



Ray O'Connell, Interim Mayor
City of Allentown
435 Hamilton St, 5th Floor
Allentown, PA 18101-1699
Office 610.437.7546
Fax 610.437.8730
Ray.OConnell@allentownpa.gov

TO: Michael Hanlon
City Clerk

FROM: Ray O'Connell *ROC*
Interim Mayor

DATE: May 13, 2019

SUBJECT: Authorities, Boards, Commissions Appointments

Mayor O'Connell has approved the following appointment for City Council's consideration.

<u>Name</u>	<u>Authority/Board/Commission</u>	<u>Term to Expire</u>
Joseph Peterson	Zoning Hearing Board	11/04/2022

Mr. Peterson is applying to be an alternate on the Zoning Hearing Board. He is replacing Derrick Davis. His resume is attached. Thank you.

ROC/kal

Attachments

RECEIVED

MAY 07 2019

REQUEST FOR APPOINTMENT

DATE MAY 6, 2019 MAYOR'S OFFICE

AUTHORITY, BOARD OR COMMISSION YOU ARE REQUESTING APPOINTMENT TO: ZONING HEARING BOARD - ALTERNATE

NAME: JOSEPH PETERSON

HOME

ADDRESS: 2929 W. GREENLEAF ST., ALLENTOWN, PA 18104

BUSINESS

ADDRESS: SAME

TELEPHONE NO. (RESIDENCE) (484) 201-4420 BUSINESS N/A

EMAIL: PETERSON.JOE@OUTLOOK.COM

PRESENTLY EMPLOYED

BY: JP CONSTRUCTION MANAGEMENT AND CONSULTING

JOB

TITLE: PROJECT CONSULTANT

EMPLOYMENT

(Prior): 3 1/2 yrs @ KAY BUILDERS, INC. - VP OF COMMERCIAL OPERATIONS
20 yrs @ HANOVER HOMES NORTH CORP. - PRESIDENT/OWNER

EDUCATION:

HIGH SCHOOL GRADUATE:

COLLEGE OR UNIVERSITY GRADUATE

DEGREE/FIELD OF STUDY

☒ YES ☐ NO
☒ YES ☐ NO
B.S. MECHANICAL ENGINEERING

TEMPLE UNIVERSITY - COLLEGE OF ENGINEERING (1979)

LEHIGH COUNTY COMMUNITY COLLEGE (1972)

CURRENT MEMBERSHIP IN ORGANIZATIONS AND OFFICES:

MEMBER - PENNSYLVANIA HOUSING RESEARCH CENTER

LIFE DIRECTOR - PENNSYLVANIA BUILDERS ASSOCIATION

PAST ORGANIZATIONAL MEMBERSHIP AND OFFICES
HELD:

SEE ATTACHED "LIST"

DO YOU LIVE IN THE CITY OF ALLENTOWN: ☒ YES ☐ NO

DO YOU HAVE A SIGNIFICANT "BUSINESS" OR "PROPERTY" INTEREST IN
ALLENTOWN? PLEASE EXPLAIN:

OWN HOME @ 2929 W. GREENLEAF ST. (SINCE 1984)

ARE YOU A REGISTERED VOTER: ☒ YES ☐ NO

WHY ARE YOU INTERESTED IN THIS APPOINTMENT? BE SURE TO INCLUDE
WHAT VALUE YOU WILL BRING TO THE BOARD:

SEE ATTACHED "ANSWER"

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER
OF AN AUTHORITY, BOARD OR COMMISSION: ☐ YES ☒ NO

IF YES,
EXPLAIN: HOWEVER, SHOULD THERE BE ANY SUCH CONFLICT OF INTEREST

BETWEEN MYSELF AND AN APPELLANT, I WOULD IMMEDIATELY RESCUE MYSELF.

IF YOU ARE BEING CONSIDERED FOR REAPPOINTMENT, PLEASE INDICATE
HOW MANY TERMS YOU HAVE SERVED N/A AND THE YEAR YOU
WERE FIRST APPOINTED N/A.

