

HANOVER TOWNSHIP, LEHIGH COUNTY
REGULAR COUNCIL MEETING

June 3, 2026
7:00 P.M.

Present: Councilmen Heimbecker, Rossi, Woolley, Paulus; Kevin Chimic, P.E.;
Jason Ulrich, Esquire; Melissa A. Wehr; Audrey Anderson

Absent: 0

Attendance: 16

Resolution No. 2026-40 Providing for the Appointment of Heather Cruz to the Hanover Township Council filling a Vacancy (Vote)

Motion: I move we accept Resolution No. 2026-40 Providing for the Appointment of Heather Cruz to the Hanover Township Council filling a Vacancy.

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

Aye Unan.

At this time, Mrs. Cruz was sworn in by the Township Clerk.

Public Hearing for Possible Rewrite of Hanover Township's Zoning Ordinance
(Introduction and Vote)

Carolyn Yagle with Environmental Planning and Design gave an introduction, intent and overview of this document. This portion of the hearing is to consider the document and considerations that are part of the multi-municipal effort regarding the Comprehensive Plan.

Motion: I move that we accept the public advertisements and public notice as presented into the record.

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

Aye Unan.

The Township Attorney added that many municipalities are part of this multi-municipal plans. One of the most important points for Council to understand is that if one of those other municipalities does attempt to change the Zoning Ordinance that would be something that Council would be aware of and could make comments on it. This is important because it does occasionally happen with changes in political leadership.

The Attorney went on to say that one other item that is was mentioned and is important, the reason you entered into these possible multi-municipal plans certain types of usages because your location is a strategic hub for transportation, some other uses that are here some other municipalities might not want them, you would absorb those which means some other types of uses that you may not want can be passed out of this Township into

other places. That is some of the items that might be relevant you can maybe point out some of the uses that are no longer going to be permitted here.

The Attorney stated that this is something that the Township has to make a decision as to which Council wishes to implement it. Ms. Yagle made a pretty accurate summary. It's a trade-off essentially. The Township absorbs some uses, you can pass other uses onto other municipalities. It's a common way to avoid clustering that could be dangerous of difficult for a municipality to absorb without the resources. Any questions can be asked and at some point you will wish to open this up to the public for questions as well.

The Attorney stated that under the MPC this could be voted on this evening. It has been an advertised Public Hearing. If Council does not vote on it this evening, I would point out that if there are any significant changes, the Township would have to readvertise. That is one of the components of the MPC that you would have to readvertise it. But, if Council believes it is ready for adoption, it can be voted on this evening. You will hear from the public and they may have comments that could cause some changes. Being that Hanover Township is the first of the multi-entities to be entering into this, you may have some questions or concerns you wish to address. That is in your prerogative.

The Chairman pointed out that this does not make changes to our Zoning Ordinance or the municipality. Ms. Yagle agreed and said they seek to have clarity.

Joell Moussa of 1555 E. Race Street questioned what all this means for her since she lives in a home that is proposed to change to Airport Industrial. The Attorney replied that even though the zoning for her property is proposed to change, it does not mean that her home will be demolished. Ms. Moussa is concerned that it will decrease property value. The Attorney couldn't confirm or deny that. He has no evidence of that. He pointed out that her use would be considered what is called a prior nonconformity, therefore, it would exist as it is. Unless you change it or abandon the use for a period of one year, that use remains active and in perpetuity.

Motion: I move we approve the Hanover Township's Zoning Ordinance Amendment as advertised.

Heimbecker, Rossi: Moved and Seconded

Heimbecker, Cruz, Rossi, Woolley, Paulus:

Aye

Unan.

