
REGULAR SEMI-MONTHLY MEETING

January 24, 2023

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

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

The Pledge of Allegiance was performed.

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

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

Upon motion of Mr. Nagle seconded by Mr. Prendeville, the Board approved the minutes from the meeting of the Board of Supervisors dated January 10, 2023.

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

Upon motion of Mr. Nagle seconded by Mr. Check, the Board approved the list of bills and transfers dated January 24, 2023.

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

COURTESY OF THE FLOOR

No one offered comments.

REPORT OF THE CHAIR

Nothing to report.

REPORT OF THE VICE CHAIR

Nothing to report.

SUPERVISOR'S COMMENTS

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

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

Mr. Check – 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.

APPOINTMENTS AND RESIGNATIONS – Mr. Nagle

Appointment – Public Works Director

Mr. Nagle moved the Board to appoint Martin M. Limpar, Public Works Director effective January 23, 2023. Mr. Nagle further moved the Board to adopt Resolution Number 2023 - 09.

Mr. Limpar thanked the Board for the opportunity.

Mr. Prendeville seconded the motion.

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

Resignation – Assistant Recreation Director

Mr. Nagle moved the Board to accept with regret the resignation of Assistant Recreation Director Alison M. Ritter.

Mr. Prendeville seconded the motion.

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

PLANNING & ZONING – Ms. Lawless

ADMINISTRATION – Mr. Prendeville

Resolution – Embassy Bank Resolution of Lodge, Association or Other Similar Organization

Mr. Prendeville moved the Board to adopt Resolution 23 – 08 to update the signature card with Embassy Bank.

Ms. Lawless seconded the motion.

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

Discussion - Municipal Resilience Planning Partnership Program

Ms. Lawless lead the discussion to explain that the Municipal Resilience Planning Partnership Program allows high school youth interns to research information related to such things as storms, stormwater and droughts. The interns are gathering data for Townships to assist in with resilience planning. Mr. Kocher is willing to assist, if necessary.

Ms. Lawless moved the Board agree to participate in the Municipal Resilience Planning Partnership Program.

Mr. Prendeville seconded the motion.

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

DEVELOPMENTS – Mr. Check

Willow Crest Farms Preliminary/Record Subdivision Plan

Mr. Check moved the Board to deny the “Willow Crest Farms Preliminary/Record Subdivision Plan” dated September 12, 2019, last revised August 23, 2021, by Langan Engineering, based on the following.:

1. Denial of Applicant’s Conditional Use Application via written decision of the Board of Supervisors dated March 25, 2022, on the basis of:
 - a. the proposed use not having access to an arterial or collector road, a condition of garden apartments, posing a significant threat to the public health, safety and welfare.
2. Failure to comply with the following provisions of the Hanover Township Zoning Ordinance (Chapter 185 of the Code of Codified Ordinances):

a. Article III - Regulations Applicable to All Districts

1.) Lot, Visibility, Yard and Setback Requirements– Section 185-14.C.3 and Section 185-14.G.

- 2.) *Off-Street Parking Regulations*- Section 185-17.A and Section 185-12.
- 3.) *Off-Street Loading Regulations*- Section 185-18.A(1).
- 4.) *Performance Standards*- Section 185-20.C(6).
- 5.) *Additional Regulations*- Section 185-22.E(1), (2), (3)(a), (3)(b), (5)(b), (6), (7), (10), (12); and, Section 185-22.G(1)and(4).

b. Article VI – Residential Districts

- 1.) *Regulations applicable to PHR Planned Highway Residential District*- Section 185-28.F; Section 185-28.G(1) and (5).

c. Article VIII – Employment Districts

- 1.) *Regulations applicable to all employment districts*- Section 185.33C(1).
- 2.) *Regulations applicable to OI Office and Institutional District*- Section 185-34.A and Sections 185-34.C through E.

d. Article IX – Special Conservation District

- 1.) *Regulations applicable to SCD Special Conservation District*- Section 185-39.A(3); Section 185-39.B(4); Section 185-39.C(1) and (3).

3. Failure to comply with the following provisions of the Hanover Township Subdivision and Land Development Ordinance (Chapter 159 of the Code of Codified Ordinances):

a. Article III – Design Standards

- 1.) *General requirements for streets and roads*- Section 159-10.
- 2.) *Specific requirements for streets and roads*- Section 159-11.B through F, J, T, U, and W.
- 3.) *Easements*- Section 159-12.
- 4.) *Sidewalks, pathways and crosswalks*- Section 159-13.B.
- 5.) *Lots*- Section 159-15.E.; Section 159-15.I(1),(2), and (5) and Section 159-15.J.
- 6.) *Open space and community facilities*- Section 159-16.D(2).
- 7.) *Landscaping*- Section 159-17.B.
- 8.) *Bridges and culverts*- Section 159-19.
- 9.) *Sanitary Sewage*- Section 159-20.
- 10.) *Water supply distribution and fire protection*- Section 159-21.C, D, and F.
- 11.) *Street or area lighting*- Section 159-24.
- 12.) *Noise protection*- Section 159-25.

b. Article IV - Special Development Provisions

- 1.) *Multiple-family development*- Section 156-26.B

c. Article V - Plan Requirements

- 1.) *Preliminary Plan*- Section 159-29.B(1); Section 159-29.C(1),(3),(4),(5),(6)(a),(7) and (8); Section 159-29.D(3),(11),(12),(13) and(14); Section 159-29.E(1),(2),(4) and (9); Section 159-29.F(1),(2),(7) and (8); and, Section 159-29.H(4).
- 2.) *Record plan*- Section 159-30.C(2),(3),(6), and (9); Section 159-30.D(1),(2),(3),(4) and (5); and, Section 159-30.E(1),(2),(5),(8) and (9).

d. Article VI – Plan Processing Procedure

- 1.) *Preliminary Plan*- Section 159-33.B.
- 2.) *Record Plan*- Section 159-34.

