
REGULAR SEMI-MONTHLY MEETING FEBRUARY 9, 2016

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, Prendeville and Tanczos, Engineer Brien Kocher, Solicitor Jim Broughal, and Public Works Director Vincent Milite.

The Pledge of Allegiance was performed.

Upon motion of Mr. Salvesen, seconded by Mr. Nagle the Board approved the Agenda.

Mr. Salvesen aye, Mr. Nagle aye, Mr. Prendeville aye, Mr. Tanczos 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 January 12, 2015.

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

Upon motion of Mr. Nagle, seconded by Mr. Salvesen, the Board approved the List of Bills and Transfers dated February 9, 2015 as presented by the Township Assistant Treasurer and to enter the signed List of Bills by the Assistant Treasurer and the Board of Supervisors as an attachment to the minutes.

Mr. Salvesen aye with the exception of the portion of check 3592 which benefits me, Mr. Nagle aye with the same exception, Mr. Prendeville aye, Mr. Tanczos aye with the same exception, Mr. Diacogiannis aye with the same exception.

COURTESY OF THE FLOOR

REPORT OF THE CHAIRMAN

Mr. Diacogiannis reported on the remarkable job that the Public Works crew performed cleaning up the 30 plus inch snow storm that happened Saturday January 23, 2016. He asked Mr. Milite to extend the Board's thanks for their hard work.

REPORT OF THE VICE-CHAIRMAN

Mr. Tanczos seconded the Chairman's remarks.

SUPERVISOR'S COMMENTS

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

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

Mr. Salvesen – Road District #3, had nothing to report.

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

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

APPOINTMENTS AND RESIGNATIONS – BOARDS, COMMISSIONS AND COMMITTEES

Appoint John N. Diacogiannis and John J. Finnigan to the 248 Brodhead Road Operating Committee

Mr. Prendeville moved to appoint Supervisor John N. Diacogiannis and Mr. John J. Finnigan, Jr. as Township Representatives to the 248 Brodhead Road Operating Committee. These appointments will remain in effect until replacements are named or resignations are submitted.

Mr. Tanczos seconded the motion.

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

PLANNING & ZONING

Splendor Industries – Plan Change Request

Mr. Gary Asseto was present. Mr. Asseto requested to do a minor plan change, by closing in the back previous bank drive through area, to provide more office space.

Solicitor Broughal recommended that the Township Engineer review the new plans, and have Mr. Asseto bring the new plans back in front of the board, and handle this administratively.

Mr. Tanczos moved that the Board defer the de minimis changes to Hanover Engineering, should they find anything that would be unacceptable bring it to the Board's attention, otherwise it would be included as part of the revised plan to be brought before the Board.

Mr. Prendeville seconded the motion.

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

3370 High Point Blvd. LVCC II Lot 10 – Discussion

Mr. Jim Gentile of Northstar Construction was present. Mr. Gentile stated they have been approached by a hotel that would like to build on the land at 3370 High Point Blvd, LVCC II Lot 10. There are three issues with an ordinances, and Mr. Gentile wanted to get the input of the Board, to see if this was something that Northstar should move forward with. The ordinance states that no hotel shall be within 400 ft. of a residential area, or an arterial street. It also states that the building can be no taller than two stories.

Solicitor Broughal stated that the zoning ordinances for location by residential and arterial streets would have to go in front of the Zoning Hearing Board. The only thing the Board would be able to give input on would be a waiver for the Height of the building.

Mr. Finnigan asked if the Board would be inclined to send a representative to the Zoning Hearing Board. Chairman Diacogiannis stated the Board would send representation to the Zoning Hearing Board, if they move forward with it.

Zoning Hearing Petition –GLICA Bethlehem, LLC – 6255 Sterner's Way -Requesting relief from the provisions of the Zoning Ordinance

Mr. Tanczos stated the applicant is requesting a variance and relief from the sign provisions of the Zoning Ordinance. The address is located in the C-2 Commercial Zoning District.

Mr. Tanczos questioned if the Board wanted to send representation to the hearing. After brief discussion the Board decided to not send representation to the Zoning Hearing Board.

MOSSER, BRONG & VAN DEN HEUVEL Lot Location Plan

Mr. Dave Brong of Alyssa Place was present. Mr. Brong briefly discussed how the Mosser property will be divided up amongst the three properties.

