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## **REGULAR SEMI-MONTHLY MEETING**

### **November 8, 2022**

The regular semi-monthly meeting of the Board of Supervisors, Hanover Township, Northampton County, was called to order by Chairman John Nagle at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, PA, 18017 at 7:00 P.M.

Present were Supervisors Lawless, Diacogiannis, Prendeville, Engineer Brien Kocher, Solicitor James Broughal, and Manager Finnigan.

The Pledge of Allegiance was performed.

Upon motion of Mr. Prendeville, seconded by Ms. Lawless, the Board approved the agenda.

Ms. Lawless aye, Mr. Diacogiannis aye, Mr. Prendeville aye, Mr. Nagle aye.

Upon motion of Mr. Prendeville seconded by Ms. Lawless, the Board approved the minutes from the meeting of the Board of Supervisors dated October 25, 2022.

Ms. Lawless aye, Mr. Diacogiannis aye, Mr. Prendeville aye, Mr. Nagle aye.

Upon motion of Ms. Lawless seconded by Mr. Prendeville, the Board approved the minutes from the special meeting of the Board of Supervisors dated October 31, 2022.

Ms. Lawless aye, Mr. Diacogiannis aye, Mr. Prendeville aye, Mr. Nagle aye.

Upon motion of Ms. Lawless seconded by Mr. Prendeville, the Board approved the minutes from the special meeting of the Board of Supervisors dated November 1, 2022.

Ms. Lawless aye, Mr. Diacogiannis aye, Mr. Prendeville aye, Mr. Nagle aye.

Upon motion of Mr. Prendeville seconded by Ms. Lawless, the Board approved the list of bills and transfers dated October 25, 2022.

Ms. Lawless aye, Mr. Diacogiannis aye, Mr. Prendeville aye, Mr. Nagle aye

#### **COURTESY OF THE FLOOR**

No one offered comments.

#### **REPORT OF THE CHAIR**

Mr. Nagle reported that the Board had an Executive Session and two special meetings to conduct interviews for the opening on the Board of Supervisors. There were eight outstanding candidates interviewed.

#### **REPORT OF THE VICE CHAIR**

Nothing to report.

## SUPERVISOR'S COMMENTS

Mr. Nagle – Road District #1, had nothing to report.

Mr. Diacogiannis– Road District #2, had nothing to report.

Mr. Finnigan – Road District #3, had nothing to report.

Ms. Lawless – Road District #4, had nothing to report.

Mr. Prendeville – Road District #5, had nothing to report. Mr. Prendeville reported that there will be a yard waste pickup in November and none in December.

## APPOINTMENTS AND RESIGNATIONS – BOARDS, COMMISSIONS AND COMMITTEES

### **Board of Supervisor – Resignation**

Mr. Prendeville moved the Board to accept with regret the resignation of Board of Supervisor member, Jeffery M. Warren, effective October 14, 2022.

Mr. Diacogiannis seconded the motion.

Ms. Lawless aye, Mr. Diacogiannis aye, Mr. Prendeville aye, Mr. Nagle aye.

### **Board of Supervisor - Appoint new Supervisor**

Mr. Nagle asked for nominations and stated there needs to be a consensus of three people. Mr. Broughal stated the Board has 30 days to make a decision. Ms. Lawless asked why Board waited to accept the resignation. Mr. Diacogiannis nominated Barry Check. Ms. Lawless nominated Dale Traupman. Mr. Prendeville nominated Mona Finnigan. Mr. Prendeville moved the nominations are closed

Ms. Lawless seconded the motion.

Ms. Lawless - Dale Traupman, Mr. Diacogiannis - Barry Check, Mr. Prendeville - Barry Check, Mr. Nagle - Barry Check.

Mr. Nagle recognized that Barry Check received three votes and would be seated as Mr. Warren's replacement.

### **Resolution 22 - 19**

Mr. Diacogiannis moved the Board to adopt Resolution 22-19 authorizing the appointment of Barry Check to fill the vacancy of a member of the Board of Supervisors of the Township of Hanover created by the resignation of Jeffrey M. Warren.

Mr. Prendeville seconded the motion.

Ms. Lawless aye, Mr. Diacogiannis aye, Mr. Prendeville aye, Mr. Nagle aye

### **Oath of Office - Newly appointed Supervisor sworn in.**

Mr. Finnigan, Notary sworn in Mr. Barry Check.

Mr. Check stated it was a great 13 years on the Hanover Township Planning Commission.

## PLANNING & ZONING – Ms. Lawless

### **Advertisement – Conditional Use - 81 Highland Ave.**

Ms. Lawless moved the Board to authorize the Zoning Officer to advertise a Conditional Use Hearing for the use of the property located at 81 Highland Ave. to operate a Personal Service Shop.

Mr. Diacogiannis seconded the motion.

