

DRAFT DATE: April 6, 2023

UPPER HANOVER TOWNSHIP BOARD OF SUPERVISORS
March 14, 2023, Meeting Minutes
7:00 PM

I. Call to Order and Pledge of Allegiance to the Flag

Mr. Rothenberger called the meeting to order at 7:00 PM and led the Pledge of Allegiance to the Flag.

II. Roll Call

Mr. Rothenberger, Chairman – *Present*
Mr. Fiorito, Vice-Chairman and Assistant Treasurer – *Present*
Mrs. Diehl, Assistant Secretary – *Present*
Mr. Woodward – *Absent*
Mr. Laessig – *Present*

Also present were Township Engineer Pete Eisenbrown, Township Solicitor Joseph Bresnan, Administrative Assistant Debbie Ervin and Road Department Supervisor Jayme Benfield. Township Manager Anne Klepfer was absent.

III. Citizen Comments (Non-Agenda Items)

Mr. Cliff Webber, 3250 Fennel Road, delivered a written concern regarding 3215 Miller Road to the Board of Supervisors.

Lt. David Webb of the Pennsylvania State Police was present to update the Board on PSP services to Upper Hanover Township.

State police moved into new Barracks on Cressman Road in Skippack Township. They are patrolling UHT every day. Some of the things they are seeing in Upper Hanover Township include:

- Trucks on posted local roads. They are pulling over Tractor Trailer Trucks that are going down Wasser Road. They are typically going to Miller Knoll, Blommer Chocolates or East Greenville Business Center. They have been pulling them over and have cited three or four of them.
- Speeding & Stop Sign Violation Complaints.
- Car burglaries. Do not leave anything of value visible in your car. There is a gang operating and looking for opportunities to steal credit cards, gift cards and cash. Typically, along the Perkiomen Trail, UHT residents should be aware.
- DUI/DUI-Drugs.

Resident Cliff Webber asked Lt. Webb to look for Trucks/Jeeps with oversized tires that kick up debris from the roadway.

IV. Approval of Minutes

A. February 14, 2023, Regular Meeting Minutes

Dottie Diehl moved to approve the February 14, 2023, Minutes; seconded by Stefan Laessig and approved 4-0.

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- V. Monthly Invoices
 - A. Previously Paid Bills Authorization
 - B. Approval of Monthly Bills to be paid.

Ben Fiorito moved to pay the monthly bills and approve the monthly bills lists; seconded by Stefan Laessig and approved 4-0.

- VI. Monthly Reports
 - A. **Treasurer's Report** – *The net change for the month ending February 28, 2023, was \$194,020.68 and the ending balance for all Funds was \$15,031,728.52. Ms. Ervin submitted the report for the meeting record.*
 - B. **State Police Report** – *Month of February included 187 total incidents; 173 police incidents and 14 traffic stops. The report was entered into the meeting record.*
 - C. **Building Inspector Report** – *Submitted for the meeting record.*
 - D. **Fire Marshal Report** – *Shawn Shade/Submitted for the meeting record.*
 - E. **Road Report** – *Submitted for the meeting record.*

VII. Public Hearings – None

VIII. Planning & Zoning Matters – Joe Bresnan

- A. **Demeno Tract** – *Developer D.R. Horton and legal representative Carl Weiner were present to review a sketch plan for an alternate concept to determine interest. The current by-right warehouse plan is currently under review. Due to the current atmosphere, the applicant is in attendance to determine the level of interest in an alternate residential plan. Mr. Carl Weiner, the applicant's attorney addressed the Board. The sketch plan shows 72 lots down from 84 and the lots have been moved away from the border with Second Street resulting in substantial buffering and open space. The proposal is essentially for clustered lots.*

Stefan Laessig stated that he believes that residential development is preferred but he's not in favor of smaller lots.

Mr. Weiner said they can't reduce the number of lots and enlarge the lots and still make the project economically feasible.

Mr. Fiorito asked what the status of the Light Industrial Plan Submission is. Mr. Weiner stated that it was reviewed by the Planning Commission, and they are cleaning up the plan but there are no zoning issues that need relief. The applicant's intent is to move forward with this plan.

Mrs. Diehl had the applicant clarify the buffering distance – approximately 300' between the proposed lots and Second Street property line.

Phil Weinstein of 1068 E. 2nd Street questioned the proposed entrance and is upset about the proposed lot size.

Jon Warren of 1064 E. 2nd Street also questioned the proposed entrance onto Main Street/Route 29.