Mr. Tanczos moved that the Board of Supervisors approves the Mosser, Brong & Van Den Heuvel Lot Location Plan upon the following conditions:

CONDITIONS

1. The Developers/Owners shall address all outstanding comments in the Hanover Engineering Associates, Inc. review letter dated February 4, 2016 to the satisfaction of the Township Engineer, prior to Plan recording.
2. A note shall be added to the Plan identifying all waivers and/or deferrals granted by the Township and the meeting date of the Board of Supervisors action. An Improvements Deferral Note, satisfactory to the Township Solicitor, shall also be added to the Plan.
3. The proposed iron pins to be set shall be set prior to Plan recording. The Applicant shall provide a lot pin certification letter to the Township and Hanover Engineering Associates, Inc. upon setting the pins and prior to Plan recording.
4. The Developers/Owners shall not be required to provide an Open Space Contribution, as no additional lots are proposed on this Plan. (SALDO Section 159-16)
5. The Developers/Owners shall not be required to pay Tapping, Connection or Customer Facilities Fees, as no additional sanitary sewerage flows are proposed. (Ordinance 05-06, Section 140-13)
6. The Developers/Owners shall not be required to pay a Traffic Impact Fee, as no additional trips are proposed. (Impact Fee Ordinance 91-12, Resolution 07-10)
7. The Developers/Owners shall not be required to provide a Storm Sewer Interceptor Improvements value, as no additional impervious cover is proposed. (Stormwater Management Ordinance 98-2, Section 152-12.B)
8. The Developers/Owners shall pay all current fees, including any outstanding plans and appeals account charges. (SALDO Section 159-36.J)
9. The Developers/Owners shall provide two (2) Mylars for recording the plans and ten (10) sets of plans which are signed and notarized by the Owner and sealed by the Surveyor/Engineer. (SALDO Section 159-34.B)
10. The Developers/Owners shall meet all conditions of the Lot Location Plan approval, and the Lot Location Plan shall be recorded within twelve (12) months of Conditional Plan approval, and agrees that if such conditions are not met, the conditional Lot

Location Plan approval shall be considered void, and the application for Lot Location Plan approval shall be considered void and withdrawn.

Mr. Tanczos further moved, that the granting of conditional approval of this plan recognizes that the Township is agreeing to the following on the Lot Location Plan:

That the Board of Supervisors defers the requirement for the Lot 2 and Lot 3 owners to extend the Rosewood Drive right-of-way and cartway to create a through street, as the Applicants only propose a lot line adjustment.. (Subdivision and Land Development Ordinance (SALDO) Sections 159-11.A and E)

That the Board of Supervisors defers the requirement to provide concrete curb around the Rosewood Drive cul-de-sac bulb along the Lot 3 frontage, as there is currently no existing curb along Rosewood Drive. (SALDO Section 159-11.J)

That the Board of Supervisors defers the requirement to provide sidewalks or pathways along Alyssa Place and Rosewood Drive along the Lot 2 and Lot 3 frontages, as there are currently no existing sidewalks or pathways along these streets. (SALDO Section 159-13.A)

That the Board of Supervisors waives the Lot Location Plan requirement of a total property acreage of not greater than two (2) acres, as the total property acreage is 2.329 acres, and the Plan only proposes a lot line adjustment. (SALDO Section 159-31.A))

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

Mr. Prendeville seconded the motion.

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

ADMINISTRATION

Authorize Chairman and Secretary to sign UGI Utilities Settlement Agreement

Mr. Prendeville moved that the Board of Supervisors approves to authorize the Chairman and Secretary to sign the Settlement Agreement between UGI Utilities and Hanover Township.

Mr. Tanczos seconded the motion.

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

Resolution 2016-8 Authorizing Members to act on behalf of the Township for Mutual Funds

Mr. Prendeville moved that the Board approve to adopt Resolution 2016-8 authorizing John J. Finnigan, Jr; Beth A. Bucko; John N. Diacogiannis; Mark J. Tanczos; Stephen R. Salvesen; John D. Nagle & Michael J. Prendeville who are the Township Manager, Township Treasurer, Chairman & Vice Chairman & Members, Board of Supervisors members of this Municipal Corporation be, is hereby fully authorized to make cash withdraws and deposits, sell, assign and transfer the following: Mutual Funds and to execute any and all instruments necessary.

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

Authorize Trustee Changes for Money Purchase Pension Plan

Mr. Prendeville moved that the Board approve to authorize the Trustee Changes for Money Purchase Pension Plan to John J. Finnigan, Jr., John N. Diacogiannis, Beth A. Bucko, and Michael J. Prendeville.

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

Resolution 2016-9 The National Penn Investors Trust Authorized Signatures Designation

Mr. Prendeville moved that the Board approve to adopt Resolution 2016-9 designating the Authorized Signatures for The National Penn Investors Trust.

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

Authorize Chairman to sign the Schedule of Authorized Individuals for PNC Bank, TWP of Hanover Retirement Plan

Mr. Prendeville moved that the Board approves to authorize the Chairman to sign the Schedule of Authorized Individuals for PNC Bank, TWP of Hanover Retirement Plan.