Public Hearing for Hanover Townships Amendments to the Zoning Map to:

1. Update Boundary of the PIO (Planned Industrial Office) District, PC (Planned Commercial) District and AI (Airport Industrial District)
2. To Remove the PR (Planned Residential) District.
3. Acknowledge FAA Adopted Airport Hazard-Related Locations (Introduction and Vote)

The Attorney pointed out that we would need to submit everything into evidence. The public notice, the proof of publication of the notice, the proof of posting of the notice and the Zoning Ordinance Map as amended would be exhibits that would be added.

Motion: I move we approve the exhibits as marked, the Public Notice of today's hearing, the Proof of Publication of the Public Notice of today's hearing, the proof of posting of the Publication of the Public Notice and the Zoning Map as amended.

Heimbecker, Rossi: Moved and Seconded

Jillian Tocci of 725 Lloyd Street addressed Council at this time and said that given that she lives in one of the residential that is now split off into a new industrial zoning right on Lloyd Street, she asked how do they fight any proposed building where three homes were purchased. Do we have any say of what goes on that property. The Attorney replied that she would not have any control on what someone else does on their property. The proposed use is located in the PIO district. Those parcels would be able to be developed in accordance with the PIO district. They would not be residential anymore. As long as they were to develop the property to the proposed new map, you could object on the grounds that would traditional in any zoning matter, such as health, safety and welfare whether its built in conformity, whether the lots are appropriate or they need a variance. But, if they are entitled to the usage, there is nothing you would be able to do to stop that unless it is out of conformity with the Zoning Ordinance.

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

Glenn Gubich of 770 Lloyd St. addressed the Board and asked if of the two houses that haven't sold in their area, can they be forced to sell. The Attorney replied that no, they cannot be forced unless someone takes an Eminent Domain action against them.

The Vice Chairman mentioned that he noticed everything says draft. The Attorney explained that Hanover Township is approving it for our municipality. Other municipalities have not approved it yet. Hanover Township is the first municipality to be considering this out of the five entities that are involved in this. They have to approve this and if they do not there are provisions that we would have to rescind this. This is the final version for Hanover Township. This would be approved as the final version of the draft.

Motion: I move to approve Hanover Townships Amendments of the Zoning Map the proposed draft ordinance to final to update the boundaries of the PIO (Planned Industrial Office District), the PC (Planned Commercial District) and the AI (Airport Industrial District) to remove the Planned Residential District and to acknowledge the FAA-adopted Airport hazard-related location.

Heimbecker, Woolley: Moved and Seconded
Heimbecker, Cruz, Rossi, Woolley, Paulus: Aye Unan.

The Chairman closed the Public Hearing at 8:08 p.m.

Bid Opening: For sale of 2023 Ford Explorer

The Manager said we did not receive any bids. She asked Council if they would like it placed on the bid platform on municibid that was done on the last vehicle and if they want the same reserve that they put in the newspaper.

Council agreed to place it on Municibid with a reserve of \$30,000.

Courtesy of the Floor:

Approval of Minutes: May 6, 2026 Regular Council Meeting

Motion: I move we waive the reading of the Regular Council Meeting Minutes dated May 6, 2026, and accept same as presented.

Paulus, Woolley: Moved and Seconded

Heimbecker, Rossi, Woolley, Paulus:

Cruz:

Aye

Abstained

Reports:

1. Melissa A. Wehr
Township Manager

1. There will be no Planning or Zoning scheduled for June.
2. We received the TASA Grant for \$902,575 for the completion of the construction of the D&L Trail.
3. To date for 2026 we have had 34 Right-to-Know Requests compared to the same time last year where we only had 13. As of the end of May, we had 182 tax duplicates that the Township Clerk did and she did 54 tax certificates for 2026 so far compared to last year at this time of only 29. Our BPT that we received so far this year looks very good and healthy. We are at a little more than half of what was projected in the Budget. Our LST and EIT is around the same halfway or a bit above the mark as well as the funds we receive from the Airport for parking.
4. Our summer help has started this past Monday.
5. I attended PSATS for Human Resources and Management this month.
6. As a reminder to everyone, our Movies in the Park starts this month. June 17 is our first one at Chestnut Grove.

