

HANOVER TOWNSHIP, LEHIGH COUNTY  
REGULAR COUNCIL MEETING

February 18, 2015  
7:30 P.M.

Present: Councilmen Heimbecker, Paulus, Wegfahrt, Woolley; J. Jackson Eaton, III, Esquire; Ryan Christman; Sandra A. Pudliner; Vicky Roth

Absent: Councilman Martucci

Attendance: 11

Courtesy of the Floor:

Mr. Chris McKinley approached the Board regarding his reservation of Canal Park for his wedding to be held on May 30, 2015. Mr. McKinley requested that the Board consider an extension of time from the 8:30 P.M. cutoff until 9:30 P.M. for cleanup purposes. Mr. McKinley noted that it is his intent to serve alcohol but that the alcohol would stop being served between 7:30 and 8:00 P.M. Mr. McKinley noted that although the event will end at 8:30 P.M., the caterer would like until 9:30 P.M. for cleanup purposes. In resolution of this matter, the Board made the following Motion:

Motion: I move that the Hanover Township Council approves the extension of one hour until 9:30 P.M. for Mr. Chris McKinley's wedding to be held on May 30, 2015 with the extension being for the purpose of allowing cleanup after the wedding.

Heimbecker, Wegfahrt: Moved and Seconded

Heimbecker, Wegfahrt, Woolley, Paulus:

Aye

Unan.

Rocco Gracciolo, P.E. of Pannoni Associates approached the Board at this time to address with the Board an informal sketch plan submission for the former Sylvander tract off of Dauphin Drive in Hanover Township. Mr. Gracciolo noted that this property had previously received land development approval for a townhouse development but the project was not built. He noted that PennDOT has taken over 1.2 plus acres of the property as part of the 22 widening project. He noted that his client's intent at the present time is to utilize the property for warehousing-type storage units. He acknowledged issues with storm water infiltration which will need to be addressed. The Township Engineer, Ryan Christman, questioned whether or not these warehouses were two stories and he was advised that was the case and that it is that way because of the slope involving this property. Vice Chairman Heimbecker questioned whether or not there have been any sinkhole studies and Mr. Gracciolo noted that there have been and they have found a sinkhole on this site. Mr. Gracciolo also noted that they are still proposing a storm water management basin on the site. Describing the facility, Mr. Gracciolo indicated that in addition to the warehouses there would be an office upfront but that no one would stay at the facility. Individuals would have keycard access 24 hours a day. The Township Zoning Officer commented as to what type of clientele would utilize these warehouses and Mr. Gracciolo indicated that more than likely it would be individuals seeking storage space in the facilities. The Township Manager/Zoning Officer indicated that she would

need to look at this in terms of the zoning which is Planned Industrial Office and whether or not the use as proposed is allowable in this zoning district. Mr. Gracciolo noted that his client is in the process of preparing plans and submitting same. It was noted that a Highway Occupancy Permit would need to be secured. It was noted that two-way roads would exist throughout the development.

Approval of Minutes: February 4, 2015 Regular Council Meeting

Motion: I move we waive the reading of the Minutes of the February 4, 2015 Regular Council Meeting and accept same as presented.

Paulus, Heimbecker: Moved and Seconded  
Heimbecker, Wegfahrt, Woolley, Paulus:

Aye Unan.

Reports:

1. Sandra A. Pudliner  
Township Manager

1. The Township Manager advised the Board that the anticipated response from PennDOT to the Township's correspondence sent in mid-January 2015 will not be available until the end of this week or sometime next week. As the Board will recall, this relates to the proposed FedEx Development in Allen Township.
2. The Township Manager advised the Board that a meeting had been held with State Senator Lisa Boscola and in attendance at same were the Chairman and Vice Chairman of the Hanover Township Board as well as myself, Senator Boscola's staff members, and representatives from the Lehigh Valley International Airport. There was a discussion regarding possible development of Airport property located in Hanover Township. A plan was provided to all in attendance by the Airport. A copy of same has been provided to each councilman. After those discussions, the Airport indicated that they would get back to the Township regarding the discussions with further information.

Councilman Heimbecker noted that part of the discussion at the State Senator's office revolved around the concept of pilot ("payment in lieu of taxes") as same relates to the Lehigh-Northampton Airport Authority's payment to the Township of a parking lot tax. There was a discussion wherein the Township Manager indicated that some time back the Airport had received an opinion from the State Supreme Court regarding the fact that any property under their ownership which is an airport-related use is exempt from taxation. Mrs. Pudliner noted that the Airport property comprises approximately 2,629 acres and that the area off of Willowbrook Road in Airport ownership within Hanover Township is an approximate 489 acres. Aside from uses within the Airport, for example, car rentals, etc., no taxes are coming to the Township from the Airport. There was discussion relative to the parking lot tax revenues the Township receives from the parking facilities at the Airport. The Township Attorney noted that the tax is on the individuals utilizing the parking facilities. He noted that there had been a lawsuit involving the Airport and the Catasauqua School District relative to

having the Airport collect the tax. The Township Attorney noted that the School District was in a position where they were going to install a collection booth for securing the tax revenues. The Airport, however, agreed to collect the tax and the settlement that was reached also was made to include the Township receiving a percentage of those parking lot revenues.

2. Ryan Christman  
Township Engineer

1. Mr. Christman advised the Board that he has provided them with a drawing depicting the Chestnut Grove Towne Garden Development in terms of the anticipated sewer replacement project in that area. A discussion ensued with respect to the necessity to perform the sewer replacement work since delaying much further could result in the ultimate cost being at least double. Mr. Christman noted that the area circled in red is an area which he feels should not be part of this project but should be work to be done in the year 2016 and that the Township should apply for a CDBG Grant for the work. Mr. Christman noted that as the Board will recall the Township has for at least three or four consecutive years made application under the CDBG Grant Program for this project but has been unsuccessful to secure any type of full or partial funding by the County. The work to be done in 2016 would be a lesser amount than the project for the townhouse development as a whole and the Township might have better success in terms of securing County funding for that work.

