
**REGULAR SEMI-MONTHLY MEETING
November 25, 2014**

The regular semi-monthly meeting of the Board of Supervisors, Hanover Township, Northampton County, was called to order by Chairman, John N. Diacogiannis at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, PA, 18017 at 7:00 P.M.

Present were Supervisors Salvesen, Nagle, Tanczos and Walbert, Engineer Brien Kocher, Attorney Lisa Pierera for Solicitor James Broughal, Director of Administration/Treasurer Ryan Kish, and Township Manager John J. Finnigan, Jr.

The Pledge of Allegiance was performed.

Upon motion of Mr. Nagle, seconded by Mr. Salvesen, the Board approved the Agenda. Mr. Salvesen, 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, from the meeting of the Board of Supervisors dated November 11, 2014. Mr. Salvesen, 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 November 25, 2014 as presented by the Township 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. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye, Mr. Diacogiannis aye.

COURTESY OF THE FLOOR

Mr. Jim Gentile from Northstar Construction was present to discuss the 2 lots in LVCC. The first being Lot 13; to be occupied as a day care center for the elderly. Their current location is on Westgate Drive and looking to move into this space. Mr. Finnigan noted that the Ordinance currently allows a day care center and it is not segmented as child or adult. Mr. Gentile stated the second lot is Lot 10B, to be occupied by an Alzheimer's Unit; building would be one-story wood framed with brick façade. Mr. Finnigan stated that the Ordinance allows for medical services. Mr. Kocher stated that the Ordinance would need to be changed to add the "Use" to either permanent or conditional.

REPORT OF THE CHAIRMAN

Mr. Diacogiannis reported that he and Mr. Finnigan met with representatives from LVEDC; more of a get to know you type meeting; they are reaching out to the municipalities.

REPORT OF THE VICE-CHAIRMAN

Mr. Walbert had nothing to report.

SUPERVISOR’S COMMENTS

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

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

Mr. Salvesen – Road District #3, had nothing to report; but questioned Mr. Finnigan on the leaf pick-up with the storm coming. Mr. Finnigan noted that the staff is working extra hours to get as much of the Township done before the storm and will resume after the storm.

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

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

APPOINTMENTS AND RESIGNATIONS – BOARDS, COMMISSIONS AND COMMITTEES

Zoning Hearing Board Member Status Change

Mr. Nagle moved that the Board approve the member status change for Barbara Baldo from an Alternate Member to a Permanent Member filling the vacancy created by Mr. Joseph Bednarik’s resignation from the Zoning Hearing Board.

Mr. Salvesen seconded the motion.

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

Appointment of Joseph Moeser to the Zoning Hearing Board

Mr. Nagle moved that the Board approve to appoint Mr. Joseph Moeser to the Zoning Hearing Board as an Alerbate for the Month of December 2014 and then as a permanent member effective January 1, 2015; and to notify the Zoning Hearing Board and Zoning Officer of the appointment.

Mr. Salvesen seconded the motion.

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

PLANNING & ZONING

Public Meeting – Proposed Ordinance Amending Chapter 118 – Noise; of the Code of Ordinances in its entirety and Replacing it.

Mr. Walbert noted for the record that the public meeting has been duly advertised and the Secretary has received Proof of Publication.

Mr. Walbert noted for the record that there were no comments from the Board or the public.

Mr. Walbert moved that the Board approve Ordinance 2014-9 amending the Code of Ordinances by adding Chapter 84, Emergency Response Payment Reimbursement.

ORDINANCE NO. 14 - 10

AN ORDINANCE OF THE TOWNSHIP OF HANOVER, NORTHAMPTON COUNTY, PENNSYLVANIA: AMENDING CHAPTER 118 NOISE OF THE CODE OF ORDINANCES OF THE TOWNSHIP OF HANOVER, NORTHAMPTON COUNTY,

PENNSYLVANIA, BY REPEALING CHAPTER 118 OF THE CODE OF ORDINANCES IN ITS ENTIRETY AND REPLACING IT AS SET FORTH HEREIN.

PURSUANT TO THE AUTHORITY CONTAINED IN THE SECOND CLASS TOWNSHIP CODE, AS AMENDED, THE BOARD OF SUPERVISORS OF HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA, DOES HEREBY ENACT AND ORDAIN AS FOLLOWS:

Mr. Tanczos seconded the motion.

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

Zoning Hearing Petition – Hanover Garden Center, 2720 Jacksonville Road – Applying for Zoning Hearing Board approval of change of Existing Non-conforming Use to a Similar or Less-objectionable Non-conforming Use

Petitioner stated building is to be used for sale and display of equipment and parts, storage of equipment and parts, Showroom to display plumbing parts and products: Sign.

