

HANOVER TOWNSHIP, LEHIGH COUNTY  
REGULAR COUNCIL MEETING

July 3, 2024  
7:00 P.M.

Chairman Paulus stated Councilman Heimbecker was participating by telephone.

Present: Councilmen Heimbecker, Woolley, Paulus; J. Jackson Eaton, III, Esquire;  
Kevin Cemic, P.E.; Melissa A. Wehr; Vicky Roth

Absent: Lawlor, Rossi

Attendance: 2

Courtesy of the Floor: None.

Approval of Minutes: June 19, 2024 Regular Council Meeting

Motion: I move we waive the reading of the June 19, 2024 Council Meeting Minutes and accept same as presented.

Paulus, Woolley: Moved and Seconded

Heimbecker, Woolley, Paulus:

Aye

Unan.

Reports:

1. Melissa A. Wehr  
Township Manager

I have nothing to add that's not already on my report.

2. Kevin Cemic, P.E.  
Township Engineer

Regarding the Marcon Blvd. Sanitary Sewer Easement Project, we did issue a notice to proceed to the contractor. They will start the project soon.

Regarding the Sanitary Sewer Manhole Project that we bid jointly with other municipalities, they've submitted all their agreements and paperwork and it's all been processed. We're looking at scheduling a pre-construction meeting with them next week and hopefully getting started on that project in mid-July.

Regarding the Catasauqua Rd., Marcon Blvd. and Irving Street project, we received all the signed agreements, bonds and insurance. We will set up a pre-con meeting and hopefully get that project started soon.

Regarding the Patriot American warehouses on Lots 2 and 3, we have a pre-construction meeting with them next week and we anticipate them to get started shortly thereafter.

Other items are on the agenda.

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

The Attorney had nothing to report.

Unfinished Business: None.

New Business:

1. Authorization to grant a time extension until the fall of 2024 (due to weather) to Stonewood Landshaping, Inc. to complete the project (Vote)

The Engineer stated that there were three separate contracts on the stormwater project. The first was the swale at the Public Works garage along Postal Rd., which is complete. The second was the bioretention basin at Canal Park, which is complete. The third contract was for the Allendale swale. That contract requires sod to be put down and the contractor had some concerns with the very dry conditions and the heat. It is not the best time of the year to put sod down. In discussions between the contractor, our office and the Township's Public Works Supervisor, we did agree that it would probably be best to hold off on that project until late summer, very early fall to get that finished up and put sod down. The contractor has requested an extension until mid-September. Based on all the discussions, we feel that's acceptable and at this time, we are asking for an extension until mid-September.

Motion: I move for the Authorization to grant a time extension until the fall of 2024 (due to weather) to Stonewood Landshaping, Inc. to complete the project

Woolley, Paulus: Moved and Seconded

Heimbecker, Woolley, Paulus:

Aye

Unan.

2. Authorization for the Release of Payment in the amount of \$74,539.55 to New Enterprise Stone and Lime Co. Inc. for the Troxell St. Neighborhood Mill and overlay Project and retain \$20,000 for completion (Vote)

The Chairman had understood that the Township was not paying for this. The Township Manager stated that this was an agreement was worked out with the previous Engineer. He had talked to them and it was no fault of their own and they gave an excellent price for what they were doing. The Manager said that they were out there and they gave us a price to redo it. This was the best solution at the time that they came up with our Engineer. They tried to find out what the dimples were caused from and the Engineer felt this was a fair price for them

having to come back and do everything. It would have been much more. They took the brunt of it as well and this was kind of a shared expense.

Motion: I move for the Authorization for the Release of Payment in the amount of \$74,539.55 to New Enterprise Stone and Lime Co. Inc. for the Troxell St. Neighborhood Mill and overlay Project and retain \$20,000 for completion as presented.

Woolley, Paulus: Moved and Seconded

Heimbecker, Woolley, Paulus: Aye Unan.