Ms. Lawless aye, Mr. Diacogiannis aye, Mr. Prendeville aye, Mr. Nagle aye

**Zoning Variance - 1439 Roselawn Dr.**

The applicant at 1439 Roselawn Dr. is requesting relief from the provisions of the Ordinance for setback and maximum lot cover for additional patio constructed on a non-conforming lot. The Board does not want to send representation to the Zoning Hearing Board meeting.

**Zoning Variance - 5340 Stenton Dr.**

The applicant at 5340 Stenton Dr. requests relief from the provisions of the Ordinance for setback and maximum lot cover for additional patio with gazebo being constructed on the premises. The Board does not want to send representation to the Zoning Hearing Board meeting.

**Zoning Map Ordinance – Chapter 185, Section 185-8**

Ms. Lawless moved the Board to adopt Ordinance 22-7 to amend Chapter 185 Section 185-8 of the code of codified ordinances and repeal all ordinances inconsistent herewith. Mr. Check mentioned that the Planning Commission did not recommend approval and provided their thought process. Mr. Diacogiannis, Mr. Finnigan and Mr. Kocher indicated that the zoning was actually reverting back to its original designation.

Mr. Prendeville seconded the motion.

Mr. Check nay, Ms. Lawless nay, Mr. Diacogiannis aye, Mr. Prendeville aye, Mr. Nagle aye

**ADMINISTRATION****Resolution 22 - 20**

Mr. Diacogiannis moved the Board to adopt Resolution 22-20 setting the 2023 Schedule of Fees for Towing and/or Storage of v\ehicles.

Mr. Finnigan explained this is an annual adoption and there is a 4% increase from prior year.

Mr. Prendeville seconded the motion.

Mr. Check aye, Ms. Lawless aye, Mr. Diacogiannis aye, Mr. Prendeville aye, Mr. Nagle aye

**DEVELOPMENTS****4098 Bath Pike – Improvements Deadline Extension**

Mr. Prendeville moved the Board to grant the developer of 4098 Bath Pike an extension to February 18, 2023, regarding the improvement's deadline, per the developer letter dated November 7, 2022.

Ms. Lawless seconded the motion.

Mr. Check aye, Ms. Lawless aye, Mr. Diacogiannis aye, Mr. Prendeville aye, Mr. Nagle aye

**Schoenersville Site, LLC – Land Development Improvements Agreement and Land Development Maintenance Agreement**

Mr. Prendeville moved the Board to authorize the Chairman and Secretary execute the Schoenersville Site, LLC Land Development Improvements Agreement and Land Development Maintenance Agreement.

Mr. Finnigan stated that we do have the letter of credit and we are waiting for the plans to make their way through signatures to be recorded and the building permits will then be released.

Ms. Lawless seconded the motion.

Mr. Check aye, Ms. Lawless aye, Mr. Diacogiannis aye, Mr. Prendeville aye, Mr. Nagle aye

#### **4000 Airport Road - Discussion**

Mr. Rocco Caracciolo, Colliers Engineering & Design began the discussion explaining proposed changes to 4000 Airport Road project. Mr. Caracciolo and Isaac Newman, Developer are proposing a longer building (690 ft long) but would remain 75% industrial and 25% warehousing to meet the manufacturing. They are also proposing a buffer yard less than 150 ft. Mr. Kocher explained that the regulations have changed from the time of the original Northgate. Mr. Newman mentioned that there is a tenant in place for the proposed new concept. Mr. Check stated the Planning Commission has already reviewed the plan with the only concern being the parking.

#### **PUBLIC WORKS**

Pool Discussion.

Mr. Prendeville stated that the pool will not be voted on this evening. Ms. Lawless asked about the extension from the pool bidder since November 22<sup>nd</sup> is the deadline. The deadline is extended to the end of the meeting on November 22, 2022.

Steven Kalamar, Penn Community Bank was present to explain the investment options based on the rate the funds were borrowed. Mr. Kalamar suggested money market accounts or certificate of deposits during the construction phase for the funds not being used. Mr. Broughal stated the goal would be for the investment to earn an interest as close to the interest charged on the funds borrowed. Mr. Broughal stated Municipal Code requires all be guaranteed by the institution holding them.

#### **COURTESY OF THE FLOOR**

No one offered comments.

#### **STAFF REPORTS**

**Engineer** – Mr. Kocher had nothing to report.

**Solicitor** – Mr. Broughal had nothing to report.

**Public Works** - Mr. Milite gave an update on the leaf collection, the Public Works staff is working 10-hour days Monday through Friday and Saturday 8 hours. Last week it took a total of seven days to get through the Township. Colonial Regional Police are doing Shop with Cops for the 16<sup>th</sup> year and donations need to be in by November 27, 2022. The event scheduled for December 3, 2022.

**Township Manager** – Mr. Finnigan asked for an Executive Session related to personnel matters.

Upon motion of Mr. Nagle the Board adjourned at 7:59 p.m.

Christina M. Thomas  
Secretary