Discussion was held.

Mr. Walbert moved that the Board approve to send the Solicitor and Engineer to the Zoning Hearing Board meeting on this matter.

Mr. Tanczos seconded the motion.

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

Authorize Township Solicitor to Advertise for a Public Meeting for the Adoption of Proposed Ordinance regarding Assemblages and Processions on Local Street and Roads

Mr. Walbert moved that the Board authorize the Township Solicitor to advertise a public meeting for the above-referenced proposed Ordinance:

ORDINANCE NO.

**AN ORDINANCE OF THE TOWNSHIP OF HANOVER,
NORTHAMPTON COUNTY, PENNSYLVANIA, REGARDING ASSEMBLAGES AND
PROCESSIONS ON LOCAL STREETS AND ROADS AND AMENDING AND
REPEALING CERTAIN PORTIONS OF THE UNIFORM TRAFFIC REGULATIONS
WHICH WERE ADOPTED BY THE TOWNSHIP IN
ORDINANCE NO. 99-9 (SECTION 172-7 OF THE CODE OF ORDINANCES)**

Mr. Tanczos seconded the motion.

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

ADMINISTRATION

It is noted there were no items on the agenda.

PUBLIC WORKS

It was noted there were no items on the agenda.

DEVELOPMENTS

LVCC II Lots 5 and 6, Triumph Acute Care Hospital – Extension Request

Mr. Tanczos moved that the Board approve to grant a one (1) year extension to December 18, 2015 for LVCC II Lots 5 and 6, Triumph Acute Care Hospital Conditional Approval; and to notify the Developer of the Board's action.

Mr. Walbert seconded the motion.

Mr. Gentile, Northstar Construction was present to update the Board and to request the extension to be able to continue to market the property.

A discussion was held on the extension date.

Mr. Tanczos revised his motion to grant the extension to July 1, 2016 in accordance with the Permit Extension Act 46 of 2010.

Mr. Walbert seconded the revised motion.

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

Authorize the Chairman and Secretary to sign the Site Plan Improvements, Site Plan Maintenance, and Declaration of Covenant for Stormwater for LVIP IV Lots 55/56 – Freshpet Plat Expansion #1

Mr. Tanczos moved that the Board authorize the Chairman and Secretary to sign the Site Plan Improvements, Site Plan Maintenance, and Declaration of Covenant for Stormwater for LVIP IV Lots 55/56 – Freshpet Pet Expansion #1.

Mr. Walbert seconded the motion.

Mr. Kocher updated the Board and recommended that action on the water and sewer allocation request dated November 24, 2014, be deferred until the next phase.

The Board agreed.

Mr. Tanczos revised his motion to include the Township Engineer's recommendation.

Mr. Walbert seconded the revised motion.

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

The 215 Project, E & M Logistics, LLC – Extension Request

Mr. Tanczos moved that the Board approve to grant the Developer of the 215 Project, E & M Logistics, LLC a ninety (90) day extension to March 16, 2015 for the Plan Recording deadline.

Mr. Walbert seconded the motion.

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

HCC 2 Lot 5 – Extension Request

Mr. Tanczos moved that the Board approve to grant the Developer of HCC 2 Lot 5 a sixty (60) day extension to January 30, 2015 in regards to the Improvements Agreement.

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 discussed a letter dated November 20, 2014 from Keystone Consulting Engineers for Riverbend Hanover Properties, LLC (a.k.a. Griffin Land and Nurseries, Inc.), Lot 10 – Hanover Corporate Center II (5220 Jaindl Blvd.), asking for relief from Article 185-35.F(2) of the Hanover Township Zoning Ordinance; which deals with the maximum height of buildings in a PIBD to 38 feet. The Owner wishes to construct building 2 to a height of 44 feet. It was previously approved by the Board for a maximum of 42 feet.

Mr. Tanczos moved that the Board approve to grant Riverbend Properties, LLC relief from Section 185-35.F(2) of the Hanover Township Zoning Ordinance and allow the building at 5220 Jaindl Blvd. to be constructed with a building height of 44 feet.

Mr. Walbert seconded the motion.

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

Attorney Pierera had nothing to report.

Mr. Milite was out on leaf pick up.

Mr. Kish noted that we were approved for a gaming grant for two police interceptors.

Mr. Finnigan noted that the leaf trucks will be out until 9:00 PM and stated he sent two emails asking the residents to bring their leaves up out of the street if they were not picked up prior to the storm.

Mr. Diacogiannis stated that the Crew is doing a fantastic job.

Upon motion of Mr. Nagle, seconded by Mr. Salvesen, the Board approved adjournment at 7:55 P.M.

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

Lori A. Stranzl
Township Secretary