Request for Appointment – Joseph Peterson

Past organizational membership and offices held:

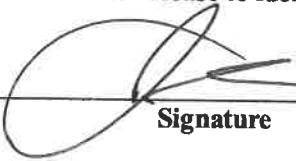
Vice Chairman - Better Business Bureau of Northeastern & Central PA ('06-'07)
Regional Vice President - Pennsylvania Builders Association ('05-'07)
Board Director - National Association of Home Builders ('10-'11)
Life Director - Pennsylvania Builders Association ('08-Present)
President - Building Industry Association of Northeastern PA ('03-'05)
Vice President – Building Industry Association of Northeastern PA ('01-'02)
Treasurer – Building Industry Association of Northeastern PA ('99-'00)
Secretary – Building Industry Association of Northeastern PA ('97-'98')
Board Director – Luzerne County Housing Partnership ('06-'09)

Why are you interested in this appointment?

I have been involved in the construction industry - both residential and commercial building - as a project manager, construction manager and construction business owner for over 35 years. In addition, I am a certified Building Code Official having received that designation from the Pennsylvania Department of Labor and Industry in May, 2014. During my time spent in the construction business I have encountered numerous "zoning related" issues. Accordingly, I believe that my background and experiences in the building and construction fields would certainly provide added insight into zoning requests which this Zoning Hearing Board will be asked to address.

As to why I am interested in this appointment, I have regularly participated in numerous volunteer positions over the course of the past few decades and would like to continue to do so. More importantly, being a life-long resident in the City of Allentown, I would be honored to serve at the pleasure of the Mayor in helping to contribute to "my" city's continued success.

NOTE: This information will be used for making appointments to authorities, boards and commission and in the event you are appointed/reappointed, it may be used as a news release to identify you to the community.



Signature

5/6/2019

Date

Please forward this request for appointment, along with a resume to:

**Mayor's Office
City Hall
435 Hamilton Street
Allentown, PA 18101**

Joseph Peterson

Cell Phone: 484-201-4420

peterson.joe@outlook.com

[LinkedIn pub/joe-peterson/a2/809/847](https://www.linkedin.com/pub/joe-peterson/a2/809/847)

Overview:

Actively energetic, performance driven, analytic engineer/construction/project manager with the ability to effectively communicate, plan and cultivate business and client relationships.

Skills and Expertise:

Project Management	Budgeting	Leadership	Engineering	Building Code Administration
Cost Accounting	Building Science Techniques	P & L	Estimating	Construction Management
Value Engineering	Design/Plan Review	Forecasting	Scheduling	Microsoft Office - Word/Excel

Professional Experience:

Vice President – Commercial Operations, Kay Builders, Inc., Allentown, PA

2015-2018

- Project/Construction Manager for commercial construction projects which included all administrative, budgetary and construction activities.
- Consulted and constantly communicated with MEP project managers, project engineers, the Architect of record and contractors/subcontractors by reviewing construction details, submittals, shop drawings and design specifications for job feasibility and building code compliance.
- Developed, managed and maintained the master construction schedule.
- Executed the permitting, review and inspection process with municipal officials and third-party inspection agencies.
- Implemented RFP process and reviewed proposals for adherence to the project plans and scope of work.
- Negotiated construction contracts and agreements and prepared requisite construction documents.
- Familiar with AIA construction documents.
- Held periodic OSHA training through "tool box" meetings.
- Coordinated the RFI process and administered change order and back charge procedures.
- Managed project closeout documentation with the appropriate administrative agencies.
- Conferred with project personnel to provide technical advice/assistance and to resolve construction issues.

Recent Projects

Heather Glen Senior Living: 70,000 square foot, \$12 million luxury assisted living/memory care facility which included a glass Atrium, elevators, commercial kitchen, spa, exercise room, cafeteria, memory gardens and a putting green.

Community Center Complex for 55+ residential community: 8,000 square foot structure with LU/LA elevator, outdoor swimming pool, waterfall, spa, pool house, fire pit, tennis/pickle & bocce ball courts.

General Manager, Hanover Homes North Corporation (www.facebook.com/hanoverhomes), Wilkes-Barre, PA

1995-2015

- Leader of a team of twenty employees in all phases of the construction process including sales, advertising, marketing and promotion, administrative and financial responsibilities, construction management, job cost estimating, drafting & design, building code regulations, energy efficient building methods and homeowner warranty program procedures.
- Manage all construction projects from initial stages to certificate of occupancy on scattered sites throughout fifteen Northeast PA counties with involvement in light commercial construction, townhouse projects and building site acquisition and development.
- Project Manager for United Methodist Homes-Brooks Estates' \$13,500,000 assisted living project involving the installation of all infrastructure and roadways on a 35-acre site which included the construction of one-hundred housing units and a 6,500 square foot Community Center. Project was completed at \$500,000 under budget and two years ahead of schedule.
- Construction manager for Lexington Village Senior Apartments' \$4,500,000, 43-unit project involving government funding.
- Developed and instituted a computerized 'Warranty Control' plan which initially monitored and managed approximately 300 homeowners enrolled in the company's in-house warranty program.