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Fred Gerloff 1073 E. 2nd Street does not like the 7,000 SF lots. He would only support half acre lots.

The discussion ended without further direction from the Board.

- B. Quakertown 4/Upper Hanover Business Center ZHB Application for height variance at 663/Northgate Blvd and Quakertown Road.

Applicant legal representative Bernadette Kearny summarized the application. After much discussion, the Board opted not to send the Township Solicitor to the hearing or intervene.

The Board discussed changing the Ordinance to make extension of building height a Conditional Use that would require a hearing before the Board of Supervisors for future applicants.

- C. Matheson Request for Waiver of Land Development – LTL recommendation letter.

Stefan Laessig moved to waive land development as recommended by the Planning Commission and the Township Engineer and conditioned upon the application and receipt of all required permits from the Township, for the proposed canopy addition on the Matheson Gas property located at 1401 Stauffer Road in accordance with the Plan prepared by Schlosser Steel Buildings, Inc. drawing C01 issued for review 1/20/23. The motion was seconded by Ben Fiorito and approved 4-0.

- D. 802 Gravel Partners L.P. [Acorn Lofts]/Final Plan Approval – **Resolution No. 2023-13** stating conditions and granting final plan approval was adopted by **motion** of Dottie Diehl, **seconded** by Stefan Laessig and **approved 4-0.**

- E. P&B Partitions Waiver Request – LTL Recommendation Letter dated March 8, 2023, was reviewed. Applicant has agreed to contribute 40% of the estimated value of the sidewalks. **Motion to grant a waiver of sidewalk only made by Stefan Laessig, seconded by Ben Fiorito and approved 4-0.**

IX. Reports

- A. **Budget & Finance** – Ben Fiorito reported that the 2023 State Liquid Fuels Aid has been received by the Township. He also reported that as term investments mature the Township is buying certificates of deposit. He noted that PLGIT notified all clients that their investments are not affected by the recent bank failures and were not affected during the 2008 banking crisis either.

B. **Personnel – Dottie Diehl**

- 1) Payment of 2021 Pension Contribution to Joe Adam following confirmation of at least 1,000 hours worked.

Dottie Diehl moved to approve the payment of the 2021 Pension Contribution to retired employee Joe Adam in the amount of \$3,414.19, inclusive of interest. Motion was seconded by Stefan Laessig and approved 4-0.

- 2) Personnel Executive Session at the end of the meeting

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- C. Open Space, Parks, and Recreation – Stefan Laessig reported that the girls’ softball organization would like fence guards added to the fields at Camelot Park and permission to put up sponsorship signs.

Katie Burnley and Larry Bearn were at the meeting to review their requests.

- 1) The Board will ask the Township Manager to look into fence guards for the softball fields.
- 2) The Board provided guidance to the Softball Team regarding sponsorship banners.

Stefan Laessig moved to amend the agenda to add Approval of Softball Banners and to approve that request within the parameters established tonight: They may install/raise them from Friday Night until after their games on Saturday on the opening and closing day of their season. Motion seconded by Dottie Diehl and approved 4-0.

Mr. Laessig also reported that the Eagle Scout exercise equipment is expected to be delivered any day and that the Park Board received lessons on playing Pickleball.

- D. Regional Planning and Planning Committee – Steven Rothenberger
- 1) *East Greenville is looking at installing electric charging stations.*
 - 2) *East Greenville and Pennsburg want to move forward with the proposed recycling event. Mr. Rothenberger asked other Board members their thoughts on hosting the event at Camelot Park. The Board thinks it is a good idea and is not opposed to hosting it. Mr. Rothenberger will report back to the Regional Planning Committee.*

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the notation that the trailer being
sold to Marlborough Township for
\$2,000 was accidentally
misidentified at the March Meeting
and is actually a 1974 Trailer
manufactured by General Engines,
Co. Inc of Thorofare, New Jersey

Sewage and Water Committee – no report.

Bridge and Road Committee – Steve Rothenberger or Ben Fiorito

- 1) Trucks on local roads problem – *Update previously provided by Lt. Webb of the Pennsylvania State Police.*
- 2) Sale 2008 Penquea D.O. Trailer with ramps to Marlborough Township for \$2,000 – as agreed to with Marlborough Township.

Stefan Laessig moved to approve the sale of the Township’s Trailer to Marlborough Township for \$2,000.00; seconded by Ben Fiorito and approved 4-0.

