
REGULAR SEMI-MONTHLY MEETING October 11, 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, Tanczos, Township Manager John J. Finnigan, Jr., Engineer Brien Kocher, Solicitor Jim Broughal, and Public Works Director Vincent Milite.

The Pledge of Allegiance was performed.

Upon motion of Mr. Nagle, seconded by Mr. Salvesen 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 September 27, 2016.

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 list of bills and transfers dated October 11, 2016.

Mr. Salvesen aye, Mr. Nagle aye, Mr. Prendeville aye, Mr. Tanczos aye, Mr. Diacogiannis aye
COURTESY OF THE FLOOR

REPORT OF THE CHAIRMAN

Mr. Diacogiannis reported on the successful Fall Festival, and thanked everyone for their hard work in putting the event together.

REPORT OF THE VICE-CHAIRMAN

SUPERVISOR'S COMMENTS

Mr. Nagle – Road District #1, reported on the library meeting indicating that the draft budget shows no increase in the Township contribution. Mr. Nagle also reported that the Bethlehem Halloween Parade is October 30th. The Bethlehem Library bookmobile will be participating to increase Bethlehem Public Library visibility. Supervisor Nagle will also be participating handing out flyers during the parade.

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

3355 HIGH POINT LLC – Conditional Use Hearing

It is noted for the record that the hearing has been duly advertised and the Secretary has received Proof of Publication. A Court Stenographer was present to record all testimony.

2086 Quail Creek Road – Conditional Use Hearing

It is noted for the record that the hearing has been duly advertised and the Secretary has received Proof of Publication. A Court Stenographer is present to record all testimony.

Mr. Tanczos moved that the Board continue the hearing until October 25, 2016.
Mr. Prendeville seconded the motion.
Mr. Salvesen aye, Mr. Nagle aye, Mr. Prendeville aye, Mr. Tanczos aye, Mr. Diacogiannis aye

Public Meeting – Proposed Ordinance Amendment – Open Burning

It is noted for the record that the hearing has been duly advertised and the Secretary has received Proof of Publication.

Mr. Tanczos moved that the Board approve to adopt Ordinance 2016- 5 amending Chapter 58, Burning, Open of the Code of Ordinances of the Township of Hanover by Replacing in its entirety Chapter 58, Burning, Open, and repealing all ordinance inconsistent herewith.

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

Authorize Solicitor to Advertise Proposed Ordinance – Amending the text in the Zoning Ordinance Chapter 185 to provide for amendments to the off-street parking regulations including the creation of shared parking regulations

Mr. Tanczos moved that the Board approve to authorize the Solicitor to advertise a Public Hearing, to be held November 22, 2016 for Proposed Ordinance - Amending the text in the Zoning Ordinance Chapter 185 to provide for amendments to the off-street parking regulations including the creation of shared parking regulations.

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

Authorize Solicitor to Advertise Proposed Ordinance – Amending the text in Zoning Ordinance Chapter 185 to provide for the establishment of Brew Pub and Microbrewery uses in certain zoning districts of the Township of Hanover

Mr. Tanczos moved that the Board approve to authorize the Township Solicitor to advertise a public hearing, to be held November 22, 2016 for proposed ordinance amending the text of the “Hanover Township Zoning Ordinance” Chapter 185 to provide for the establishment of brew pub and microbrewery uses in certain zoning districts of the Township of Hanover.

Mr. Prendeville seconded the motion.

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

Authorize Solicitor to Advertise Proposed Ordinance – Amending the Code of Ordinances of the Township of Hanover by adding a new Chapter 66, Supplemental Building and Construction Code Provisions

Mr. Tanczos moved that the Board approve to authorize the Township Solicitor to advertise a public hearing, to be held December 20, 2016, for Proposed Ordinance - Amending the Code of Ordinances of the Township of Hanover by adding a new Chapter 66, Supplemental Building and Construction Code Provisions.

Mr. Prendeville seconded the motion.

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

Authorize Solicitor to Advertise Proposed Ordinance – Amending the text of the “Hanover Township Zoning Ordinance” Chapter 185 to provide for the establishment and regulation of Medical Marijuana Facilities and repealing all ordinances inconsistent herewith.

Mr. Tanczos moved that the Board approve to authorize the Township Solicitor to advertise a public hearing, to be held December 20, 2016, for Proposed Ordinance – Amending the text of the “Hanover Township Zoning Ordinance” Chapter 185 to provide for the establishment and regulation of Medical Marijuana Facilities and Repealing all ordinances inconsistent herewith.