Council discussed the matter and determined that the Township would proceed with the sewer replacement project in the Chestnut Grove Towne Garden Development in the 2015. Mr. Christman indicated that he would anticipate that they could bid the project in late March/April and start construction in May, 2015.

Councilman Wegfahrt questioned whether or not Mr. Christman had looked at the dip in the road at the Troxell and Taft intersection. Mr. Christman indicated that he had and it appears that area may have heaved from the weather and that they would take a look at the road again in the spring.

3. J. Jackson Eaton, III, Esquire  
Township Attorney

The Township Attorney offered no oral report at this time.

4. Maintenance Report (Written)
5. Fire Company Report (Written)
6. Code Enforcement Officers' Reports (Written)
7. Building Inspector's Report (Written)

Chairman Paulus acknowledged receipt of a written Maintenance Report, written Fire Company Report, written Code Enforcement Officers' Reports, and written Building Inspector's Report and same were noted for the record.

The Township's Maintenance Supervisor, Jeff Mouer, present at the meeting, advised the Board that the Code Enforcement Officers' vehicle has been ordered in the third week of January. He indicated there is a 10 to 12 week wait for the delivery and that the vehicle is the Ford Edge. He indicated that they will maintain the vehicle we have and when the new vehicle becomes available, we will sell the current Township vehicle. Mr. Mouer also advised the Board that the deadline for compliance for the FOG Ordinance has passed and that out of 47 property owners, 21 did not respond. Mr. Mouer indicated that final notices will be going out shortly and then the Township will proceed with enforcement. He also indicated that he anticipated that the inspections will commence at the latest in the middle of March, 2015.

At this point in the meeting, there was some discussion involving issues at Allendale Apartments in terms of water leaks which are Allendale's responsibility. It was noted that correspondence had been sent to the Township Manager dated February 5, 2015, copies of which Council has before them, indicating that Allendale will be approaching the Township at some point seeking some sort of relief with respect to sewer charges. The apartment complex's laterals go through the metering pits at the apartment complex which are under Allendale's control and leaks have been detected. Obvious leaks have been repaired by Allendale. Allendale is still attempting to determine where the other leaks are located. Mr. Mouer noted that he has spoken to Allendale's maintenance people as well as their regional manager and they have finally agreed to update their meter pits. Mr. Mouer also advised the Board that the Township did testing to make sure our water main is not a problem and we have found that our water main is not in any way responsible for Allendale's problem. Allendale has indicated that they will come to this Board in an attempt to secure relief from charges on the sewer end. As the Board knows, sewer charges are based on the water readings. Prior to coming to the Board, Allendale indicated that they would formalize their request in writing and when that is received they will appear before this Board. It was noted that by law you can only go so far back with respect to securing a credit. The Township Attorney will look into that matter.

Vice Chairman Heimbecker commented to the Maintenance Supervisor that he felt that the Township did a fabulous snowplowing job and that he should advise his men that the Board appreciates their fine efforts. Vice Chairman Heimbecker also noted that it appears that water pressure is back in his area and he thanked Public Works for whatever they have done to solve that problem.

At this point in the meeting, the Township's Fire Chief opened the discussion with respect to the recent house fire at 1911 Troxell Street. The Township's Fire Chief, Robin Yoder, present at the meeting, thanked the Maintenance Supervisor for his efforts in supplying them with salt and keeping a workman's comp case from happening. Mr. Yoder indicated that his company was just grateful they were able to save the two houses on either side of the house which was a total loss. Vice Chairman Heimbecker commented that the Township should extend thanks to all the responding fire companies.

8. Treasurer's Report (Written)

Motion: I move we accept the computer printouts dated February 18, 2015, for the General Fund Account, Capital Reserve Account, Escrow Account, Liquid Fuels Account, Sewer Account and Water Account subject to audit.

Paulus, Woolley: Moved and Seconded  
Heimbecker, Wegfahrt, Woolley, Paulus: Aye Unan.

Unfinished Business: None.

New Business:

1. Resolution No. 2015-26, A Resolution Authorizing Attendees to the Annual PSATS Conference (Vote)

Motion: I move that Resolution No. 2015-26, A Resolution Authorizing Attendees to the Annual PSATS Conference be adopted as presented.

Wegfahrt, Heimbecker: Moved and Seconded  
Heimbecker, Wegfahrt, Woolley, Paulus: Aye Unan.

Payment of Bills:

Motion: I move Council authorize payment of Payroll (01/30/15), Payroll (02/13/15), Voucher Nos. 20930-20941 (Prepays), Voucher Nos. 20942-20985, from the General Fund Account in the amount of \$110,547.48; Voucher Nos. 4173-4175 from Capital Reserve in the amount of \$149,542.39; Voucher Nos. 4199-4203 (Prepaid), Voucher Nos. 4204-4207 from the Escrow Account in the amount of \$46,834.14; Voucher No. 3967 (Prepaid), Voucher Nos. 3968-3973 from Water Account in the amount of \$4,996.87; Voucher Nos. 5230-5234 from the Sewer Account in the amount of \$8,023.57 for a Grand Total Expenditure of \$319,944.45.

Paulus, Heimbecker: Moved and Seconded  
Heimbecker, Wegfahrt, Woolley, Paulus: Aye Unan.

Courtesy of the Floor: None.

Adjournment:

The meeting was adjourned at 8:35 P.M.

Respectfully submitted,

Sandra A. Pudliner  
Township Manager