
REGULAR SEMI-MONTHLY MEETING December 18, 2018

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

Present were Supervisors Salvesen, Nagle, Lawless, Prendeville, Diacogiannis, Engineer Brien Kocher, and Solicitor James Broughal.

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, Ms. Lawless aye, Mr. Prendeville 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 27, 2018.

Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

Upon motion of Mr. Nagle, seconded by Mr. Salvesen, the Board approved the list of bills and transfers dated December 18, 2018.

COURTESY OF THE FLOOR

REPORT OF THE CHAIRMAN

Mr. Diacogiannis had nothing to report.

REPORT OF THE VICE CHAIR

Mr. Prendeville had nothing to report.

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.

Ms. Lawless – Road District #4, Ms. Lawless advised invitations to the Comprehensive Plan meetings for January 14 and 15 will be going out.

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

APPOINTMENTS AND RESIGNATIONS – BOARDS, COMMISSIONS AND COMMITTEES

PLANNING & ZONING

Conditional Use Hearing Advertisement

Mr. Prendeville moved the Board authorize the Zoning Officer to advertise a Conditional Use Hearing on January 22, 2019, for 3864 Adler Place, for the appeal of Valley Park Adult Day Care Service Inc. of 1952 Applewood Drive, Orefield, PA 18069 who is seeking relief to operate an adult daycare in the PIBD Zoning District.

Ms. Lawless seconded the motion.

Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

ADMINISTRATION

Public Meeting – Proposed Ordinance – Intermunicipal Cooperation Sanitary Sewer

Ms. Lawless moved the Board adopt Ordinance 2018 – 9, authorizing the intermunicipal cooperation with the Township of Hanover, Township of Bethlehem, and the City of Bethlehem, regarding the transportation of sanitary sewage through the line of the Township of Bethlehem and the Bethlehem Township Municipal Authority, for the benefit of lands in Hanover Township and for treatment at the City of Bethlehem Waste Water Treatment Plant.

Mr. Prendeville seconded the motion.

Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

Adoption of 2019 General Fund, Capital Reserve, State Fund and Recreation Budgets

Ms. Lawless moved the Board adopt Resolution 18-22 adopting the 2019 Township Budgets and to authorize the Chairman and Secretary to sign the resolution.

Mr. Prendeville seconded the motion.

Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

Authorization to Advertise Adoption of 2019 Budgets

Ms. Lawless moved that the Board approve to authorize the Secretary to advertise that the Board adopted the 2019 General Fund, Capital Reserve, State Fund and Recreation Budgets and that the budgets are on display at 3630 Jacksonville Road, Bethlehem, Pennsylvania during normal business hours.

Mr. Prendeville seconded the motion.

Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

Approve Year End Budget Amendments for General Fund and Recreation

Ms. Lawless moved that the Board approve the 2018 Year End Budget Amendments attached and prepared by the Township Treasurer.

Mr. Prendeville seconded the motion.

Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

Authorize to Advertise for the 2019 meetings

Ms. Lawless move the Board authorize the Secretary to advertise the 2019 meetings.

Mr. Prendeville seconded the motion.

Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

Approve 2019 Tax Rate for Act 611 Taxes – Resolution

Ms. Lawless moved the Board adopt Resolution 2018 –23 setting the 2019 Tax Rate for Act 611 Taxes and to authorize the Chairman and Secretary to sign the Resolution.

Mr. Prendeville seconded the motion.

Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

Approve 2019 Tax Rate – Resolution

Ms. Lawless moved the Board adopt Resolution 2018 – 24 setting the 2019 Tax Rate and to authorize the Chairman and Secretary to sign the Resolution.

Mr. Prendeville seconded the motion.
Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

Approval of Township Tow Companies

Ms. Lawless moved that the Board of Supervisors approve the following towing companies for Hanover Township, Northampton County, effective 1/1/2019 for emergencies and accidents in the Township and that the Secretary be directed to notify the Colonial Regional Police Department and the Northampton County Dispatch Center of the Board's action. Dhell, Inc., dba Bath Auto Towing, Allentown, PA; Fast Lane Towing & Transport, Inc., Easton, PA; Randy W. Knecht, dba Randy W. Knecht Auto Sales & Service, Easton, PA and M.S.G. Towing & Recovery, Inc., Bethlehem, PA 18017. The approved list does not supersede an individual's request for their own tow Company or AAA.

