
REGULAR SEMI-MONTHLY MEETING

March 22, 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, Prendeville and Tanczos, Engineer Jim Milot, Solicitor Leo DeVito, Township Manager John Finnigan, Jr. and Public Works Director Vincent Milite. Mr. Nagle was absent.

The Pledge of Allegiance was performed.

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

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

Upon motion of Mr. Salvesen seconded by Mr. Tanczos, the Board approved the minutes, from the meeting of the Board of Supervisors dated February 23, 2016.

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

Upon motion of Mr. Salvesen, seconded by Mr. Tanczos, the Board approved the list of bills and transfers dated February 23, 2016, March 8, 2016 and March 22, 2016.

Mr. Salvesen aye with the exception of the portion of check 3662 which benefits him, Mr. Prendeville aye with the same exception, Mr. Tanczos aye with the same exception, Mr. Diacogiannis aye with the same exception.

COURTESY OF THE FLOOR

Phil Hoffman, 5355 Presidents Drive was present. Mr. Hoffman addressed the Board about the concerns the Traditions of America residents have about the height of the Griffin Land Company front building on Jaindl Blvd. He presented a line of site drawing from a 2012 Zoning Hearing Board meeting, showing that the height of the berm and the trees will be make the building invisible within 5 years. Mr. Hoffman stated that the building is significantly higher than the original plan. He stated that the residence will suffer from property devaluation and they asked what relief the residence get.

Mr. Finnigan stated that according to the recorded plan the final building is two feet below the plan and the line of sight on the visibility of the building in from the center of the road.

Renee Steffy – President of TOA Condominium Association stated that in the October 2012 the Zoning Commission meeting the Engineer stated that only the top of the building will be visible.

Mr. Finnigan stated that the plan Mr. Hoffman was referencing was used for zoning relief not for the formal plan adopted by the Township.

Ms. Steffy stated that the residence feel that they were misled. The minutes do state that the building will not be visible.

Mr. Finnigan stated that the area the community was built is the exception. The area that TOA was built in zoned industrial. The owner (Jaindl/TOA) asked to have an overlay district adopted in order to build the Traditions of America project.

Mr. DeVito stated the area is a PIBD district and that it was a PIBD district at the time TOA was built. He stated that anyone moving into TOA doing their due diligence would have known that industrial buildings could and perhaps would be built around them.

Mr. Hoffman read from previous minutes that stated only the top of the building would be visible. He then questioned why that building was not built lower?

Mr. Milot responded that there is a much higher possibility of rock and other materials that would have been an issue for a builder if they dug further down.

Mr. Tanczos asked the engineer if the height of the berm and building are inspected to confirm if it is as planned.

Mr. Milot stated that it would be recorded on the as-built plan.

Mr. Hoffman asked what relief the residence can get.

Mr. Milot stated Hanover Engineering will review the landscaping and berm requirements as per the plan to insure they were completed as planned.

Paul Arnold – 6923 Constitution Drive stated it was his understanding that due to excessive amounts of rock a variance had been given, that would make the building 4 to 6 feet higher. He asked what the process would be for that variance, and would the residence have been notified.

Mr. Milot said there was not a variance for the building given, however if there would have been one the residence would have been notified as adjacent property owners.

John Westrick - 6709 American Way Vice –President of the Home Owners Association stated that there was a variance granted for two additional building feet, because the sprinkler lines had to be run under the tresses. The ordinance stated the building could be 38 feet high, and the builder had requested two additional feet and it was granted. He asked that the height of the finished floor, the height of the building, the height of the berm and the plantings be checked against the plans and that anything that can be done with the height of the berm and the height plantings would be greatly appreciated.

Mr. Finnigan stated the height of the building has already been checked and it is two feet below the plans, and there was not a variance granted on the height of the building. He stated that the Board of Supervisors had the authority to grant an exception when approving a plan over the 38 foot height limit.

Mr. Diacogiannis stated the Board will give a response after they receive all the information from the Engineer, at the next meeting.

Richard Brand – 6547 Betsy Ross Circle stated they were completely misled by TOA about the possibility of what could be built in the cornfield at the time he purchased. Mr. Brand then read a letter to the editor sent to The Morning Call by Lynn Curtis of Hanover Township, in regards to the warehouses being built in the Lehigh Valley.

Mr. Hoffman stated that the residents pay the same amount of taxes and get no services from Hanover Township, and would like the Board to keep that in mind when making their decision.

Mr. Salvesen questions what exactly they were looking for.

Mr. Hoffman stated they want the building to disappear, but they know the building will not be torn down, they want some sort of plantings or something to make it not visible from their development.

Mr. Hoffman asked for advice on looking for tax relief. He questioned where they would go for that.

Mr. Finnigan stated that Pennsylvania is a flat real estate tax state. The option would be to apply for a tax abatement.

