

HANOVER TOWNSHIP, LEHIGH COUNTY
REGULAR COUNCIL MEETING

September 7, 2016
7:30 P.M.

Present: Councilmen Heimbecker, Lawlor, Paulus, Wegfahrt, Woolley; J. Jackson Eaton, III, Esquire; Al Kortze, P.E.; Sandra A. Pudliner; Vicky Roth

Absent: 0

Attendance: 4

Courtesy of the Floor: None.

Approval of Minutes: August 17, 2016 Regular Council Meeting

Motion: I move we waive the reading of the Minutes of the August 17, 2016 Regular Council Meeting and accept same as presented.

Paulus, Heimbecker: Moved and Seconded

Heimbecker, Lawlor, Wegfahrt, Paulus:

Woolley:

Aye

Abstained.

Reports:

1. Sandra A. Pudliner
Township Manager

1. The Township Manager advised the Board the Zoning Hearing Board will entertain three separate appeals on Thursday, September 22, 2016 at 7:00 p.m. In that regard, the Township Manager/Zoning Officer reviewed with the Board the cases which will be heard by Zoning. With respect to Appeal No. 2016-1, the Township Manager noted that this property is situated at 2450 Schoenersville Rd. in the Planned Unit Development District. The Applicant wishes to operate an automobile sales establishment within and outside the existing structure on the property. The Township Manager advised the Board that the Ordinance does not permit automobile sales establishments unless in a completely enclosed building. After review of the history of such appeals involving automobile sales establishments which the Township has not supported over the years unless such sales were in an enclosed building, the Board determined that the use was not a viable use. In addition, the Board felt that the proximity of this property to the Chestnut Grove Towne Garden Development did not appear to be acceptable. With respect to this appeal, the Board made the following Motion:

Motion: I move that Hanover Township Council send the Township Solicitor to the Zoning Hearing Board hearing with respect to Appeal No. 2016-1 to contest the appeal.

Heimbecker, Woolley: Moved and Seconded

Heimbecker, Lawlor, Wegfahrt, Woolley, Paulus: Aye Unan.

With respect to Appeal No. 2016-2, the Township Manager/Zoning Officer advised Council that this is the variance request on behalf of the Township relative to height and location requirements for fences to construct the eight foot high fence between the rear property line of the townhouses on Diane Blvd. in the Chestnut Grove Towne Garden Development and the property line at that location of the Days Hotel, 3400 Airport Road. As the Board will recall, it was necessary to replace the existing buffer of trees at that location as a direct result of the Sanitary Sewer Replacement Project. The eight foot fence is providing a greater buffering for the town homes from the commercial use.

With respect to Appeal No. 2016-3, New Pro, Inc., 824 Eighth Avenue, Bethlehem, PA, the Township Manager advised that it is the intent of this Applicant to construct a self-storage warehouse facility on property located at 1835/1855 North Dauphin Street, Allentown, PA 18109. This property is situated in the Township's Planned Industrial Office Zoning District. The Township Manager/Zoning Officer noted that this Applicant is requesting an interpretation of the Ordinance, in the alternative a special exception, and in the further alternative a curative amendment. The Township Manager/Zoning Officer noted that in her opinion this use would be a good use for the property in question due to the fact that this property does not have access to water and sewer and is a property with very steep slopes. The Board determined that no action will be taken in this regard.

2. The Township Manager advised the Board that efforts are being finalized with regard to the Town Hall Meeting which will be held next Wednesday, September 14, 2016 at 7:00 p.m. at the Days Hotel on Airport Rd. Mrs. Pudliner noted that the school district is on board and has made every effort to notify students and parents of the event. There was some discussion with respect to refreshments and potential incentives which the Township can make available to the Catasauqua school students. Those issues would be addressed and finalized prior to the Town Hall Meeting.

2. Al Kortze, P.E.
Township Engineer

1. The Township Engineer advised Council that he has provided them with correspondence dated August 25, 2016 with respect to the engineering and traffic study conducted at the Airport Center Road/Cedar Hill Drive/Irving Street intersection. The study involved a multi-way stop sign analysis. The Township Engineer noted that the results of the study showed that an all-way stop intersection is warranted based on the traffic volumes and accident history. The Township Engineer discussed with Council an advance warning sign which can

be put in place and a message board can also be utilized. As indicated, there is a Stop Ahead. Those issues are of minimal cost to the Township and could easily be utilized. Additionally, a stop bar could be put in place. With respect to this matter, the Board made the following Motion:

Motion: I move that Hanover Township, Lehigh County, Council authorize the Township Engineer to proceed to create the four-way stop at the Airport Center Road/Cedar Hill Drive/Irving Street intersection as well as provide necessary stopping signage and a message board which could be put in place.

Heimbecker, Wegfahrt: Moved and Seconded

Heimbecker, Lawlor, Wegfahrt, Woolley, Paulus: Aye Unan.

2. The Township Engineer advised the Board that the road construction project in the Chestnut Grove Towne Garden Development has been started and that sometime next week the milling and overlay should occur.
3. With respect to the issue involving the fence installation to the rear of Diane Blvd. separating the area from the Days Hotel, the Township Engineer noted that with respect to handling the fence as part of the contract, the Developer was given the option to do it or delete their installation of the fence from the contract. The Developer elected to delete same. With respect to the color of such fencing, the Township Engineer noted that he is in the process of getting quotes for the eight foot fence and with respect to the colors, vinyl or beige seem to be the standard colors. Additional colors are 20% more. The Township Engineer noted that he would recommend the beige and Council agreed.

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

1. The Township Attorney noted that he had provided the Board a letter dated August 25, 2016 along with a chart or spreadsheet which reviews all the parts of the Statutory Code of Hanover Township and the penalties applicable to violation of the provisions of such parts. Attorney Eaton noted that this is an extensive review and that the Board might want to consider doing so at a separate meeting. Chairman Paulus noted that the Board would determine when such meeting would be held.
2. There was a discussion regarding Council's inquiry into the total amount of real estate property taxes in jeopardy as a result of the multiple tax exemption requests by the Airport. A review of same by the Township's Tax Collector, the Township Attorney noted reveals that the amount involved is minimal and that currently computes to approximately \$258 a year. The Township Attorney noted that authorities are excluded from taxation and are tax-exempt as long as the property they are holding onto is for future use by the Authority.

Unfinished Business: None.

New Business: None.

Courtesy of the Floor: None.

Chairman Paulus reminded everyone that the Town Hall Meeting with respect to heroin and opioid drug abuse will be held on Wednesday, September 14, 2016 at 7:00 p.m. at the Days Hotel, 3400 Airport Rd., Allentown, PA 18109.

Adjournment:

The meeting was adjourned at 8:10 P.M.

Respectfully submitted,

Sandra A. Pudliner
Township Manager