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## **REGULAR SEMI-MONTHLY MEETING**

### **April 12, 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 Jim Milot, Solicitor Jim Broughal, Township Manager John Finnigan, Jr. and Public Works Director Vincent Milite. M

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. Salvesen seconded by Mr. Nagle, the Board approved the minutes, from the meeting of the Board of Supervisors dated March 22, 2016.

Mr. Salvesen aye, Mr. Nagle abstain, 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 April 12, 2016.

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

#### COURTESY OF THE FLOOR

Phil Hoffman, 5335 Presidents Drive, talked about the berm across from Traditions of America at Jaindl Blvd. stating that the berm on the Eastern end is wider and one berm, whereas the berm in front of the entrance of Traditions of America it becomes two separate berms. Mr. Finnigan's response is outlined in the Manager's Report.

#### REPORT OF THE CHAIRMAN

#### REPORT OF THE VICE-CHAIRMAN

#### SUPERVISOR'S COMMENTS

Mr. Nagle – Road District #1, reported that the Bethlehem Library had a soft opening on the new children's center. The area has now doubled in size and is located on the second floor.

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

**Conditional Use Hearing – 3370 High Point Blvd.**

Mr. Tanczos noted for the record that the hearing has been advertised and the Township Secretary has proof of advertisement. A court stenographer is present to record all testimony.

Mr. Tanczos moved that the Board continue the hearing to May 24, 2016.

Mr. Prendeville seconded the motion.

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

**Conditional Use Hearing – 1370 Stoke Park Road**

Mr. Tanczos noted for the record that the hearing has been advertised and the Township Secretary has proof of advertisement. A Court Stenographer is present to record all testimony.

ADMINISTRATION

**Resolution 2016-11- Berkheimer Authorized Representative**

Mr. Prendeville moved that the Board approve Resolution 2016-11, appointing the Township Manager, Township Treasurer, Township Secretary, and Township Manager's Secretary as authorized representatives with Berkheimer.

Mr. Tanczos seconded the motion.

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

**Resolution 2016-12 – Designation of Agent FEMA**

Mr. Prendeville moved that the Board approve to authorize the signatures of the designated agents for disaster FEMA -4267-DR on Resolution 16-12.

Mr. Tanczos seconded the motion.

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

**Proclamation 16- 4 , Honoring Vaibhav Gowda on the Achievement of his Eagle Award**

Mr. Prendeville moved that the Board authorize the Chairman and Secretary to sign Proclamation 2016- honoring Vaibhav Gowda on the achievement of his Eagle Award.

Mr. Tanczos seconded the motion.

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

**Proclamation 16- 5 Acknowledging Armed Forces Day 2016**

Mr. Prendeville moved that the Board approve Resolution 2016-5, acknowledging Armed Forces Day 2016.

Mr. Tanczos seconded the motion.

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

#### PUBLIC WORKS

##### **Grainger Quote – Parking Lot LED Lights**

Mr. Nagle moved that the Board approve the Grainger Quote in the amount of \$24,600.00 for the purchase of 30 LED Area Lights.

Mr. Salvesen seconded the motion.

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

#### DEVELOPMENTS

##### **HTI LLC – 4482 Innovation Way**

Mr. Salvesen moved that the Board approve to grant the developer of HTI LLC – 4482 Innovation Way a six month extension, per their letter dated April 11, 2016 in regards to the Improvements Deadline.

Mr. Nagle seconded the motion.

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

##### **SWB&R Building Addition Land Development**

Mr. Salvesen moved that the Board approve to grant the developer of SWB&R a twelve month extension to April 20, 2017, per their letter dated April 4, 2016 in regards to the recording deadline.

Mr. Nagle seconded the motion.

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

#### COURTESY OF THE FLOOR

Donald Miller, 245 Bella Vista Drive, stated the damage on the bridge crossing the Monocacy causing unsafe conditions for the residents coming out of the development. On behalf of the residents of Bella Vista he requested that the Board approve the design and construction of the public connection to the west of the development without any further delay, in the interest of public safety.