Joseph Peterson (page 2)

- Managed the sales and marketing departments, annually increasing the sales volume by implementing design changes and product enhancements to differentiate the homes from the competition. Applied for and acquired the registered trademark: "*There's No Place Like Home*" and developed that brand into the marketing strategy.
- Annually controlled the construction operations of 100 to 125 residential, single-family homes built on homeowner sites, managing multiple projects from point of sale to close-out and certificate of occupancy.
- Enforced quality standards and maintained clean and safe work site. Completed OSHA training through U.S. Department of Labor.

Earlier Construction Management Career Positions

Operations Manager, Hanover Homes South Corporation, Danville, PA

Construction Manager, G & G West Construction Corporation, Allentown, PA

Earlier Engineering and Accounting Career Positions

Industrial Engineering Supervisor, Hughes Helicopters, Inc. (Formerly a Division of Summa Corp.), Culver City, CA

Manager of Costs and Budgets and Industrial Engineer, Delbar Products, Inc., Perkasio, PA

Educational Background:

Temple University, B.S. Mechanical Engineering, Philadelphia, PA

Lehigh Carbon Community College, A.A.S. Industrial/Manufacturing Engineering Technology, Schnecksville, PA

Honors & Awards:

- 2009 "Statewide Builder of the Year" – Pennsylvania
- 2001 "Builder of the Year" – Luzerne County, PA
- 2008 "Builder of the Year" – Luzerne County, PA
- 2011 "Hall of Fame Award" – Luzerne County, PA

Associations & Organizations:

- Vice Chairman - Better Business Bureau of Northeastern & Central PA ('06-'07)
- Regional Vice President - Pennsylvania Builders Association ('05-'07)
- Board Director - National Association of Home Builders ('10-'11)
- Life Director - Pennsylvania Builders Association ('08-Present)
- President - Building Industry Association of Northeastern PA ('03-'05)

Certifications & Licenses:

- Certified Green Professional – National Association of Home Builders ('08-'11)
- Certified Building Code Official – Pennsylvania Department of Labor and Industry ('14-'21)
- Contractor License – City of Scranton, PA ('96-'13)
- Contractor License – City of Wilkes-Barre, PA ('96-'13)

Publications:

- Patent No. US 8,683,754 B2 – US Patent and Trademark Office (2014) : "Insulating Member for Building Construction"

Joseph Peterson

REFERENCES

Ray O'Connell

Mayor - City of Allentown
435 Hamilton Street
Allentown, PA 18101
(484) 866-0988
email n/a
Personal friend – 23 years

Joseph Lstiburek, Ph.D., P.E.

Building Science Corporation: President/Owner
70 Main Street
Westford, MA 01886
(978) 589-5100
joe@buildingscience.com
Colleague – 28 years

Dan Flannery, Esq.

Retired – Rosenn, Jenkins & Greenwald, LLP: Attorney
15 South Franklin Street
Wilkes-Barre, PA 18711
(860) 501-4640
dflannery@aol.com
Business and Personal Lawyer – 33 years



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umhwc.org

October 27, 2004

Judy Sensenich, Loan Processor
Reilly Mortgage Group
200 Berwyn Park, Suite 103
Berwyn, PA 19312

Dear Judy:

I am responding to your letter of October 21st with reference to Mr. Joseph Peterson of Hanover Homes. Mr. Peterson's company recently completed the construction of our Brooks Estates project in the Wilkes-Barre, PA area. Brooks Estates consists of 100 units of senior housing and a community center. The housing units are each 1300 square feet of living area consisting of a living room, dining room, two bedrooms, two full bathrooms, a full kitchen, plus an attached garage of approximately 350 square feet. The overall development of Brooks Estates was approximately 13.5 million dollars.

I am pleased to report that our relationship with Joe Peterson and Hanover Homes was outstanding. Joe brought the project in on time and under budget. He has been responsive to our needs throughout the entire project. Weekly job meeting were held on site, which made the project run smoothly. It is without hesitation that I would recommend Joe Peterson and Hanover Homes. As we consider additional capital projects of this nature, we would certainly include Hanover Homes once again in our development plans. We had no unresolved issues.