3. Authorization for the Release of Payment #5 (final) to Telco, Inc. for the Catasauqua Rd and Valley Plaza Signal Improvement Project in the amount of \$54,474.02 (Vote)

Motion: I move for the Authorization for the Release of Payment #5 (final) to Telco, Inc. for the Catasauqua Rd and Valley Plaza Signal Improvement Project in the amount of \$54,474.02 as recommended by the Engineer.

Woolley, Paulus: Moved and Seconded

Heimbecker, Woolley, Paulus: Aye Unan.

4. Authorization for the Release of Payment #2 to Stonewood Landshaping, Inc. for the Stormwater Rehabilitation and Enhancement Projects in the amount of \$76,299.30 for Contract B (Canal Park Restoration) (Vote)

Motion: I move for the Authorization for the Release of Payment #2 to Stonewood Landshaping, Inc. for the Stormwater Rehabilitation and Enhancement Projects in the amount of \$76,299.30 for Contract B (Canal Park Restoration) as recommended by the Engineer.

Woolley, Paulus: Moved and Seconded

Heimbecker, Woolley, Paulus: Aye Unan.

5. HB 1976 and HB 2045 to create statewide zoning mandates for housing (Vote)

The Attorney stated that this is on the agenda as a recommendation from PSATS regarding legislation which would require the amendment to all zoning ordinances statewide. For municipalities, this is limited to municipalities with residents by the last census in excess of 5000. As you know, the Township has approximately 1,600 residents as confirmed by the Manager. She said this would not affect the Township. Changing a wide swath of zoning ordinances across the state shows there's always the possibility that, as you know after this passes, it may be imposed on smaller municipalities. The ordinance itself requires in all areas where that is residential and then also commercial areas that have multi-unit residential housing must be permitted. Essentially, it's a mandatory effort to increase density of housing in some areas. The ordinance itself doesn't state a purpose other than creating more housing availability. It's a "one size fits all" requirement. You weren't allowed to have requirements for off street parking, but it's limited to one

space per unit, which depending upon what kind of municipality you're in, it may or may not be adequate. In any event, PSATS is asking municipalities to make their feelings known to the legislature on those matters.

A Council member asked how would this benefit us if we're not even that close to that? The Manager replied that what the Attorney said that this bill they currently have is for only municipalities with populations of 5000 or more, but if it goes through, in the future could restrict it down to all municipalities. The Attorney is correct that they're asking that. That's permitted by right in a commercial district and multi-unit dwellings and mixed-use developments are in commercial. In other words, your commercial districts can have the multi-unit dwelling right there in it as well. And according to PSATS, they'd like us to contact our House member and urge them to preserve the local decision making and oppose these two House bills because it's taking out the zoning decision making from the municipality and putting it at the state level. The Board decided to not support those two bills.

Motion: I move to oppose HB 1976 and HB 2045 to create statewide zoning mandates for housing.

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

Aye Unan.

Approval of Bills:

Motion: I move Council authorize payment of Payroll (6/21/2024); Prepaid Voucher 28038; Voucher Nos. 28039-28062 from the General Fund Account in the amount of \$973,719.87; Voucher No. 4706-4709 from the Capital Reserve Account in the amount of \$234,998.68; Voucher Nos. 4715-4718 from the Water Account in the amount of \$42,195.47; Voucher Nos. 6475-6479 from the Sewer Account in the amount of \$54,930.53; Voucher Nos. 5449-5457 from the Escrow Account in the amount of \$7,082.33 for a Grand Total Expenditure of \$1,312,926.88.

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

Aye Unan.

The Attorney pointed out for the record to those present that although all these items are listed on the Agenda, every member of Council received the documentation and backup information on all of this several days ago, so responses are not without backup.

Courtesy of the Floor:

Adjournment:

The meeting was adjourned at 7:22 P.M.

Respectfully submitted,

Melissa A. Wehr  
Township Manager