G. Public Safety Committee – Dottie Diehl

X. Township Engineer’s Report – Mr. Eisenbrown

- A. Otts Road Project Update and Payment Application #7 – **\$118,946.13**. The road was reopened but there is a drainage problem that has materialized. The Township is working with the contractor on a solution.

Stefan Laessig moved to approve Payment Application #7 to Bi-State Construction, Inc. in the amount of \$118,946.13; second by Ben Fiorito and approved 4-0.

B. Graber Road Culvert Replacement Project – Authorization to bid

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Dottie Diehl moved to authorize the advertisement of bids for the Graber Road Culvert Project. Motion seconded by Stefan Laessig and approved 4-0.

- C. Pipe Lining Project – Payment application #2 – Final payment **\$80,821.60**

Ben Fiorito moved to approve Payment Application #2, Final Payment to PPI, Inc. For \$80,821.60; seconded by Dottie Diehl and approved 4-0.

- D. Code Enforcement Activity

1) *Stefan Laessig moved to file a Citation against Waste Management, Inc. for violation of the Township's Ordinance governing hours of operation for services rendered at Northgate Blvd. Wawa; seconded by Ben Fiorito and approved 4-0.*

- XI. Township Manager's Report – No Report

- XII. Township Solicitor's Report – Mr. Bresnan

- A. **Report on Tax Collector Issue** – He is moving forward on this matter but needs an Executive Session with the Board regarding potential investigation.

Mrs. Richards asked who the Elected Official/Tax Collector submits his reports to. Chairman Rothenberger advised that the Tax Collector remits monthly written reports to the Township to the attention of the Township Manager that are on file at the Township Office. She asked if the Board was aware that he was late mailing tax bills out to residents. They are aware that they just received them late last week.

- B. **St. Paul's Church Easement Agreement** – *Stefan Laessig moved to approve and authorize the execution of an easement with St. Paul's Church for placement of a private sewer line within the Township's right-of-way; seconded by Dottie Diehl and approved 4-0.*

- C. Executive Session at the conclusion of business agenda

- XIII. Old Business

- A. **Propane Agreement** – *Dottie Diehl moved to award Eddinger Propane the contract for supplying propane to the Township for sell price of \$1.38 with bidder added margin of \$.52, second by Ben Fiorito and approved 4-0.*

- XIV. New Business

- A. Letter from Lower Milford Township requesting automatic updates on submission of plans for projects close to our border.

The Board reviewed the request from Lower Milford Township and will direct the Township Manager to write a letter to Lower Milford Township directing them to the website and the Planning Commission Agenda which tracks all plan submissions to the Township.

- B. Consideration of a new IT provider contract with Paul Yaskowski and recommendations made by new provider.

The Board decided to defer consideration of financial software vendors until further review is done. However, the Board noted that the internal audit revealed the need to update several computers. By motion of Stefan Laessig and second by Ben Fiorito, the

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Board voted 4-0 to authorize \$4,929 in computer/IT upgrades and accept the proposal from Paul Yaskowski for IT Services.

C. Tax Refunds

57-00-00303-00-9 – (June 2022 rpt) – Lot size change effective 3/1/22 \$1.00.

57-00-01540-01-4 – (August 2022 rpt) – Subdivision effective 8/1/22 \$84.00

57-00-00298-00-5 – (July 2022 rpt) – Lot size change effective 5/1/22 \$1.00.

57-00-00969-44-5 – (April 2022 rpt) – Veteran exemption effective 7/1/22 \$128.00

57-00-00301-00-2 – (April 2022 rpt) – Lot size change effective 1/1/22 \$4.00.

Stefan Laessig moved to authorize the above referenced tax refunds; seconded by Dottie Diehl and approved 4-0.

D. Escrows – *Dottie Diehl moved to add Release of Old Escrow Funds to former Applicants to the Agenda and approve the release of the same; seconded by Ben Fiorito and approved 4-0.*

Dottie Diehl then moved to approve the release of escrows as identified by staff; Ben Fiorito seconded the motion, and it was approved 4-0.

XV. Adjournment & Next Meeting Date

A. Next Meeting is Tuesday, April 11, 2023

B. Recess to Personnel Meeting & Litigation Meeting – Chairman Rothenberger Recessed at 9:05 PM

C. Reconvene and adjourn. The meeting was reconvened at 9:45 and adjourned without further action.

Respectfully Submitted,



Anne W. Klepfer
Township Manager