

**NOTE: Agendas are posted not less than 24 hours prior to a scheduled meeting and will remain on the website until the next agenda is prepared. Please check back for updates.**

**UPPER HANOVER TOWNSHIP BOARD OF SUPERVISORS  
MEETING AGENDA  
Tuesday, May 10, 2022  
7:00 PM**

- I. Call to Order and Pledge of Allegiance to the Flag
  
- II. Roll Call
  - Mr. Rothenberger, Chairman
  - Mr. Fiorito, Vice-Chairman and Assistant Treasurer
  - Mrs. Diehl, Assistant Secretary
  - Mr. Laessig
  - Mr. Woodward
  
- III. Announcements: Personnel Meetings were conducted on April 12, 2022; April 25, 2022; and April 26, 2022. No action was taken during an Executive Session for Personnel Matters. A Personnel Meeting will be conducted at close of this meeting.
  
- IV. Citizen Comments (Non-Agenda Items)
  
- IV. Approval of Minutes
  - A. April 12, 2022, Regular Meeting Minutes
  
- V. Monthly Invoices
  - A. Previously Paid Bills Authorization
  - B. Approval of Monthly Bills to be Paid
  
- VI. Monthly Reports
  - A. Treasurer’s Report – Mrs. Klepfer
  - B. State Police Report – Mrs. Klepfer
  - C. Building Inspector Report – Mrs. Klepfer
  - D. Fire Marshal Report – Mr. Shade
  - E. Road Report – Mr. Latshaw
  
- VII. Special Items
  - A. **Public Hearing** for Application of Wawa Inc. for Transfer of Liquor License and **Consideration of Resolution No. 2022-32** Approving the Requested Transfer.

VIII. Planning and Zoning – Mr. Bresnan

Action Items

- A. **Public Hearing for Consideration of Ordinance No. 2022-1**, An Ordinance TO ADD A NEW ZONING OVERLAY DISTRICT KNOWN AS THE ARR AGE-RESTRICTED RESIDENTIAL OVERLAY DISTRICT; TO ADD A NEW ARTICLE XXIII ENTITLED "ARR AGE-RESTRICTED RESIDENTIAL OVERLAY DISTRICT" AND TO PROVIDE FOR USE, AREA, BULK AND DEVELOPMENT REQUIREMENTS FOR THE ARR AGE-RESTRICTED RESIDENTIAL OVERLAY DISTRICT; AND TO IDENTIFY MONTGOMERY COUNTY TAX PARCEL NUMBERS LISTED ON ATTACHMENT "A" AS PART OF THE NEW ARR AGE-RESTRICTED RESIDENTIAL OVERLAY DISTRICT.
  
- B. **Public Hearing for Consideration of Ordinance No. 2022-2 Zoning Ordinance Text Amendment** – AN ORDINANCE OF UPPER HANOVER TOWNSHIP AMENDING THE ZONING ORDINANCE BY AMENDING THE DEFINITION OF “DWELLING TYPES, MULTIFAMILY BUILDING,” BY REMOVING THE LIMITATION OF SIX DWELLING UNITS; AMENDING SECTION 500-1602, PERMITTED USES IN THE VILLAGE COMMERCIAL/RESIDENTIAL ZONING DISTRICT, BY REMOVING THE PREVIOUSLY REPEALED LANGUAGE REGARDING RESIDENTIAL CONVERSIONS; BY ADDING VARIOUS RETAIL ESTABLISHMENTS AS PERMITTED USES; BY ADDING MULTIFAMILY BUILDINGS AS A PERMITTED USE, SUBJECT TO ADDITIONAL CRITERIA; INCLUDING REPEALER AND SEVERANCE CLAUSES; EFFECTIVE FIVE DAYS AFTER ADOPTION
  
- C. **Wassmer Ventures/Artisan Display SALDO**
  - i. May 3, 2022 Horizon Engineers SALDO Waivers Request Letter & Request for determination that an Environmental Assessment is unnecessary pursuant to Chapter 500 Zoning Section 500-1805. F.
  
- D. **James L. and Sherry Scheick ASA Application:** 6.99 Acres located at 1013 Hosensack Road, Palm, PA and 12 acres located at 1008 Stoudt Road, Palm, PA . **Review prior to June 14, 2022 Hearing.** Recommendations for Approval/Inclusion received from MCPC and Local ASA Advisory Board.
  
- E. **Zoning Hearing Board Application from James and Melissa Dontonville** for an In-Law Suite and Dimensional Variances at 1005 Cedar Lea Court, Pennsburg. Hearing will be May 19<sup>th</sup> – A reduction in the size of the detached accessory structure since the denial letter was issued negates the need for the dimensional variance.
  
- F. **Zoning Amendment – Repeal of Twp Rooftop Solar Panel Regulations.** Review and consideration of Draft Ordinance for Advertisement/June Public Hearing.

- G. **Zoning Hearing Board Application** – Aqua PA Inc. Application for Dimensional Variances for “Green Lane Reservoir” sign with Aqua Logo Public Information Sign. (Square footage from 20 sf to 70 sf and height from 6 to 10 sf.) It is located in the R-1 Low Density Agricultural District.
- H. **Zoning Hearing Board Application** – Quakertown 4 LLC (Audubon Land Development) Quakertown Road and Route 663. Application for four variances.

Informational Items Only – No action required

- 1. **Zoning Hearing Application – 802 Gravel Pike Partners, LP** – Request for seven(7) Variances. See Application Attachment. Date of Hearing to be determined.
- 2. **Conditional Use Application** – Lisa Egolf-Stitt, 3711 Layfield Road, Pennsburg, PA 18073 for a personal use/storage 24x40 accessory structure. June 14, 2022 Hearing Date anticipated.

IX. Committee Reports

- A. Budget and Finance Committee – Mr. Fiorito
- B. Personnel Committee – Mrs. Diehl and Mr. Woodward
- C. Open Space, Parks and Recreation Committee – Mr. Laessig
- D. Regional Planning and Planning Committee – Mr. Rothenberger
- E. Sewer and Water Committee – Mr. Fiorito
- F. Bridge and Road Committee – Mr. Fiorito and Mr. Rothenberger
- G. Public Safety Committee – Mrs. Diehl and Mr. Woodward

X. Township Engineer’s Report – Mr. Weber

- A. Otts Road Bridge Bids

XI. Township Manager Report – Mrs. Klepfer

- A. **Resolution No. 2022-33:** A Resolution Amending Resolution # 2009-03 and Confirming Action taken at the January 11, 2022 Regular Meeting to appoint Anne W. Klepfer as the Open Records Officer.
- B. **Resolution 2022-34:** A Resolution of Upper Hanover Township establishing policies with respect to the authorized use and storage of a stamp bearing an imprint of the signature of Steven R. Rothenberger, Benny R. Fiorito and Anne W. Klepfer.
- C. 2022 Turf Care Contract to Moyer Indoor Outdoor for \$5,703.00.

XII. Township Solicitor’s Report – Mr. Bresnan

XIII. Old Business

XIV. New Business

- A. Proposals for Bridge Design Work – seeing additional proposals.

DRAFT: May 6, 2022

XV. Recess to Personnel Meeting

XVI. Reconvene Regular Meeting & Adjournment