
REGULAR SEMI-MONTHLY MEETING
January 27, 2009

The regular semi-monthly meeting of the Board of Supervisors, Hanover Township, Northampton County, Pennsylvania was called to order by Chairman John N. Diacogiannis at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, 18017 at 7:30 P.M.

Present were Supervisors Salvesen, Nagle, Tanczos and Walbert, Engineer Birdsall, Solicitor Broughal, Public Works Director Kevin Healy and Township Manager John J. Finnigan, Jr.

The Pledge of Allegiance was performed.

Upon motion of Mr. Salvesen, seconded by Mr. Walbert, the Board approved the Agenda with an addition of an Executive Session for Personnel Matters and an addition under Administration.

Mr. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye, Mr. Diacogiannis aye.

Upon motion of Mr. Nagle, seconded by Mr. Salvesen, the Board approved the minutes, as written, from the meeting of the Board of Supervisors dated January 13, 2009.

Mr. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye, Mr. Diacogiannis aye.

Upon motion of Mr. Nagle, seconded by Mr. Salvesen, the Board approved the List of Bills and Transfers dated January 27, 2009 as prepared by the Secretary/Treasurer, and to enter the signed List of Bills by the Secretary/Treasurer and the Board of Supervisors as an attachment to the minutes.

Mr. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye, Mr. Diacogiannis aye.

COURTESY OF THE FLOOR

It was noted that no one wished to offer any comment.

REPORT OF THE CHAIRMAN

Mr. Diacogiannis had nothing to report.

REPORT OF THE VICE-CHAIRMAN

Mr. Walbert had nothing to report.

SUPERVISOR'S COMMENTS & REPORTS

Mr. Nagle – Road District #1 and #5, Mr. Walbert – Road District #2, Mr. Salvesen – Road District #3, Mr. Tanczos – Road District #4 and Mr. Diacogiannis – Road District #6 had nothing to report.

APPOINTMENTS & RESIGNATIONS

It was noted there were no items on the Agenda.

PLANNING & ZONING

It was noted there were no items on the Agenda.

PUBLIC WORKS

It was noted there were no items on the Agenda.

ADMINISTRATION

Mr. Nagle moved that the Board adopt the following updated Road District Map and that the following Supervisors begin Roadmaster responsibilities effective January 28, 2009:

- District 1 – Mr. Nagle
- District 2 – Mr. Walbert
- District 3 – Mr. Diacogiannis
- District #4 – Mr. Salvesen
- District #5 – Mr. Tanczos

Mr. Salvesen seconded the motion.

Mr. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye, Mr. Diacogiannis aye.

Mr. Nagle moved that the Board adopt the following Resolution No. 2009-05, which formally accepts right-of-ways granted by Pointe Associates, Inc., and that the Chairman and Secretary be authorized to sign the Resolution.

RESOLUTION 09 - 05

WHEREAS, on December 3, 1985, **POINTE ASSOCIATES, INC.**, a Pennsylvania business corporation of Northampton County, Pennsylvania, did grant and convey unto the **TOWNSHIP OF HANOVER** certain Right-of-Ways, which are more fully described in said Deed, a copy of which is attached hereto and made a part hereof and marked as Exhibit “A” and identified specifically as Parcel No. 2 of Said Deed; and

WHEREAS, said Deed is to be recorded in the Recorder of Deeds Office, Northampton County Courthouse, Easton, Pennsylvania; and

WHEREAS, the Act of May 1, 1933, P.L. 103, Art. XI, 1140, as amended reads as follows:

“The Supervisors of any township may accept by resolution in the name of the township, any land dedicated by deed to the township together with a draft or survey of the road,

street or alley showing location and width thereof, shall be filed in the office with the clerk of quarter sessions court.”

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the foregoing, the Board of Supervisors of Hanover Township hereby formally accept in the name of Hanover Township, Northampton County, Pennsylvania, **PARCEL NO. 2 ONLY** of the above-described Deed of Dedication, which is duly recorded in the Office of the Recorder of Deeds of Northampton County.

Mr. Salvesen seconded the motion.
Mr. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye, Mr. Diacogiannis aye.

Mr. Nagle moved that the Board rescind Township Policy 51, Open Records Policy, due to the adoption of Policy 51-1, POLICY PURSUANT TO PENNSYLVANIA OPEN RECORDS/RIGHT-TO-KNOW LAW, which was adopted by the Board on December 9, 2008 and replaces Policy 51.

Mr. Salvesen seconded the motion.
Mr. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye, Mr. Diacogiannis aye.

DEVELOPMENTS

Mr. Dan Witzak, P.E. from Ott Consulting was present representing Myers Power Products to update the Board on how they have proceeded with the submissions for the developer.

Mr. Bruce Steigerwald from Myers Power Products, Inc. was present and updated the Board about their current space, the future amount of space and workforce, and what they do.

The developer presented the Board with a signed copy of the terms and conditions.

