

HANOVER TOWNSHIP, LEHIGH COUNTY
REGULAR COUNCIL MEETING

December 6, 2017
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: 5

Courtesy of the Floor: None.

Approval of Minutes: November 15, 2017 Regular Council Meeting
November 13, 2017 Special Council Meeting (Budget)

Motion: I move we waive the reading of the Minutes of the November 15, 2017 Regular Council Meeting and accept same as presented.

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

Motion: I move we waive the reading of the Minutes of the November 13, 2017 Special Council Meeting and accept same as presented.

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

Reports:

1. Sandra A. Pudliner
Township Manager

1. The Township Manager offered no oral report at this time and noted that all her items were listed as Agenda items and would be addressed at that time.

At this point in the meeting, Chairman Paulus noted that Monday will be the last scheduled leaf collection date for 2017.

2. Al Kortze, P.E.
Township Engineer

1. The Township Engineer advised the Board that his office received a preliminary plan from the Bethlehem Water Authority showing the proposed water line replacement on Troxell Street. Mr. Kortze noted that they are looking at doing a complete replacement on Troxell as well as private connections. The work should

occur in April or May, 2018. If that does not work out, they are looking at late summer, mid fall date. There was a discussion with respect to backfilling the work area with stone and that the Township would like to see the area settle for at least 90 days. It was indicated it should not sit for the winter. If the work is delayed for too long a period of time, the Township may not be able to do the roadwork.

Councilman Heimbecker noted that Troxell Street, Sherwood Street, and Taft Street all went in at the same time. He questioned why Bethlehem is not replacing all the lines in all three streets. He also noted there is still a water pressure problem in the area. The Township Engineer commented that the water pressure issue results from the fact that Bethlehem did not run a separate line on Hoover Avenue to take care of that problem. The Township Engineer also noted that Bethlehem had been talking about putting an interconnect at Taft Street which may help the water pressure. Councilman Heimbecker questioned what was the reasoning behind the replacement of the lines. Mr. Kortze noted that there are issues involving water loss, water leaks, as well as the type of material originally used. He noted that a lot of the connection services are galvanized, not copper. Councilman Heimbecker expressed his concern that he had a problem if Bethlehem needs to come back after the road is repaved by the Township and repair the lines which are not part of the Troxell Street area but would disturb the new paving of the area by the Township. He questioned the Township Engineer as to whether or not all the service laterals along the Troxell Street run will be replaced and Mr. Kortze indicated they would. Chairman Paulus commented that the line replacement proposed for the Troxell Street area is because of water leaks which are causing sinkholes in the area. The Township Engineer finalized the discussion by indicating that he would again look at their plan and would get back to the water authority to discuss the possibility of their replacing all the lines in the Troxell Street area.

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

1. The Township Attorney advised Council that Rockefeller Group has requested a meeting to finalize outstanding issues. Some of the issues are straight engineering issues and some require Council's action. Attorney Eaton noted that he had a meeting today with the Township Manager and the Township Engineer. A meeting will be scheduled next week with the Rockefeller group. One of the issues involves a request to lower security. The Township Attorney noted that if they present proper engineering information to prove that a reduction is warranted then such a reduction will be made. Attorney Eaton felt they still have to submit the necessary information. They have indicated they want to add the force main relocation as part of the agreement. Further, they are requesting a transfer of right-of-way currently shown as being Hanover Township's right-of-way along Race Street to PennDOT. The Township Attorney advised what he felt had happened was that land development plans along Race Street showed an ultimate right-of-way. It showed that the Township may have some rights beyond the PennDOT right-of-way on Race Street. The Rockefeller Group has indicated that they would like that right-of-way dedicated to PennDOT. The Township

Attorney indicated that an ordinance most likely will be required for any plan for dedication of the land by the Township. Attorney Eaton noted that he will have a plan showing the right-of-way for the next Council meeting.

With respect to snow plowing as same relates to Willowbrook Road and the temporary road constructed, as Council will recall, there was no reference made in the agreements to the snow plowing of Willowbrook Road. Usually with road construction, if there is an existing roadway that remains open, it is up to the municipality while open to traffic to be responsible for the plowing. The Township Attorney indicated he felt that this would be the way to go and with respect to the temporary road, the Township would require indemnities and releases. He noted that liability is always a concern.