Mr. Prendeville seconded the motion.

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

ADMINISTRATION

Budget Presentation

Mr. Finnigan notified the board that the draft copy of the 2017 budget would be distributed by Friday.

Appointment Recommendation – Northampton County Gaming & Economic Redevelopment Authority

Mr. Prendeville moved that the Board of Supervisors inform the County Executive that it is their desire to have Mr. John J. Finnigan, Jr. reappointed to the Northampton County Gaming & Economic Redevelopment Authority and a letter be prepared for the Chairman’s signature so requesting.

Mr. Tanczos seconded the motion.

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

Appointment Designation of Representative to the Watershed Plan Advisory Committee

Mr. Prendeville moved that the Board of Supervisors approve to appoint Vincent G. Milite to the Watershed Plan Advisory Committee, and for the Township Secretary to send a letter to the Lehigh Valley Planning Commission informing them of the appointment.

Mr. Tanczos seconded the motion.

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

Proclamation 16-13 – Mark W. Firth

Mr. Prendeville moved that the Board of Supervisors approve to adopt Proclamation 16-13, recognizing Mark W. Firth on his efforts in Troop 352, Notre Dame of Bethlehem Church, Boy Scouts of America and the Board of Supervisors congratulate him for his dedication and devotion to the Troop. The Board of Supervisors also proclaims November 1, 2016 as Mark W. Firth Day in Hanover Township.

Mr. Tanczos seconded the motion.

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

Proclamation 16-14 – Richard L. Kanaskie

Mr. Prendeville moved that the Board of Supervisors approve to adopt Proclamation 16-14, recognizing Richard L. Kanaskie for his efforts in Troop 352, Notre Dame of Bethlehem Church, Boy Scouts of America and the Board of Supervisors congratulate him for his dedication and devotion to the Troop. The Board of Supervisors also proclaims November 2, 2016 as Richard W. Kanaskie Day in Hanover Township.

Mr. Tanczos seconded the motion.

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

Proclamation 16-15 – Michael P. Caffrey

Mr. Prendeville moved that the Board of Supervisors approve to adopt Proclamation 16-15, recognizing Michael P. Caffrey for his efforts in Troop 352, Notre Dame of Bethlehem Church, Boy Scouts of America and the Board of Supervisors congratulate him for his dedication and devotion to the Troop. The Board of Supervisors also proclaims November 4, 2016 as Michael P. Caffrey Day in Hanover Township.

Mr. Tanczos seconded the motion.

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

Proclamation 16-16 – Stephen P. Dashe

Mr. Prendeville moved that the Board of Supervisors approve to adopt Proclamation 16-16 recognizing Stephen P. Dashe for his efforts in Troop 352, Notre Dame of Bethlehem Church, Boy Scouts of America and the Board of Supervisors congratulate him for his dedication and devotion to the Troop. The Board of Supervisors also proclaims November 3, 2016 as Stephen P. Dashe Day in Hanover Township.

Mr. Tanczos seconded the motion.

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

PUBLIC WORKS

DEVELOPMENTS

Hanover Corporate Center – Extension Request

Mr. Salvesen moved that the Board grant the developer of Hanover Corporate Center a twelve month extension to October 30, 2017 or on the development of Lot 11, whichever comes first.

Mr. Nagle seconded the motion.

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

HCC2 – Jaindl Lots 1 & 4 – Deferral Request

Mr. Salvesen moved that the Board grant the landscape deferral to December 31, 2017 or the development of lots 1 & 4, whichever comes first.

HTI LLC – 4482 Innovation Way – Extension Request

Mr. Salvesen moved that the Board approve to grant the developer of HTI LLC – 4482 Innovation Way a six-month extension to complete the improvements, per their letter dated October 5, 2016.

Mr. Nagle seconded the motion.

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

Traditions of America - Bridle Path Phase 1– Security Reduction Request

Mr. Salvesen moved that the Board approve to grant the developer of Traditions of America – Bridle Path Phase 1 a reduction in the required security in the amount of \$163,559.00 resulting in a security balance of \$1,032,248.01.

This reduction is conditioned upon the following:

1. The Developer acknowledges the security provided for all improvements will remain in force at a minimum of \$1,032,248.01 for the remaining work, plus contingencies.
2. The Developer adheres to Township Policy 25 (payment of Plans and Appeals Accounts).

