
REGULAR SEMI-MONTHLY MEETING
August 23, 2011

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 7:00 P.M.

Present were Supervisors Nagle, Tanczos and Walbert, Engineer Brien Kocher, Solicitor James Broughal, and Township Manager John J. Finnigan, Jr.

The Pledge of Allegiance was performed.

Upon motion of Mr. Nagle, seconded by Mr. Walbert, the Board approved the Agenda. Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye, Mr. Diacogiannis aye.

Upon motion of Mr. Nagle, seconded by Mr. Walbert, the Board approved the minutes, as written, from the meeting of the Board of Supervisors dated July 26, 2011. Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye, Mr. Diacogiannis aye.

Upon motion of Mr. Nagle, seconded by Mr. Tanczos, the Board approved the List of Bills and Transfers dated August 23, 2011, as prepared by the Secretary/Assistant Treasurer, and to enter the signed List of Bills by the Secretary/Assistant Treasurer and the Board of Supervisors as an attachment to the minutes. Mr. Nagle aye with the exception of General Fund Check# 2315, Mr. Tanczos aye with the exception of General Fund Check# 2315, Mr. Walbert aye with the exception of General Fund Check# 2315, Mr. Diacogiannis aye with the exception of General Fund Check# 2315.

COURTESY OF THE FLOOR

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

REPORT OF THE CHAIRMAN

Mr. Diacogiannis led a Moment of Silence in Memory of Officer Lasso of the Freemansburg Borough Police Department.

Mr. Diacogiannis noted that National Night Out Event was well attended and is proud that the Township continues to hold this event.

REPORT OF THE VICE CHAIRMAN

Mr. Walbert had nothing to report.

SUPERVISOR'S COMMENTS AND ROAD REPORTS

Mr. Nagle – Road District #1, had nothing to report.

Mr. Walbert – Road District #2, had nothing to report.

Mr. Diacogiannis - Road District #5, had nothing to report.

Mr. Tanczos – Road District #4, had nothing to report.

Mr. Salvesen – Road District #3, was not in attendance.

PLANNING AND ZONING

David and Nathalie Elias, 6765 Lilac Drive, Bethlehem, PA, 18017 – Requesting Permission to install 6-foot tall vinyl privacy fence within an Easement at the Rear of their Property

Mr. Finnigan stated that he and Mr. Milite reviewed the property and recommended that the Township not engage in a Hold Harmless for the rear of the property because it is an active drainage swale and also contains storm drains. Plus, the property is very close to the Hanover Township and East Allen border; Valley View estates Phase II is in East Allen and there is one home built now and the rest still needs to be developed.

Mr. Walbert stated that the Board does not allow fences into active drainage easements; it creates a problem eventually. There have been other requests recently and the Board rejected them also.

Mr. Elias questioned if he is able to put a planting strip in the easement.

Mr. Finnigan stated that this type of easement does not allow for any type of structure; whether it is structural or vegetation.

Mr. Salvesen arrived at 7:10 P.M.

Zoning Hearing Petition: Thomas K. & Jennifer P. Maloney, 4632 Susan Drive, Bethlehem, PA, 18017 – Requesting an Interpretation of Township Ordinance and Variance Provisions of the Ordinance

Staff recommended the attendance of the Solicitor and Engineer.

Mr. Diacogiannis directed the Solicitor and Engineer to attend the hearing.

Zoning Hearing Petition: New Cingular Wireless PCS, LLC, 265 Stoke Park Road, Bethlehem, PA 18017 – Requesting a Use Variance and Dimensional Relief from the Provisions of the Ordinance

Staff recommended the attendance of the Solicitor and Engineer.

Mr. Diacogiannis directed the Solicitor and Engineer to attend the hearing.

Authorize Solicitor to Advertise for a Public Hearing for Proposed Ordinance for Adoption; Amending Ordinance 02-01, Chapter 65, by Providing for the Submission of a Sprinkler System Offer Form at the Time of Building Permit Application

Mr. Walbert moved to authorize the Township Solicitor to advertise for a Public Hearing for the Proposed Ordinance; Amending Ordinance 02-01, Chapter 65, providing for the Submission of a Sprinkler System Offer Form at the time of a Building Permit Application

Mr. Nagle seconded the motion.

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

DEVELOPMENTS

Dewire Estates Lot 14 – 1204 Alyssa Place Conditional Approval

Mr. Tanczos moved that the Board, as recommended by the Township Engineer, in his letter dated August 18, 2011, approve to adopt the terms and conditions relative to 1204 Alyssa Place, Lot 14, Dewire Estates Conditional Approval, prepared and provided to the Developer/Owner for signature and that the Township Secretary notify the Developer/Owner of the Board's action relative to the Individual Lot Grading (and Tree Preservation) Plan, dated as last revised August 9, 2011, upon the following conditions

CONDITIONS

1. The Developer/Owner shall provide the Township Zoning Administrator with five (5) copies of the Individual Lot Grading (and Tree Preservation) Plan prior to issuance of the Building Permit, showing tree wells/retaining walls, if required, to preserve the six (6) existing trees and four (4) street trees.
2. The Developer/Owner shall provide tree preservation/tree replacement in compliance with Section 185-22.F.(1) as addressed in Hanover Engineering's letter dated August 5, 2011, and the revised Individual Lot Grading (and Tree Preservation) Plan dated August 9, 2011.
3. The Developer/Owner shall provide an "as-built" Individual Lot Grading (and Tree Preservation) Plan confirming the tree preservation/tree replacement prior to issuance to the Occupancy Permit.
4. The Developer/Owner shall pay all current fees, including any outstanding plans and appeals account charges. (SALDO Section 159-36.J.)

