
REGULAR SEMI-MONTHLY MEETING January 22, 2019

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, Lawless, Prendeville, Diacogiannis, Engineer Brien Kocher, and Solicitor Jim Broughal.

The Pledge of Allegiance was performed.

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

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

Upon motion of Mr. Salvesen seconded by Mr. Prendeville, the Board approved the minutes from the meeting of the Board of Supervisors dated December 18, 2018 and January 7, 2019.

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

Upon motion of Mr. Salvesen, seconded by Mr. Prendeville, the Board approved the list of bills and transfers dated January 22, 2019.

Mr. Salvesen approved all checks with the exception of General Fund Check #3921, the portion of the proceeds which benefit him.

Ms. Lawless approved all checks with the exception of General Fund Check #3921, the portion of the proceeds which benefit her.

Mr. Prendeville approved all checks with the exception of General Fund Check #3921, the portion of the proceeds which benefit him.

Mr. Diacogiannis approved all checks with the exception of General Fund Check #3921, the portion of the proceeds which benefit him.

COURTESY OF THE FLOOR

Mr. Rich Hooper of 1360 Biafore Ave. was present to express concern with the sinkhole on Biafore Ave.

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, was absent.

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

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

Ms. Lawless – Road District #4, reported she will be issuing a summary from the comprehensive planning meetings.

Mr. Prendeville – Road District #5, reported he rode with Mr. Milite during the last snowstorm, and praised how the public works staff handles the snowstorms.

APPOINTMENTS AND RESIGNATIONS – BOARDS, COMMISSIONS & COMMITTEES

PLANNING & ZONING

ADMINISTRATION

Signature Authorization – Distribution Election Form

Ms. Lawless moved the Board authorize the Chairman to sign the Distribution Election Form under the Hanover Township Non-Uniformed Employees Money Purchase Pension Plan for Matthew Hartzell.

Mr. Prendeville seconded the motion.

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

Authorize sale of Precor Treadmill – Community Center

Ms. Lawless moved the Board authorize the sale of one Precor Treadmill Model 965 in the amount of \$150.00.

Mr. Prendeville seconded the motion.

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

Signature Authorization – Quote – Life Fitness

Ms. Lawless moved the Board authorize the Chairman to sign the Life Fitness Quote in the amount of \$2,710.80, for the purchase of an Optima Series Leg Extension/Curl Machine.

Mr. Prendeville seconded the motion.

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

Signature Authorization – Licensed Training Provider Agreement – American Red Cross

Ms. Lawless moved the Board authorize the Chairman to sign the Licensed Training Provider Agreement with American Red Cross.

Mr. Prendeville seconded the motion.

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

Signature Authorization – Shake, Rattle & Soul

Ms. Lawless moved the Board authorize the Chairman to sign the contract with Shake, Rattle & Soul for their performance at the Hanover Carnival.

Mr. Prendeville seconded the motion.

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

Signature Authorization – Summary of Plan Provisions – Retirement Plan

Ms. Lawless moved the Board authorize the Chairman to sign the Summary of Plan Provisions for the Retirement Plan for the Employees of Hanover Township.

Mr. Prendeville seconded the motion.

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

DEVELOPMENTS

Hanover Senior Living – 4700 – 4720 Bath Pike – Extension

Mr. Salvesen noted for the record that the Developer of 4700-4720 Bath Pike has granted the Township an extension to May 1, 2019 to review the plans.

Hanover Senior Living – 4700 – 4720 Bath Pike - Preliminary Lot Consolidation & Land Development Plan

Mr. Salvesen moved the Board of Supervisors approve the Preliminary Lot Consolidation and Land Development Plan of Hanover Township Senior Living, dated as last revised October 8, 2018, upon the following conditions:

CONDITIONS

1. The Developer/Owner shall address all outstanding comments in the Hanover Engineering Associates, Inc. review letter dated January 3, 2019 to the satisfaction of the Township Engineer. Additionally, as recommended by the Planning Commission, light poles shall be provided on each side of the proposed right-in/right-out driveway, at its intersection with Bath Pike (Route 512).
2. The Developer/Owner shall address all outstanding conditions of the Conditional Use, as approved by the Board of Supervisors on May 8, 2018.
3. A note shall be added to the Preliminary Plan(s) identifying all variances, waivers and conditions granted by the Township and the meeting dates of the Zoning Hearing Board and Board of Supervisors actions.
4. The Developer/Owner shall provide 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 Section 152-10.E)
5. The Developer/Owner shall provide a separate Covenant running with the land which 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 Sections 152-10.M and 152-24.3)