Mr. Tanczos moved that the Board, as recommended by the Township Engineer, approve to adopt the terms and conditions relative to the Preliminary/Record Plan for Myers Power Products, Inc. LVIP IV Lots 38/39, prepared and provided to the Developer/Owner for signature, and the Township Secretary notify the Developer/Owner of the Board’s action relative to this matter:

CONDITIONS

1. The Developer/Owner shall provide a plan containing the Uniform Parcel Identifier Number and street address for the combined lot. (SALDO Section 159-30E.(8)).
2. The Developer/Owner shall provide two (2) Mylars for recording the plans and ten (10) sets of plans which are signed and sealed by the Owner and sealed by the Surveyor. (SALDO Section 159-34B).
3. The Developer/Owner shall pay all current fees, including any outstanding plans and appeals account charges. (SALDO Section 159-36J).

4. The Developer/Owner shall meet all conditions of the Preliminary/Record Plan approval, and the Record Plan shall be recorded within twelve (12) months of Conditional Plan approval, and agrees that if such conditions are not met, the conditional Preliminary/Record Plan approval shall be considered void, and the application for Preliminary/Record Plan approval shall be considered void and withdrawn.

Mr. Tanczos further moved that the Township Secretary be authorized to notify the Developer of the Board's action.

Mr. Nagle seconded the motion.

Mr. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye, Mr. Diacogiannis aye.

Mr. Tanczos moved that the Board, as recommended by the Township Engineer, reject the improvements for the PNC Bank Site Plan as incomplete and not recommend the start of the eighteen (18) month Maintenance Period or the return of unused escrow, if any, until the amended Site plan is submitted and recorded and acceptable Maintenance Security is received. Mr. Tanczos further moved to notify the Owner/Developer of the Board's action relative to this matter.

Mr. Nagle seconded the motion.

Mr. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye, Mr. Diacogiannis aye.

Mr. Tanczos moved that the Board approve to grant Lehigh Valley Corporate Center Phase II Sub-Phases I, II, III and IV, for the Improvements Agreement, an extension from January 27, 2009 to March 24, 2009. Mr. Tanczos further moved to notify the Owner/Developer of the Board's action relative to this matter.

Mr. Walbert seconded the motion.

Mr. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye, Mr. Diacogiannis aye.

Mr. Tanczos moved that the Board approve to grant Adler Place, LP, for 3910 Adler Place Site Plan Improvements, an extension of three (3) months from January 31, 2009 to April 30, 2009. Mr. Tanczos further moved to notify the Owner/Developer of the Board's action relative to this matter.

Mr. Nagle seconded the motion.

Mr. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye, Mr. Diacogiannis aye.

Mr. Tanczos moved that the Board approve to grant the Owner/Developer of Lehigh Valley Industrial Park IV Lot 53A an extension, for the Improvements/As-Built Landscaping Plan, of thirty (30) days from January 31, 2009 to March 2, 2009. Mr. Tanczos further moved to notify the Owner/Developer of the Board's action relative to this matter.

Mr. Nagle seconded the motion.

Mr. Finnigan updated the Board on the background of this motion and recommended that the extension go until May 2, 2009 so they are able to plant the 4 trees that need to be replaced.

Mr. Tanczos amended the motion for an extension to May 2, 2009.

Mr. Nagle seconded the amendment.

Mr. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye, Mr. Diacogiannis aye.

Mr. Tanczos moved that the Board approve to grant Airport Commons Partners, L.P., for Northgate II Lot 3 Airport Commons, an extension of one (1) year from February 6, 2009 to February 6, 2010. Mr. Tanczos further moved to notify the Owner/Developer of the Board's action relative to this matter.

Mr. Nagle seconded the motion.

Mr. Birdsall updated the Board on the type of security and its status for this project. Mr. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye, Mr. Diacogiannis aye.

COURTESY OF THE FLOOR

Mr. Milite, Road Superintendent stated the Public Works department is doing everything they can to cut costs; from not running the trucks, the lighting, electric and gas usage.

Mr. Diacogiannis thanked Mr. Milite for their effort.

STAFF REPORTS

Mr. Birdsall had nothing to report.

Mr. Broughal had nothing to report.

Mr. Healy stated that cost savings efforts are being done in all the buildings including the 248 Brodhead Road building.

Mr. Finnigan indicated that one edition of the Hanoverview has been discontinued due to new website and as a cost savings effort.

Mr. Finnigan distributed the Liquid Fuels report, the Fire Company report and the Colonial Regional Police Department report.

Mr. Finnigan had the Second Addendum to Property Operating and Maintenance Agreement for signature by the Chairman and Secretary.

Mr. Walbert moved to authorize the Chairman and Secretary to sign the Second Addendum to Property Operating and Maintenance Agreement between Lower Nazareth Township and Hanover Township.

Mr. Nagle seconded the motion.

Mr. Tanczos questioned the position of the treasurers and if they need to be bonded.

Mr. Finnigan stated that both municipalities Secretary/Treasurer's are already bonded. Mr. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye, Mr. Diacogiannis aye.

Upon motion of Mr. Nagle, seconded by Mr. Walbert, the Board approved adjournment at 7:54 P.M. of the regular meeting and entered into an Executive Session.

Mr. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye, Mr. Diacogiannis aye.

Stacy C. Milo
Secretary/Treasurer