Elmer Embry, 5339 Greenbriar Drive, presented photos of the porta potties located in the park behind his home. Mr. Embry spoke about the excessive runoff into the swale, which he

stated is due to the extended parking lot. He requested that the porta potties be moved to a different location.

Mr. Diacogiannis directed the Township staff to look and see if they can relocate the portapotties.

Mr. Finnigan stated that the extra run off is coming from the new ponds in the northern part of the township that runs through that swale.

Sue Hicks, 5351 Greenbriar Drive, stated her concerns with having cars driving through the park, due to in the past a vehicle went through her backyard and between her and her neighbor's home. Mrs. Hicks asked that the porta potties in the park be relocated.

David Hicks, 5351 Greenbriar Drive, stated they would appreciate as owners of property adjacent to the park, would like to be notified in advance when changes are being planned, so they can come to the Board and make comments or ask questions.

Richard Krablin, 6538 Betsy Ross Circle, stated that at a previous meeting the developer and tenant presented that only the top of the building would be visible from the center of Jaindl Blvd. He questioned if they were misled or did they not fully understand. He asked if it was the understanding of the Board of Supervisors that the building would be higher.

Mr. Broughal responded to Mr. Krablin, stating that as long as the developer follows all the zoning rules and regulations the Board has no choice but to approve the developments, regardless of the Board's opinion on the development.

#### STAFF REPORTS

Mr. Milot – Nothing to Report

Mr. Broughal – Nothing to Report

Mr. Milite reported that the street sweeping has begun. He also reported that we had the bid opening for the two surplus trucks.

Mr. Finnigan reported on the findings for the Hanover Corporate Center 2 Lot 2 development.

The line of site of Berms, Trees and Building was always presented from the center of the road (Jaindl Boulevard) and never made a representation from inside the community.

Currently the developer is 2 deciduous trees short of what is required on the plan and those would need to be planted at final inspection. Need to keep in mind they were planted last fall, roots will take this summer and growth will start next year. Also, deciduous trees will not provide screening in the winter/early spring.

The Developer has agreed to plant a combination of 26 white pine, white spruce and Douglas fir, 6-8 ft. high along the berm. They grow 3.3 ft. per year to approximately 50 ft. Additionally, 12 leatherleaf Viburnum, 4 ft. minimum will be installed. Mr. Finnigan presented the plan as to where they will be planted.

The berm is installed as per the approved plan.

The slope of the berm is as per plan, the developer indicates within inches, Hanover Engineering confirmed Heightening the berm would make maintenance impossible and would require the removal of all plantings.

Mr. Brand's comments about being deceived by the owners of TOA. All purchaser's received a copy of the Condominium Documents at closing which included the "Public Offering Statement" that contained the following statement.

18. ZONING, PERMITS AND GOVERNMENTAL APPROVALS:

The condominium land is zoned and approved for development in Hanover as a R1-A, Residential Adult. The Condominium property will conform to the current zoning without reliance upon any variance. The property is also subject to the Hanover Township Ordinance dealing with senior housing.

The Traditions of America at Hanover Condominium is being developed in a residential adult district zone described above. The zoning classification permits primarily residential uses. The land surrounding the site is zoned either Commercial or Planned Industrial/Business District (PIBD) or such other uses as depicted on the applicable zoning maps. Declarant makes no representations or warranties as to the zoning for any and all property surrounding Traditions of America at Hanover Condominium. The developer makes no representation about the likely future uses of these parcels and their effect on the development.

Mr. Hoffman indicated that they pay the same taxes and get no services from the Township. The residents of TOA receive all the same services as other residents of the Township with the exception of plowing, leaf and yard Waste Collection, which is covered in their association fees.

Mr. Finnigan indicated that they receive use of all the Township roads (plowed and maintained), parks, sidewalks, municipal facilities, fire company, EMS, police protection, zoning enforcement, etc.

Mr. Finnigan stated the high bids for the trucks were \$18,277.00 for truck #1 and \$18,877.00 for truck #2.

Mr. Finnigan also requested an Executive Session after the close of the meeting.

Upon motion of Mr. Diacogiannis the Board approved adjournment at 8:10 PM.

Elizabeth D. Ritter  
Township Secretary