Mr. Prendeville seconded the motion.
Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

Resolution – Duty Towing

Ms. Lawless moved the Board adopt Resolution 2018 – 25 setting forth certain provisions and regulations regarding the towing of motor vehicles in the Township.

Mr. Prendeville seconded the motion.
Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

Authorize Secretary to Pay Invoices

Ms. Lawless moved the Board authorize the Secretary to pay all invoices through December 31, 2018, subject to approval by the Township Manager.

Mr. Prendeville seconded the motion.
Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

Authorize sale of Tectrix Upright Bike – Community Center

Ms. Lawless moved the Board authorize the sale of Tectrix Upright Bike "Blue Max" in the amount of \$50.00. It is noted this bike has been replaced by a donation from Holiday Inn Express.

Mr. Prendeville seconded the motion.
Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

Workers Compensation - Notice & Acknowledgement of Assessable and Financial Condition

Ms. Lawless moved the Board authorize the Chairman to sign the Self – Insurance Fund Notice and Acknowledgement of assessable and financial condition, in regards to the Township's workers compensation policy.

Mr. Prendeville seconded the motion.
Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

Lease Agreement – 248 Brodhead Road – Signature Authorization

Ms. Lawless moved the Board authorize the Chairman and Secretary to sign the Lease Agreement for the property location at 248 Brodhead Road.

Mr. Prendeville seconded the motion.
Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

Schedule of Fees

Ms. Lawless moved the Board adopt Resolution 18-26, establishing the schedule of fees for 2019.

Mr. Prendeville seconded the motion.

Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

DEVELOPMENTS

Willowcrest Farms

Mr. Jim Holzinger was present on behalf of the developer, to present a proposed development.

4098 Bath Pike Preliminary/Record Land Development Plan

Mr. Salvesen moved the Board of Supervisors approves the Preliminary/Record Land Development Plan of 4098 Bath Pike, dated as last revised September 11, 2018, upon the following conditions:

CONDITIONS

1. The Developer/Owner shall address all outstanding comments in the Hanover Engineering Associates, Inc. review letter dated December 12, 2018 to the satisfaction of the Township Engineer prior to Plan recording.
2. The Developer/Owner shall provide two (2) copies of all final reports (i.e. Post-Construction Stormwater Management Control Summary, Geotechnical Report, Erosion and Sediment Pollution Control Narrative, Traffic Reports, etc.) and supporting documentation prior to Plan recording.
3. A note shall be added to the Plan(s) identifying all waivers, deferrals and the conditional use granted by the Township and the meeting date of the Board of Supervisors action.
4. The Developer/Owner shall enter into an Improvements Agreement with the Township and provide appropriate security. (SALDO Section 159-30.D.(5))

A. The Improvements Agreement shall include a notarized statement, satisfactory to the Township Solicitor, stating that the Township shall be held harmless against any claim of damage from the downstream property owners that may result from the proposed development. (Stormwater Management Ordinance 98-2, Section 152-10.E)

B. The Improvements Agreement and a separate Covenant running with the land shall include provisions satisfactory to the Township Solicitor, that the stormwater collection, conveyance, BMPs and control facilities located on private property shall be properly operated and maintained by the property owner. (Stormwater Management Ordinance 98-2, Sections 152-10.M and 152-24.3)

C. The Improvements Agreement shall include a statement that a BMP Operations and Management Plan (Post Construction Stormwater Management Plan) shall be recorded, listing the person(s) responsible for operations and maintenance, signed by the landowner, acknowledging that the stormwater BMPs are fixtures that cannot be altered or removed without approval by the Township. (Stormwater Management Ordinance 98-2, Section 152-24.5)