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

Resolution 2016-10 Corporate Authorization Resolution for Embassy Bank

Mr. Prendeville moved that Board approves to adopt Resolution 2016-10 Corporate Authorization Resolution for Embassy Bank, designating the authorized signers for Township accounts, and to authorize Supervisor Michael Prendeville and Township Secretary to sign.

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

Authorization of E-Filer Information

Mr. Prendeville moved that the Board approve to authorize the Chairman to sign the E-Filer Authorization from designating Elizabeth D. Ritter.

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

PUBLIC WORKS

Village View Park Phase 2, Payment Recommendation

Mr. Nagle moved that the Board approve, as recommended by Hanover Engineering Associates in their letter dated February 4, 2016, payment of \$79,043.66 be made to Vollers Excavating and Construction, Inc. for the work done on Village View Park Phase 2.

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

DEVELOPMENTS

Valley Wellness Center Northgate II, Lot 4 – Preliminary Plan

Engineer Brian Bollinger spoke about the requirements that they are addressing from the Planning Commission and Zoning.

Engineer Bollinger inquired about doing the intersection improvements and the land development as two separate projects, in order to minimize the NPDES permit requirements. He stated that in the future they may also be requesting relief from the impact fees.

Solicitor Broughal stated he was not in a position to make any recommendation at this time.

Engineer Milot stated it is something that could be considered, but would require further review by Solicitor Broughal.

Bright Dental – Final Security Release

Mr. Salvesen moved that the Board approve, as recommended by Hanover Engineering's Associates letter dated January 18, 2016, the final release of security for Bright Dental Office, for completion of improvements.

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

Jaindl – Monocacy Farms Improvements Extension Request

Mr. Salvesen moved that the Board approve to grant the Developer of Monocacy Farms an extension, per their letter dated January 14, 2016, to October 31, 2017.

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

Griffin 5200 Jaindl Boulevard – Security Reduction Request

Mr. Salvesen moved that the Board approve the Security Reduction Request of 50% to \$1,974,500.00 for the Developer of 5200 Jaindl Boulevard, per their letter dated January 26, 2016.

Engineer Milot stated that Hanover Engineering has not had a chance to review this and recommended that it be tabled, until it can be reviewed.

Solicitor Broughal stated that the Board could act on it with Conditional Approval of Hanover Engineering, or they could table the matter.

Mr. Salvesen moved that the Board approve the reduction request conditional upon the Engineers review.

Mr. Nagle seconded the motion.

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

LVIP IV Lot 12 – Extension Request

Mr. Salvesen moved that the Board approve to grant the developer of LVIP IV Lot 12 an extension to December 30, 2016, per their letter dated January 21, 2016.

Mr. Nagle seconded the motion.

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

Bethlehem Orthodontics – Extension Request

Mr. Salvesen moved that the Board approve to grant the developer of Bethlehem Orthodontics an extension to April 30, 2016, per their letter dated January 26, 2016.

Mr. Nagle seconded the motion.

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

TOA at Bridle Path – Phase 1 – Extension Request

Mr. Salvesen moved that the Board approve to grant the developer of Traditions of America at Bridle Path Phase 1 a 180 day extension per their letter dated February 5, 2016.

Mr. Nagle seconded the motion.

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

Hanover Township Retirement Residence – Hanover Highlands Lot 2 – Extension Request

Mr. Salvesen moved that the Board approve to grant the developer of Hanover Highlands Lot 2 a 90 day extension, per their letter dated February 8, 2016.

Mr. Nagle seconded the motion.

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

LVIP IV Lot's 55-56, FreshPet – Extension Request

Mr. Salvesen moved that the Board approve to grant the developer of LVIP IV Lot 55-56, FreshPet a 90 day extension to May 10, 2016, per their letter dated February 5, 2016.

Mr. Nagle seconded the motion.

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

COURTESY OF THE FLOOR

STAFF REPORTS

Mr. Milot had nothing to report.

Mr. Broughal had nothing to report.

Mr. Milite reported that the winter storm that hit was a total of 32.9 inches. Mr. Milite stated that he has been working on the Winter Weather Recovery for the County our numbers were Labor \$14,325.70, Equipment \$18,562.71, and Materials \$10,854.00 for a total of \$43,742.41. If the County as a whole makes the required threshold, we would then receive a percentage for recovery.

Mr. Prendeville acknowledged and thanked Mr. Milite for making sure that our numbers were submitted. Mr. Diacogiannis stated that as a whole the County has been doing a good job at reaching out and getting municipalities to report their numbers.

Mr. Finnigan stated that we received several e-mails and phone calls during the storm, 99% of them were positive and people were very grateful for the job Public Works was doing at clearing the roads. He also stated that the new GPS software the trucks are equipped with allowed us to tell people exactly when a plow truck was on their street, allowing complaints to be quickly addressed.

Upon motion of Mr. Diacogiannis the Board approved adjournment at 8:17 PM.

Elizabeth D. Ritter
Township Secretary