2. Kevin Chimic, P.E.
Township Engineer

1. Gave an update on the Clarence Avenue water line extension.
2. Gave and update on the Sherwood Park pickleball and basketball project. Construction started on May 18.

3. Jason Urich, Esquire
Township Attorney

1. No report. Items are on the Agenda.

Unfinished Business:

1. Referendum to allow remote electronic voting by Township Council Members when an in-person quorum is physically present. (Update and Discussion)

New Business:

1. Ordinance No. 673, Bill No. 2026-05, an Ordinance of the Township of Hanover, County of Lehigh and Commonwealth of Pennsylvania, Vacating a Portion of Postal Road (T-0633) and Providing for severability and an Effective Date (Introduction)

2. Resolution No. 2026-41, Preliminary/Final Development Plan Approval. JW Development Partners, 795 Roble Road, Allentown, PA 18109 (Vote)

Motion: I move we approve Resolution No. 2026-41, Preliminary/Final Development Plan Approval. JW Development Partners, 795 Roble Road, Allentown, PA 18109 as presented.

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

Aye Unan.

4. Michael Baker International Amendment #2 – Revised for the Design of the D & L Trail Hanover Section (Discussion & Vote)

Motion: I move we table Michael Baker International Amendment #2 – Revised for the Design of the D & L Trail Hanover Section until after our meeting on Friday.

Heimbecker: Moved

The Chairman said without a Second to the Motion, the Motion Dies.

Motion: I move we approve the Michael Baker International Amendment #2 – Revised for the Design of the D & L Trail Hanover Section.

Woolley, Rossi: Moved and Seconded

Heimbecker:

Cruz, Rossi, Woolley, Paulus:

Nay

Aye

5. Request for FEMA and the Township's Emergency Management Coordinator for additional information (Chris Spadaccia)

Payment of Bills:

Motion: I move Council authorize payment of the bills dated May 20, 2026 including Payroll (05/08/26); PNC ACH Payment; Voucher Nos.

29342-29343 (Prepays) ; Voucher Nos. 29344-29375 from the General Fund Account in the amount of \$280,115.27; Voucher Nos. 4805 from the Capital Reserve Account in the amount of \$15,852.63; Voucher Nos. 251 from the Liquid Fuels Account in the amount of \$6,348.88; Voucher Nos. 4882-4884 from the Water Account in the amount of \$79,236.60; PNC ACH Payment; Voucher Nos. 6742-6746 from the Sewer Account in the amount of \$71,561.75; Voucher Nos. 5668-5675 from the Escrow Account in the amount of \$10,560.00 for a Grand Total Expenditure of \$463,974.93.

Paulus, Woolley: Moved and Seconded
Heimbecker, Cruz, Rossi, Woolley, Paulus: Aye Unan.

Motion: I move Council authorize payment of the bills dated June 3, 2026 including Payroll (05/22/26); Voucher Nos. 29376-29396 from the General Fund Account in the amount of \$58,395.70; Voucher Nos. 4806-4807 from the Capital Reserve Account in the amount of \$13,873.83; Voucher Nos. 4885-4886 from the Water Account in the amount of \$133.91; Voucher Nos. 6747-6748 from the Sewer Account in the amount of \$804.30; Voucher Nos. 5676-5681 from the Escrow Account in the amount of \$1,600.00 for a Grand Total Expenditure of \$74,807.74.

Paulus, Woolley: Moved and Seconded
Heimbecker, Cruz, Rossi, Woolley, Paulus: Aye Unan.

Courtesy of the Floor: None.

The Vice Chairman asked for the State Police and representatives from FLOCK to come to a meeting to discuss the progress of the FLOCK system. The Manager said she would set it up.

Adjournment:

The meeting was adjourned at 9:06 P.M.

Respectfully submitted,

Melissa A. Wehr
Township Manager