5. The Developer/Owner shall enter into a Maintenance Agreement with the Township and provide appropriate security. (SALDO Section 159-30.D.(6))

6. The Developer/Owner shall be required to pay a Township Recreation and Open Space Area fee in the amount of \$10,977.60 ($\$120,000.00/\text{acre} \times 2.287 \text{ acres} \times 4\%$). (SALDO Section 159-16.D)
7. The Developer/Owner shall provide a Tapping Fee in the amount of \$4,479.30.00 ($\$8.10/\text{GPD} \times 553 \text{ GPD}$), a Connection Fee of \$472.50 each, and a Customer Facilities Fee of \$330.00 each prior to Building Permit issuance for this Land Development. (Sewers Section 140-13)
8. The Developer/Owner shall be required to pay a Traffic Impact Fee in the amount of \$18,865.00 ($\$343.00/\text{PM peak hour trip} \times 55 \text{ trips}$) prior to Building Permit issuance for this Land Development. (Impact Fee Ordinance 91-12, Resolution 2013-20)
9. The Developer/Owner shall provide a Storm Sewer Interceptor Improvements Value of \$11,044.80 ($\$1.80/\text{SY of impervious cover} \times 6,136 \text{ SY of impervious cover}$). (Stormwater Management Ordinance Section 152-12.B.(2))
10. The Developer/Owner shall pay all current fees, including any outstanding plans and appeals account charges. (SALDO Section 159-36J)
11. The Developer/Owner 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)
12. The Developer/Owner shall meet all conditions of the Preliminary/Record Plan approval, and the Preliminary/Record Plan shall be recorded within twelve (12) months of Conditional Plan approval, and agrees that if such conditions are not met, the conditional Preliminary/Record Plan approval shall be considered void, and the application for Preliminary/Record Plan approval shall be considered void and withdrawn.

Mr. Salvesen further moved, that the granting of conditional Preliminary/Record Plan approval of this plan recognizes that the Township is agreeing to the following on the Land Development Plan:

- A. That the Board of Supervisors waives the requirement to install a depressed curb along the Bath Pike driveway. (Driveways Section 73-4.D)
- B. That the Board of Supervisors waives the requirement to locate the northern edge of the proposed driveway a minimum of ten (10) feet from the northern property line. (Driveways Section 73-7.C)
- C. That the Board of Supervisors waives the requirement to provide a maximum driveway curb radius of fifty-five (55) feet and accepts a sixty (60)-foot radius along the exit driveway lane. (Driveways Section 73-7.D.(2))
- D. That the Board of Supervisors waives the requirement to install a stand-alone pole mounted streetlight at the proposed entrance along Bath Pike and accepts the installation of a parking lot style streetlight on the relocated PPL pole. (SALDO Section 159-11.W and 159-24)
- E. That the Board of Supervisors defers the requirement to install sidewalks along the Bath Pike frontage. (SALDO Section 159-13)
- F. That the Board of Supervisors waives the requirement to plant the street trees two (2) to four (4) feet outside the street right-of-way. (SALDO Section 159-17.C.(4))

