HANOVER TOWNSHIP, LEHIGH COUNTY REGULAR COUNCIL MEETING

March 6, 2024 7:00 P.M.

Present: Councilmen Heimbecker, Lawlor, Rossi, Woolley, Paulus; J. Jackson

Eaton, III, Esquire; Kevin Cimic, P.E.; Melissa A. Wehr; Vicky Roth

Absent: 0

Attendance: 7

Courtesy of the Floor: None.

Approval of Minutes: Council Meeting February 21, 2024

Motion: I move we waive the reading of the February 21, 2024 Council Meeting Minutes

and accept same as presented.

Paulus, Woolley: Moved and Seconded

Heimbecker, Lawlor, Woolley, Paulus: Aye Unan.

Reports:

1. Melissa A. Wehr Township Manager

Regarding River Central, there is an Intermunicipal Agreement implementation that was sent out to Council. She asked that they review it and if they have any comments to let her know in the next couple of days. They are getting ready to vote as a group with that; and, if any changes, she will have the Township's legal counsel review it.

One of the Public Works employee completed the training for his Wastewater Treatment System License. We have two of the older Public Works employees that are grandfathered in.

At the last meeting, it was questioned about street lights that are out down at the park. This was reported several times to PPL.

The Vice Chairman questioned a car parked at Sherwood Park. Manager replied Code Enforcement will be on the look out for it. We are looking to upgrading the cameras this year.

We have hired a new Public Works employee to fill the vacancy after the one employee retired after 36 plus years. He had experience here and we feel the best fit for the Township. He will be starting on April 1. We are still searching for a Code Enforcement Officer.

If anyone has anything they want added to the Township Spring Letter, please let the Manager know within the next couple of weeks so that it can be included.

Work will continue on Sherwood Street with microsurfacing in early May. Additionally, PennDOT is working with Southern Traffic Services to collect traffic data on municipality-owned roads throughout the region beginning March 4 and lasting until November 24. There are two roads in the Township that are affected. One is Postal Road and the other is Hoover Avenue.

The Vice Chairman mentioned that he had called the Manager regarding the white matter on his car and other cars in the neighborhood. The Manager sent Code and Public Works out to the neighborhood and couldn't find the source. The Manager asked the Council member to advise her if it happens again and she will do more digging and see what she can find.

2. Kevin Cimic, P.E. Township Engineer

The Public Works Supervisor and staff from my office met with the contractor for the stormwater projects that were bid and approved in November. They met at all three sites, Canal Park, the Public Works garage on Postal Rd. and at the Allendale swale. The contractor is hoping to start work the week of March 18, weather dependent. They will be reconstructing portions on all three swales.

The Vice Chairman questioned the schedule for the Catasauqua Rd./Pennsylvania Ave. work. The Engineer replied that the project has not been bid out as of yet, but will include a sanitary project on Marcon Blvd. and repaving some roads. They want to get the sanitary sewer work done before scheduling the road repaving.

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

The Attorney's items are on the Agenda.

<u>Unfinished Business</u>: None.

New Business:

1. Resolution No. 2024-37, A Resolution Granting Preliminary Land Development Approval, 795 Roble Road (Vote)

Dan Lyons, the attorney representing the Applicant and Don Peters from Bohler Engineers, the engineer for the project and the Applicant were present this evening. Mr. Lyons gave a brief summary on the project.

The Chairman asked the Attorney if this could be changed to a Preliminary/Final Land Development Approval. The Township Attorney replied that under the new rules, this would be a substantive change. Council can vote to amend its Agenda and they would have to indicate a reason why they feel its necessary to amend the Agenda. A discussion ensued. Council decided to vote on this Resolution as a Preliminary approval this evening. The Board decided to follow the Planning Commissions recommendation.

Motion: I recommend the adoption of Resolution No. 2024-37, A Resolution Granting Preliminary Land Development Approval, 795 Roble Road as presented.

Heimbecker, Lawlor: Moved and Seconded

The Chairman asked Mr. Lyons if they agree to all 15 conditions. Mr. Lyons replied they agree to all 15 conditions. The Chairman also pointed out the eight waivers in front of him. Mr. Lyons replied they agree to the eight waivers. The Engineer reviewed the waivers and recommends approval. The Attorney added except the waiver requested as Preliminary/Final and the Engineer agreed.