3.) *Fees and costs; inspections; required improvements and dedication; agreements and securities-* Section 159-36.I and F.

e. Article VII – Conditions of Acceptance

1.) *Dedication of sanitary sewers-* Section 159-37.

f. Article IX - Samples of Approved Certificates

1.) *Certificate samples-* Section 159-40.G.

u. Article X – Inferred Regulatory Measures

1.) *Adjacent land development-* Section 159-41.

4. Failure to comply with the following provisions of the Hanover Township Stormwater Management Ordinance (Chapter 152 of the Code of Codified Ordinances):

a. Article III – Stormwater Management Requirements

1.) *General requirements-* Section 152-6.G.

2.) *Erosion and sediment control during regulated earth disturbance activities-* Section 152-6.1(A),(C) and (D).

3.) *Permit requirements by other government entities-* Section 152-6.2(A)(2) through (5).

4.) *Calculation methodology-* Section 152-9.O and H.

5.) *Post-construction water quality criteria-* Section 152-9.1(B), (E), (G) and (H).

b. Article IV – Storm Drain Requirements

1.) *General Requirements-* Section 152-10.B, E, I(5), (6)(a & b) and(d), I(8), I(9)(b through f), I(10), L and M.

2.) *Collection system design* – Section 152-11.G(3) and (8).

3.) *Storm sewer interceptor construction-* Section 152-12.B.

c. Article V – Drainage Plan Requirements

1. *Submission of plan required-* Section 152-13

3.) *Drainage plan contents-* Section 152-15.C(2) and (4); Section 152-15.D

4.) *Plan submission-* Section 152-16.A(4) and D.

c. Article VIII – Stormwater BMP Operation and Maintenance Plan Requirements

1.) *Responsibilities for operation and maintenance of BMPs-* Section 152-24.1.

2.) *Covenant and agreement for maintenance of privately owned BMP(s)–* Section 152-24.3.

3.) *Stormwater management easements-* Section 152-24.4.

4.) *Recording of approved plans and related agreements–* Section 152-24.5.

5.) *Stormwater BMP Operations and Maintenance Fund-* Section 152-24.6.

5. Failure to comply with the following provisions of the Hanover Township Floodplain Management Ordinance (Chapter 86 of the Code of Codified Ordinances):

a. Article IV – Administration

1.) *Permits required-* Section 86-7.

2.) *Duties and responsibilities of Floodplain Administrator-* Section 86-8.B.

- 3.) *Application procedures and requirements*- Section 86-9..
- 4.) *Review by County Conservation District*- Section 86-10.

b. Article V – Identification of Floodplain Areas

- 1.) *Description and special requirements of identified floodplain areas*- Section 86-18.C(1).

c. Article VI – Technical Provisions

- 1.) *General regulations*- Section 86-22.B.
- 2.) *Special requirements for subdivisions and development*- Section 86-26.

Attorney Michael C. Deschler stated that he was retained and will be representing Willow Crest Farms; and he asked that the decision be stayed. Mr. Broughal explained it would be automatic approval if an extension is missed. Willow Crest Farms will be allowed to reapply when necessary.

Mr. Nagle seconded the motion.

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

Jaindl Wawa/MOB/Bank Lot Cons. & Land Dev. – Recording Deadline Extension

Mr. Check moved the Board to grant the developer of Jaindl Wawa/MOB/Bank Lot Consolidation and Land Development an extension to August 8, 2023, regarding the recording deadline, per the developer email dated January 18, 2023.

Mr. Nagle seconded the motion.

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

Hanover Senior Living – Improvements Inspection

Mr. Check moved the Board to deny both the acceptance of the improvements and the beginning of the maintenance period for Hanover Senior Living until the punch list items noted in Hanover Engineering's letter dated January 18, 2023, are completed.

Mr. Nagle seconded the motion.

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

PUBLIC WORKS – Mr. Nagle

COURTESY OF THE FLOOR

Mr. Dale Traupman, 2612 Pioneer Road, asked the status of the pool. Mr. Finnigan stated the contract is signed. The contractors have made numerous site visits and an excavator contractor was on site today.

Joanne Steinberg, 4417 Tracey Lane, asked the status of Community Center because of the recent resignation. Mr. Diacogiannis stated the search is on for a replacement.

Mr. Diacogiannis stated there will be an Executive Session related to personnel matters at the end of the meeting this evening.

STAFF REPORTS

Engineer – Mr. Kocher had nothing to report.

Solicitor – Mr. Broughal had nothing to report.

Township Manager – Mr. Finnigan congratulated Mr. Limpar. Mr. Finnigan recognized the Public Works Department for rallying together and thanked them for assisting the Milite family with setting up the Celebration of Life for Vince. There were approximately 250 people in attendance. Mr. Prendeville praised the cooperation and set-up for the Celebration of Life.

Mr. Finnigan stated the roads are ready for the snow.

Upon motion of Mr. Diacogiannis the Board adjourned at 7:25 p.m.

Christina M. Thomas
Secretary