- G. That the Board of Supervisors waives the requirement to prepare a noise study. (SALDO Section 159-25)
- H. That the Board of Supervisors waives the requirement to identify the location of all existing features within 200 feet of any part of the land to be developed. (SALDO Section 159-29.C.(1) and 159-30.C.(3))
- I. That the Board of Supervisors waives the requirement that infiltration BMPs not be constructed on fill and accepts the excavation of unsuitable material and installation of the appropriate quantity of DEP approved engineered soil. (SMO Section 152-9.1.F)
- J. That the Board of Supervisors waives the requirement that all infiltration test rates be used in the geometric mean infiltration rate calculation. (SMO Section 152-9.1.H, I.(3) and K.(1))
- K. That the Board of Supervisors waives the minimum required infiltration BMP setback distance of one hundred feet (100') from the property lines and to allow the location of the proposed Infiltration Bed 1 indicated on the plans. (SMO Section 152-9.1.I.(4)(e))
- L. That the Board of Supervisors waives the requirement to conduct soil auger testing and accepts open backhoe test pit testing. (SMO Section 152-9.1.J.(2))
- M. That the Board of Supervisors waives the requirement that the detention facility outlet arrangements provide complete outletting of all detained water, unless provisions for permanent ponding have been approved, and to allow the infiltration beds indicated on the plans to meet DEP and Township water quality requirements. (SMO Section 152-10.I.(3))
- N. That the Board of Supervisors waives the requirement that a detention facility be lined with a synthetic impervious liner and to allow the infiltration beds indicated on the plans to meet DEP and Township water quality requirements, conditioned upon the Applicant installing an impervious liner along the southern vertical surface of Infiltration Bed 1 to prevent stored runoff from seeping out of the southern embankment. (SMO Sections 152-10.I.(4) and (9))
- O. That the Board of Supervisors waives the requirement that the minimum slope of the bottom of a detention facility be 2% toward the outlet structure and to allow the infiltration beds at less than 2% as indicated on the plans to meet DEP and Township water quality requirements. (SMO Section 152-10.I.(10))
- P. That the Board of Supervisors waives the requirement that storm sewer pipes be Class III reinforced concrete pipe with "O" ring joints and to allow HDPE pipe for the storm sewer conveyance system. (SMO Section 152-11.G.(3) and Construction Standards Section 67-9.A.(1))
- Q. That the Board of Supervisors waives the requirement that storm sewer pipes have a minimum diameter of fifteen (15) inches and to allow twelve (12) inch diameter pipes within the site. (SMO Section 152-11.G.(4))

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

Mr. Nagle seconded the motion.

Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

Hanover Corporate Center II – Lots 6 & 7 – Extension Request

Mr. Salvesen moved the Board grant the developer of Hanover Corporate Center II Lots 6 & 7 an extension of eighteen (18) months, to complete the conditions of approval, per their letter dated November 27, 2018.

Mr. Nagle seconded the motion.

Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

Hanover Flex Center – 5000 Township Line Road – Extension Request

Mr. Salvesen moved the Board grant the developer of 5000 Township Line Road an extension to March 30, 2019 to complete the improvements, per their letter dated December 10, 2018, and direct the Secretary to notify the developer of the Board's actions.

Mr. Nagle seconded the motion.

Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

Freshpet Manufacturing Addition – Extension Request

Mr. Salvesen moved the Board grant the developer of Freshpet Manufacturing Addition an extension to April 5, 2019 to complete the improvements, per their letter dated December 7, 2018, and direct the Secretary to notify the developer of the Board's action.

Mr. Nagle seconded the motion.

Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

6904 Steuben Road – MPC Extension

Mr. Salvesen noted for the record the developer of 6904 Steuben Road granted the Township an extension to March 29, 2019 to review the plans, per their letter dated December 18, 2018.

PUBLIC WORKS

Kistler O'Brien Sprinkler Replacement Project Contract

Mr. Nagle moved the Board authorize the Chairman to sign the Proposal for the recalled sprinkler replacement project at the Community Center, with Kistler O'Brien in the amount of \$18,814.22 with an additional option to replace the gymnasium and skylight sprinkler heads for an additional \$5,632.18.

Mr. Salvesen seconded the motion.

Mr. Salvesen aye, Mr. Nagle aye, Ms. Lawless aye, Mr. Prendeville aye, Mr. Diacogiannis aye.

COURTESY OF THE FLOOR

STAFF REPORTS

Mr. Kocher – Engineer – had nothing to report.

Mr. Broughal – Solicitor – had nothing to report.

Mr. Milite – Public Works Director – Mr. Milite reported the 2018 yard waste and leaf totals: 128 loads – 645 ton of yard waste, and 6330 cubic yards – 1055 ton of leaves.

Mr. Finnigan – Township Manager - had nothing to report.

Upon motion of Mr. Salvesen the Board adjourned at 7:47 PM.

Elizabeth D. Ritter
Township Secretary