If I can be of any further help, please feel free to call me directly at (607) 785-7266. Thank you.

Sincerely,

Keith D. Chadwick
President and Chief Executive Officer

KDC/bms

cc: Joe Peterson

Doris L. Patrick Campus
Norwich, NY
607-336-3915

Elizabeth Church Campus
Binghamton, NY
607-722-3463

Hilltop Campus
Johnson City, NY
607-798-7818

Tunkhannock Campus
Tunkhannock, PA
570-836-2983

Wesley Village Campus
Pittston, PA
570-655-2891



600 North Twelfth Street
Lemoyne, Pa. 17043
www.pabuilders.org

FOR IMMEDIATE RELEASE
February 20, 2010

Contact: Scott Elliott
717-730-4380, ext. 3010 (office)
717-649-6522 (cell)
selliott@pabuilders.org

WILKES-BARRE MAN WINS PBA BUILDER OF THE YEAR AWARD

SCRANTON, Pa. – Joseph Peterson of Hanover Homes North Corporation in Wilkes-Barre was awarded the Pennsylvania Builder Association's Builder of the Year award Friday during the association's President's Installation Banquet at the Hilton. This is one of the association's highest awards.

Peterson was recognized with the statewide award based on his impact on the construction industry, and his service to both PBA and his local community. More than 250 guests were on hand to applaud Peterson for his achievement.

He has served as a regional vice president for PBA in 2006, and 2007, and has served on the Government Affairs, Building, and Executive committees, as well as the UCC Task Force. In 2008 he became a life director for PBA, which recognizes his regular attendance at PBA board meetings. In addition to being a member of PBA, Peterson is active in his local association. At this level, Peterson has served as secretary, vice president, and president for BIA of Northeastern Pennsylvania.

In his community, he has been involved in projects such as Zoë Lambert's Room, and the Camp Kresge Project. He has also been involved in the local Parade of Homes.

Peterson is a graduate of Temple University, with a bachelor's of science in mechanical engineering.

Nomination of Joseph Peterson for Builder of the Year

Joe has been building homes and light commercial projects throughout eastern Pennsylvania for well over twenty-eight years. His early professional interests in mechanical engineering and architecture have given his home construction company a distinctive edge in business.

A graduate of Temple University, earning a B.S. in Mechanical Engineering, and a long-time resident of Allentown, Joe has served as President, Vice President, Treasurer, and Secretary of the Building Industry Association of Northeastern Pennsylvania (BIA of NEPA), a board member for the Luzerne County Housing Partnership, Vice Chairman of the Better Business Bureau of Northeast and Central PA, is a Life Director for the Pennsylvania Builders Association, and Director for the National Association of Homebuilders. He has served as the 2006 and 2007 Regional Vice President of the Pennsylvania Builders Association.

Joe believes in combining personal attention and professionalism during every step of the construction process as well as in his relationships with other members of the business and construction community. He has combined what he learned at the outset of his career with experience and the strengths of his character. His attention to detail, his honesty, and his likeable personality have gone a long way toward making buyers satisfied with their decision to contract with his company and boosting the image of the building/construction industry. He is conscientious and efficient in his dealings with both customers and co-workers, and has earned the respect of his peers. The referrals, repeat business, and goodwill Joe generates boosts the name recognition of the various local associations of which he is a member, as well as the state association. Joe's contribution to his company, to home owners in eastern Pennsylvania, and to the various boards on which he serves is clearly substantial.

At his local association, BIA of NEPA, Joe is always mindful of membership opportunities and leverages his business relationships, especially with trade contractors and material suppliers, which results in even more local memberships. He helped lead the BIA of NEPA's membership campaign drive in October 2006 when he served as the team captain and aided in accomplishing growth in new members by 16%. Over the last ten years, Joe has been instrumental in helping the association grow some 35% where it hit its peak two years ago at around 475 members. He routinely assists his local association events through generous sponsorship support.

In addition to supporting his local association, Joe's company, Hanover Homes North Corporation, is also a member in good standing of the Wayne County, Pocono, Lehigh Valley, Lackawanna, Pike County, and the Central Susquehanna Builders Associations. Joe regularly participates in and supports the events sponsored by the various associations. Recently, he was a spokesman for the Northeast PA Builders Association Coalition's "Members Get More" campaign.