Per the recommendation of Hanover Engineering’s letter dated October 3, 2016.

Mr. Stephen Brice of 1003 Resolution Drive was present with concerns of the grading and topsoil found within the Traditions of America Bridle Path property.

The Board advised Mr. Brice that the concerns presented are to be handled with the developer, as they are not Township Improvements, they are private improvements. The security that is held is for specific Township Improvements, not for the completion of the private improvements

Mr. Stephen McCarthy of 2618 Centennial Drive questioned the board if the sinkholes that are in the retention basins are a concern of the residents or of the Township.

Mr. Kocher advised that the developer has been advised that these must be addressed and the basins cannot be lined or completed until the sinkholes have been filled.

Mr. Nagle seconded the motion.

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

Traditions of America - Bridle Path Phase 2– Security Reduction Request

Mr. Salvesen moved that the Board approve to grant the developer of Traditions of America – Bridle Path Phase 2 a reduction in the required security in the amount of \$53,981.13 resulting in a security balance of \$345,470.02.

This reduction is conditioned upon the following:

1. The Developer acknowledges the security provided for all improvements will remain in force at a minimum of \$345,470.02 for the remaining work, plus contingencies.
2. The Developer adheres to Township Policy 25 (payment of Plans and Appeals Accounts).

Per the recommendation of Hanover Engineering’s letter dated October 3, 2016.

Mr. Nagle seconded the motion.

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

Traditions of America - Bridle Path Phase 3– Security Reduction Request

Mr. Salvesen moved that the Board approve to grant the developer of Traditions of America – Bridle Path Phase 3 a reduction in the required security in the amount of \$23,078.00 resulting in a security balance of \$257,816.40.

This reduction is conditioned upon the following:

1. The Developer acknowledges the security provided for all improvements will remain in force at a minimum of \$257,816.40 for the remaining work, plus contingencies.
2. The Developer adheres to Township Policy 25 (payment of Plans and Appeals Accounts).

Per the recommendation of Hanover Engineering’s letter dated October 3, 2016

Mr. Nagle seconded the motion.

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

Traditions of America - Bridle Path Phase 4– Security Reduction Request

Mr. Salvesen moved that the Board approve to grant the developer of Traditions of America – Bridle Path Phase 4 a reduction in the required security in the amount of \$95,909.83 resulting in a security balance of \$474,117.47.

This reduction is conditioned upon the following:

1. The Developer acknowledges the security provided for all improvements will remain in force at a minimum of \$474,117.47 for the remaining work, plus contingencies.
2. The Developer adheres to Township Policy 25 (payment of Plans and Appeals Accounts).

Per the recommendation of Hanover Engineering’s letter dated October 3, 2016.

Mr. Nagle seconded the motion.

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

Patient First – Bethlehem 2310 Schoenersville Road – End of Maintenance

Mr. Salvesen moved that the Board approve, as recommended by Hanover Engineering Associates letter dated October 7, 2016, to end the eighteen (18) month Maintenance Period for Patient First – Bethlehem, 2310 Schoenersville Road and to authorize the Secretary to notify the developer of the Board’s action, as well as return the Maintenance Security provided that the Developer adheres to Township Policy 25 (payment of Plans and Appeals Account).

Mr. Nagle seconded the motion.

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

Piramal Critical Care, Inc. (aka Minrad) 3950 Schelden Circle – End of Maintenance

Mr. Salvesen moved that the Board approve, as recommended by Hanover Engineering Associates letter dated October 11, 2016, contingent upon the following:

1. The Developer mortars the area where the pipe enters the inlet.
2. The Developer adheres to Township Policy 25 (payment of Plans and Appeals accounts).

Provided these contingencies are met, release the Maintenance Security for this project.

Mr. Nagle seconded the motion.

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

Freshpet Manufacturing Addition – Extension Request

Mr. Salvesen moved that the Board approve to grant the developer of Freshpet Manufacturing Addition, a 90 day extension to January 5, 2017, per their letter dated October 11, 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. Kocher– Engineer – Nothing to report.

Mr. Broughal – Solicitor – Nothing to report.

Mr. Milite – Public Works Director – Nothing to report.

Mr. Finnigan – Township Manager – Mr. Finnigan has been working with the Engineering staff to address the DEP unfunded mandates, and advised that funding will need to be included in next year's budget and ongoing.

Upon motion of Mr. Tanczos the Board approved adjournment at 8:35 PM.

Elizabeth D. Ritter
Township Secretary