Mr. Salvesen seconded the motion.

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

ADMINISTRATION

Presentation by Representatives of the Proposed Euclidean University to be located in East Allen Township, North of Monocacy Farms.

Representatives of Euclidean University, Mark Bahnick, Michael Piralmus and Christopher Morgan were present to explain the proposed land use of the project which is to develop a new university with adjacent recreation area , commercial and residential areas.

Authorize Chairman to sign the Keystone STARS Financial Award Request, Merit and Education & Retention Award

Mr. Nagle moved to authorize the Chairman to sign the Keystone STARS Award Request, Merit and Education & Retention Award Grant Application completed by the Preschool Directors.

Mr. Salvesen seconded the motion.

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

Authorize Chairman to sign the Independent Contractor Agreement between Hanover Township, Northampton County and CHS Professional Practice PC, 2300 Highland Avenue, Bethlehem, PA, 18020 regarding physical fitness training and rehabilitation.

Mr. Nagle moved to authorize the Chairman to sign the Independent Contractor Agreement between Hanover Township, Northampton County and CHS Professional Practice PC, 2300 Highland Avenue, Bethlehem, PA, 18020.

Mr. Nagle noted that the Contractor is being retained for their expertise in physical fitness training and rehabilitation and will provide certain services as specific sports or injury exercise classes, educational/programs for the community pertaining to physical fitness, health and rehabilitation.

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

Waste and Recycling Update

Mr. Finnigan updated the Board that the Township is in the 5th year of its 5 year trash and recycling agreement and stated we will be putting a bid package together.

PUBLIC WORKS

DEVELOPMENTS

Lehigh Northampton Airport Authority - Cul-de-Sac Subdivision - Extension Request

Mr. Tanczos moved that the Board approve to grant Lehigh Northampton Airport Authority a ninety (90) day extension to November 24, 2011 to meet the conditions of approval for the Cul-de-Sac Subdivision; and 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.

Lehigh Northampton Airport Authority – Lot Location Plan – Lot Consolidation – Extension Request

Mr. Tanczos moved that the Board approve to grant Lehigh Northampton Airport Authority a ninety (90) day extension to November 24, 2011 to meet the conditions of approval for the Lot Location Plan – Lot Consolidation; and 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.

Lehigh Northampton Airport Authority – Parcel E – Lot 2 Subdivision – Extension Request

Mr. Tanczos moved that the Board approve to grant Lehigh Northampton Airport Authority a ninety (90) day extension to November 24, 2011 to meet the conditions of approval for Parcel E – Lot 2 Subdivision; and 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.

Authorize Chairman and Secretary to sign the Deed of Dedication (Area of Dedication for Road Purposes), Deed of Dedication Open Space (Lot #2), Easement Agreement and Deed of Dedication (Right-of-Way Parcel "A" – Airport Rd) between Hanover Township, Northampton County and Lehigh-Northampton Airport Authority.

Mr. Tanczos moved that the Board approve to authorize the Chairman and Secretary to sign the following documents between Hanover Township, Northampton County AND Lehigh-Northampton Airport Authority:

Deed of Dedication (Area of Dedication for Road Purposes)

Deed of Dedication Open Space (Lot #2)

Easement Agreement

Deed of dedication (Right-of-Way Parcel "A" – Airport Road)

Mr. Salvesen seconded the motion.

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

Piramal Critical Care (Formally Minrad) – Minrad Warehouse Addition Improvements – Extension Request.

Mr. Tanczos moved that the Board approve to grant Piramal Critical Care (formally Minrad) a one (1) year extension to September 12, 2012 to complete the approved Warehouse Addition Improvements as the Warehouse Shell and the interior Clean Room Fit-Out efforts continue; and to notify the Developer of the Board's action.

Mr. Walbert seconded the motion.

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

Note for the Record - Faulkner Chevrolet, Cadillac – New GM Showroom Extension.

Mr. Tanczos Noted for the Record that Faulkner Chevrolet, Cadillac has granted the Township an extension of time to December 4, 2011 to review the plans for the New GM Showroom.

HCC 2 Lots 1, 2 and 4 Required Landscape Buffers – Developer Requested Deferrals

Mr. Tanczos moved that the Board approve, as recommended by the Township Engineer, in his letter dated August 18, 2011, that the Township grant the Developer a one (1) year extension to September 5, 2012 for the buffer landscaping referenced in the Engineer's letter.

Mr. Walbert seconded the motion.

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.

STAFF REPORTS

Mr. Kocher updated the Board on the Ravelle Swale.

Mr. Broughal had nothing to report.

Mr. Milite was not in attendance.

Mr. Finnigan distributed the Fire Company report and updated the Board that the 2011 Roadwork in College Heights and on Highland Avenue is complete.

Upon motion of Mr. Walbert, seconded by Mr. Tanczos, the Board approved adjournment of the regular meeting at 8:20 P.M. and opened the Executive Session to discuss Personnel Issues.

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

EXECUTIVE SESSION

Personnel Matters

Lori A. Stranzl
Township Secretary – Asst. Treasurer