Joe consistently stays involved and focused on all committees with which he has been involved. He has chaired the Long-Range Planning, Home Show, and Nominating

Committees. In 2007, he developed and chaired the BIA of NEPA's 1st Annual Keystone Awards Program, which was extremely successful and is Chairman this year as well.

Joe spearheaded the Association's partnership with a major new home show co-producer, which resulted in a three-year agreement to move the show to a larger venue. He directed the Association's involvement in several community projects, such as Zoe Lambert's Room and the Camp Kresge Project, which garnered excellent publicity and goodwill for the Association. Joe was also actively involved in the Association's Parade of Homes/Showcase Home Design and Construction.

Joe has a 94% attendance record at local board meetings over the past twelve years. He has also had an excellent attendance record at the general membership meetings and BIA of NEPA functions during this time period.

In 1998, Joe received the Exceptional Service Award by the BIA of NEPA. Later, in 2001, he was named as Builder of the Year and in 2008 was honored as Builder of the Year once again. His company has won a total of twenty-seven different building awards for Professional Excellence from the Lehigh Valley Builders Association, Pocono Builders Association, and the Building Industry Association of Northeastern PA over the past twelve years. Several of the awards have been for sustainable designs and energy efficiency. His company has also constructed the first Energy Star and NAHB-Green GOLD home in Lackawanna County.

Although most of his volunteer time is consumed at the local level, Joe has managed to support and participate in the State and National Associations. As mentioned before, he held the titles of 2006 and 2007 Northeast Regional Vice President. In addition, Joe served on the Governmental Affairs, Building, and Executive Committees as well as the UCC Task Force. He is also a member of the Hammers & Gavels Club and the PA Housing Research Center. Joe's attendance at the State level is excellent. He was nominated and selected as a Life Director by the Association in 2008. Joe regularly attends all PA Housing Research Center seminars. He is a Board Director at the National Association of Home Builders and supports Build-PAC by being a Gold Key Club member for three years and a Platinum Club member the for two years.

Joe is a family man: he understands that a strong foundation at home lends itself to a similar foundation in the home construction business. This is precisely the reason that he has taken other family members into Hanover Homes North Corporation. He is incredibly approachable, generous, and kind to everyone around him--he keeps his friends extremely happy by taking them to Penn State games! He is also an expert in juggling the technical aspects of construction with his clients' visions of their dream homes. With his impressive commitment to the building industry and to communities in which he serves, I am justifiably—and exceedingly—proud to offer this nomination for Joseph Peterson for Builder of the Year

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Hanover Homes North

Owner's Name: Joseph Peterson

Address: 1333 Rt. 315, Wilkes-Barre

Phone: 1-800-999-2066 or (570) 825-4077 Fax: (570) 825-3362

Website: www.hanoverhomes.com

Blueprint for Success— Hanover Homes North builds high-performance homes that offer homeowners long-term savings with designs tailored to fit their personal lifestyle.

Dwight Eisenhower was just finishing his 2nd term as President, Detroit was designing cars with tail fins, and Elvis Presley's music was blaring from 45 RPMs on record players throughout America. It was 1959 and Hanover Homes was building its first house in the Lehigh Valley. Five decades later, Hanover Homes North's commitment to building to Energy-Star® and the Nat'l Assoc. of Home Builder's Green Guidelines as well as the company's consistent adaptations to the lifestyles and budgets of their customers have resulted in homes that have earned numerous awards for architectural design, construction, and energy efficiency.

Joe Peterson, President and Owner of Hanover Homes North, was entering the 4th grade in 1959 and running a home building company was the farthest thing from his mind. But today and for the past 30 years, Joe's mechanical engineering degree, technical abilities, and interest in architecture have given Hanover Homes the ability to test the boundaries of best construction practices and high performance, sustainable designs resulting in lower energy costs for homeowners. As a Certified Green Professional he constructed the first Energy Star and NAHB Green-GOLD home in Lackawanna County. Joe's desire to give back to communities in which he builds and an industry he hopes to shape has led to his serving on the boards of the BBB of NE & Central PA, the Luzerne County Housing Partnership, and the Local, State and National Home Builders Associations. In February of 2010 Joe's considerable impact on the construction industry and service to community was recognized as he was awarded one of the association's highest honors—Joe was named the 2009 Pennsylvania Builders Association statewide Builder of the Year.



*Joe Peterson accepting PBA statewide
Builder of the Year Award*

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