The Township Attorney also called to the Board's attention recent articles in the newspaper indicating that Allen Township may permit FedEx to open before all the road improvements were completed. Attorney Eaton advised the Board that he would get further information on that at our meeting with the Rockefeller people. The Township Attorney did note that he had been told that this is not related in any way to Willowbrook Road which will be completed. The Township Attorney noted that there is action the Township can take if the FedEx facility opens before Willowbrook Road is completed to not allow the tractor trailers on the Township's portion of Willowbrook Road.

There was some general discussion at this time regarding the developer's engineer indicating that there are two additional warehouses which will be constructed. Councilman Heimbecker recollected that they could not put all the warehouses on the same side of the road. The Township Engineer commented that there were studies done showing the construction of a large basin on the west side of Willowbrook to accommodate the FedEx Development and Lot 5. This had been part of the overall approval of the Willowbrook Rd. project.

The Township Attorney also brought to the Board's attention the issue of a truck route permit which has again been brought up by the Developer. As the Board may recall, PennDOT had asked the Township to support a truck route permit for Willowbrook Road. The Township declined the permit initially because we didn't have sufficient information. That request has come up again. The Township Attorney noted that his thought is that at the time this road is completed and used for trucks it will be a state road.

Unfinished Business:

1. Bill No. 2017-05, An Ordinance Amending Chapter 15, Motor Vehicles, Part 8, Street Cleaning, of the Statutory Code of Hanover Township (Public Hearing)

Chairman Paulus opened the Public Hearing relative to Bill No. 2017-05. It was noted that the only change in this Ordinance is that the street cleaning process will end on November 1 rather than on November 30. In resolution of this matter, the Board made the following Motion:

Motion: I move that Bill No. 2017-05, An Ordinance Amending Chapter 15, Motor Vehicles, Part 8, Street Cleaning, of the Statutory Code of Hanover Township, be adopted as Township Ordinance No. 590.

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

New Business:

At this point in the meeting, Chairman Paulus moved Item No. 4 on the Agenda to be discussed at this time.

4. Resolution No. 2017-42, A Resolution Approving a Preliminary/Final Land Development Approval, Parking Lot Modification, 200 Cascade Drive, FR 200 Cascade LLC, Allentown, PA 18109 (Vote)

The Developer and his representative appeared before the Board and advised Council that it is their intent to create more trailer parking on the owner's property and separate same from the car parking. There would not be any problem with meeting the Township's conditions. It was noted that the Hanover Township Planning Commission has reviewed this matter at their recent meeting and made a recommendation to Council for the granting of Preliminary/Final Plan Approval of this parking lot modification. The conditions for such approval are set forth in Township Resolution No. 2017-42. Upon questioning, the Developer acknowledged the conditions were acceptable to them. In resolution of this matter, the Board made the following Motion:

Motion: I move that Resolution No. 2017-42, A Resolution Approving a Preliminary/Final Land Development Approval, Parking Lot Modification, 200 Cascade Drive, FR 200 Cascade LLC, Allentown, PA 18109, be adopted as presented

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

1. Resolution No. 2017-40, Budget Amendments (Vote)

Motion: I move that Resolution No. 2017-40, Budget Amendments, be adopted as presented.

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

2. Resolution No. 2017-41, Amendment of the Five-Year Capital Program for the Year 2018 (Vote)

Motion: I move that Resolution No. 2017-41, Amendment of the Five-Year Capital Program for the Year 2018 be adopted as presented.

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

3. Ordinance No. 591, An Ordinance Adopting the Budget of Hanover Township for the Year 2018 (Adopt)

Motion: I move that Ordinance No. 591, An Ordinance Adopting the Budget of Hanover Township for the Year 2018 be adopted as presented.

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

Courtesy of the Floor: None.

Adjournment:

The meeting was adjourned at 8:12 P.M.

Respectfully submitted,

Sandra A. Pudliner
Township Manager