A Council Member asked why they went from a 200,000 sq. ft. building to a 300,000 sq. ft. building Mr. Lyons replied that the intent was to design the building for the largest space they would like to occupy on the property to get the most out of the property. If there is a situation where the end user requires a smaller building they would have to come back and modify the plan at that time.

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

Mr. Lyons said that the Applicant stated when they come back for Final, the plan will look virtually identical to what it looks like now with some of those conditions being satisfied that were in the Resolution. The Attorney reiterated that the Engineer's comments included some requirements that are only required on a Final plan and they do not appear in this Resolution. He would go back and look at his Engineer's comment letter to which he was responded to the Preliminary/Final Plan. Mr. Lyons stated that there is nothing substantive remaining in the Engineer's comment letter between Preliminary and Final stages. They will work with the Engineer and make sure they satisfy any conditions outstanding.

2. Bill No. 2024-01, An Ordinance Amending Chapter 18-201 of the Statutory Code of Hanover Township to Prohibit Connecting More than One Primary Commercial Building on a Property by a Single Building Sewer (Public Hearing)

The Chairman opened the Public Hearing. At the last meeting, one of the Council Members questioned the term "building sewer" and how it related to the lateral. There was a proposed revision made in response to that which is in Council's packet. In the opening to the Amendment, Section 18-201, the words, to a lateral, are added. Under the Sewer Code, a lateral is defined as part of the Township sewer system and connects the sewer to the curb or building sewer. The building sewer is the private owner's line from his sewage system to the lateral. To

clarify, the Attorney added it in so that the first line now reads, each improved property and each primary commercial building shall be connected separately and independently with the sewer main through a building sewer two-way lateral so it goes through the building's sewer to the lateral at the point where it connects the point between the public system and the private system. The Water Ordinance states a water lateral is also the public line from the water main to the side of the road. The words that were added to this version were the words, to a lateral. This was added there and also in A and B. The first thing to do is present a motion to amend Bill No. 2024-01 to add after the words, building sewer, where they appear in the Bill, the words "two-way lateral".

Motion: I recommend the change to Bill No. 2024-01, An Ordinance Amending Chapter 18-201 of the Statutory Code of Hanover Township to Prohibit Connecting More than One Primary Commercial Building on a Property by a Single Building Sewer, in the first paragraph of 18-201 labeled Independent Connections through a Building Sewer at the end of this sentence, the words "two-way lateral" and a similar change is made to subparagraph A and subparagraph B as explained by the Attorney.

Heimbecker, Woolley: Moved and Seconded Heimbecker, Lawlor, Rossi, Woolley, Paulus:

Aye Unan.

Motion: I recommend we table Bill No. 2024-01, An Ordinance Amending Chapter 18-201 of the Statutory Code of Hanover Township to Prohibit Connecting More than One Primary Commercial Building on a Property by a Single Building Sewer as amended this evening to be tabled until we have clarification from the Attorney.

Heimbecker, Lawlor: Moved and Seconded Heimbecker, Lawlor, Rossi, Woolley, Paulus: Aye

Unan.

The Chairman closed the Public Hearing.

3. Responsibility of Removal of Street Trees in Hanover Township (Review and Discussion)

The Attorney said that the question is will Council require the street trees to be removed and if that is the case who does Council wish to be responsible for the cost of removal. A discussion followed.

Motion: I recommend approval of the Responsibility of Removal of Street Trees on Troxell Street in Hanover Township as previously discussed and for the Township Manager to hire and pay a tree removal service.

Heimbecker, Woolley: Moved and Seconded

Heimbecker, Lawlor, Rossi, Woolley: Aye Paulus: Nay

Approval of Bills:

Motion:

I move Council authorize payment of Payroll (03/01/2024), Voucher Nos. 27801-27823 from the General Fund Account in the amount of \$67,334.82; Voucher No. 4686-4687 from the Capital Reserve

Account in the amount of \$13,563.51; Voucher Nos. 225 from Liquid Fuels in the amount of \$5,940.03; Voucher Nos. 4691 from the Water Account in the amount of \$104.18; Voucher Nos. 6435-6442 from the Sewer Account in the amount of \$5,061.95; Voucher Nos. 5418-5419 from the Escrow Account in the amount of \$37,376.39 for a Grand

Total Expenditure of \$129,380.88.

Paulus, Woolley: Moved and Seconded

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

Courtesy of the Floor: None.

Adjournment:

The meeting was adjourned at 7:48 P.M.

Respectfully submitted,

Melissa A. Wehr Township Manager