Ron Coleman - 6783 American Way stated that the truck motors idling on Jaindl Boulevard at night make it so he cannot sleep. He stated that sometimes the trucks travel down Jaindl Blvd doing 70 miles an hour.

Mr. Hoffman asked why there is a center turn lane Sterner's Way all the way down to Township Line Road.

Mr. Finnigan responded that it is there for a turn lane for current (Amerisource Bergin, TOA) and future developments along Jaindl Blvd and he will ask the CRPD to check into the residents' concerns about idling trucks and speeding.

Mr. Diacogiannis stated he fully understands the concern with the height of the buildings, but the residence do have to understand that their development is the exception not the surrounding buildings.

REPORT OF THE CHAIRMAN

REPORT OF THE VICE-CHAIRMAN

SUPERVISOR'S COMMENTS

Mr. Nagle – Road District #1, was absent

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

PLANNING & ZONING

Zoning Hearing Petition – 3370 High Point Blvd. Bethlehem, PA 18017

The applicant is requesting variances from Section 185-54.E(9)(a), (b) and (c).

The Board decided to send representation to the Zoning Hearing Board.

Mr. Diacogiannis directed the Solicitor and Engineer to be present at the Zoning Hearing Board.

Zoning Hearing Petition – 5210 Jaindl Blvd, Bethlehem, PA 18017

The applicant is requesting relief from the provisions of the Sign Ordinance.

The Board decided not to send representation to the Zoning Hearing Board regarding this matter.

Zoning Hearing Petition – 5220 Jaindl Blvd, Bethlehem, PA 18017

The applicant is requesting relief from the provisions of the Sign Ordinance.

The Board decided not to send representation to the Zoning Hearing Board regarding this matter.

Zoning Hearing Petition – 4408 Tracey Lane

The applicant is requesting relief from Chapter 185 – 12. The applicant would like to install a solid privacy fence.

The Board decided not to send representation to the Zoning Hearing Board regarding this matter.

Authorize the Zoning Administrator to advertise for a Conditional Use Hearing - 3370 High Point Blvd.

Mr. Tanczos moved that the Board approve to authorize the Zoning Administrator to advertise that the Board of Supervisors will hold a Conditional Use Hearing on April 12, 2016.

Mr. Prendeville seconded the motion.

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

Authorize the Zoning Administrator to advertise for a Conditional Use Hearing - 1370 Stoke Park Road

Mr. Tanczos moved that the Board approve to authorize the Zoning Administrator to advertise that the Board of Supervisors will hold a Conditional Use Hearing on April 12, 2016.

Mr. Prendeville seconded the motion.

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

ADMINISTRATION

Authorization for Chairman and Township Secretary to sign the Return of Taxes 2015

Mr. Prendeville moved that the Board approve to authorize the Chairman and Township Secretary to sign the Return of Taxes for the year 2015.

Mr. Tanczos seconded the motion.

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

Authorize for Chairman to sign the Prologis Land III, Inc. Pump Station Upgrade Agreement

Mr. Prendeville moved that the Board approve to authorize the Chairman to sign the Prologis Land III, Inc. Pump Station Upgrade Agreement.

Mr. Tanczos seconded the motion.

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

Authorize the Chairman to sign the Shake, Rattle & Soul contract for the Hanover Carnival.

Mr. Prendeville moved that the Board approve to authorize the Chairman to sign the contract with Shake, Rattle & Soul for their performance at the Hanover Carnival.

Mr. Tanczos seconded the motion.

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

Resolution 16-10 – Sewage Facilities Planning Module for Minor Act 537 Plan Update Revision

Mr. Prendeville moved that the Board approve to adopt Resolution 16-10 - Sewage Facilities Planning Module for Minor Act 537 Plan Update Revision, and authorize the Chairman and Township Secretary to sign the Resolution.

Mr. Tanczos seconded the motion.

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

PUBLIC WORKS

Village View Park Phase 2, Payment Recommendation 3

Mr. Salvesen moved that the Board approve, as recommended by Hanover Engineering Associates in their letter dated March 3, 2016, payment of \$20,939.05 be made to Vollers Excavating and Construction, Inc. for the work done on Village View Park Phase 2.

Mr. Tanczos seconded the motion.

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

DEVELOPMENTS

Griffin Land and Nurseries, Inc. Security Release

Mr. Salvesen moved that the Board approve Security Release 1 for Griffin Land and Nurseries, Inc. in the amount of \$2,289,596.74, resulting in a security balance of \$1,659,340.34, per the letter from Hanover Engineering Associates Inc. dated March 8, 2016 and to notify the developer of the Board's action.

Mr. seconded the motion.

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

COURTESY OF THE FLOOR

STAFF REPORTS

- Mr. Milot – Nothing to Report
- Mr. DeVito – Nothing to Report
- Mr. Milite – Nothing to Report
- Mr. Finnigan- Nothing to Report

Upon motion of Mr. Diacogiannis the Board approved adjournment at 7:47 P.M.

Elizabeth D. Ritter
Township Secretary