6. The Developer/Owner shall provide a statement that a BMP Operations and Maintenance Plan (Post Construction Stormwater Management Plan) shall be recorded, listing the person(s) responsible for operations and maintenance, signed by the landowner. (Stormwater Management Ordinance Section 152-24.5)
7. The Developer/Owner shall pay a Township Recreation and Open Space Area fee in the amount of \$42,288.00 (\$120,000/acre X 8.81 acres X 4.0%). (SALDO Section 159-16.D)
8. The Developer/Owner shall pay a \$97,831.80 Tapping Fee (12,078 GPD X \$8.10/GPD), \$472.50 Connection Fee, and \$330.00 Customer Facilities Fee at the time of Building Permit issuance for this Land Development. (Sewers Section 140-13)
9. The Developer/Owner shall pay a Traffic Impact Fee in the amount of \$10,633.00 (\$343.00/PM peak hour trip X 31 trips) prior to Building Permit issuance for this Land Development. Impact Fee Ordinance 91-12, Resolution 2013-20).
10. The Developer/Owner shall pay a Storm Sewer Interceptor Value of \$31,233.60 (\$1.80/SY of impervious cover X 17,352 SY of additional impervious cover). (Stormwater Management Ordinance Section 152-12.B.(2))
11. The Developer/Owner shall pay all current fees, including any outstanding plans and appeals account charges. (SALDO Section 159-36J)
12. Upon acceptance of this conditional Preliminary Plan approval, the Developer/Owner shall provide one (1) Mylar of each Record Plan and two (2) full Preliminary Plan sets, signed and notarized by the Owner and sealed by the Surveyor and/or Engineer, to be certified by the Township Secretary-Treasurer and retained in the Township file for certification referral. (SALDO Section 159-33.D)
13. The Developer/Owner shall secure Record Plan approval from the Board of Supervisors within twelve (12) months of conditional Preliminary Plan approval and agrees that if such Record Plan approval is not met, the Record Plan shall be subject to disapproval by the Board of Supervisors. (SALDO Section 159-34.D)

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

1. That the Board of Supervisors accepts the location of the proposed stormwater management facility and parking lot circulation drive in the front yard as shown on the Plan per Zoning Ordinance Sections 185-14.C.(3) and G.
2. That the Board of Supervisors accepts the location of the proposed retaining walls in the southern side and rear yards as shown on the Plan per Zoning Ordinance Section 185-14.G.
3. That the Board of Supervisors accepts the proposed parking lot landscaping as shown on the Plan per Zoning Ordinance Section 185-17.F.
4. That the Board of Supervisors defers the requirement to grade the proposed lawn area between the curblin and right-of-way line at a slope of 3/8" per foot slope towards the curblin and allows the grading as shown on the Plan. (SALDO Section 159-11.K and Construction Standards Section 67-6.I)
5. That the Board of Supervisors defers the requirement to construct sidewalks along the entirety of the Bath Pike (Route 512) frontage. (SALDO Section 159-13)

6. That the Board of Supervisors waives the requirement that the proposed emergency access drive grade not exceed seven percent (7%) and allows the ten percent (10%) grade shown on the Plan. (SALDO Section 159-15.I.(3)(a))
7. That the Board of Supervisors waives the requirement to provide a depressed curb along Bath Pike at the proposed right-in/right-out driveway and allows the driveway layout as shown on the Plan. (SALDO Section 159-15.I.(1) and Driveways Section 73-4.D)
8. That the Board of Supervisors waives the requirement to prepare a noise study. (SALDO Section 159-25)
9. That the Board of Supervisors waives the requirement to identify all existing features within 200 feet of any part of the property and allows the information indicated on the Plan. (SALDO Section 159-29.C.(1))
10. That the Board of Supervisors waives the requirement to grade the bottom of the raingarden and underground detention basin to a two percent (2%) slope toward the outlet structure and allows a flat bottom raingarden for water quality and a flat bottom underground detention basin to store runoff for a spray irrigation system to meet the water quality requirements. (SMO Section 152-10.I.(10))
11. That the Board of Supervisors waives the requirement that storm drains be designed to produce a minimum velocity of 3.0 feet per second when flowing full. (SMO Section 152-11.B)
12. That the Board of Supervisors waives the requirement to utilize Class III reinforced concrete piping with “O” ring joints and allows the use of HDPE storm sewer piping with water-tight joints. (SMO Section 152-11.G.(3) and Construction Standards Section 67-9.A.(1))
13. That the Board of Supervisors waives the requirement that storm sewer pipes have a minimum diameter of fifteen inches (15”) and allows twelve-inch (12”) diameter pipe. (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. Prendeville seconded the motion.

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

3355 High Point Daycare – Security Release

Mr. Salvesen moved the Board grant, per the recommendation of Hanover Engineering’s letter dated January 15, 2019, the developer of 3355 High Point Boulevard, a security release of \$427,053.74. Resulting in a remaining security balance of \$138,003.56. The remaining security balance is being held for the following items:

1. Security for the soil amendment will be retained until a certification indicating that the amended soils have been properly installed is provided.
2. Security for the infiltration bed will be retained until the infiltration bed is repaired as noted above.
3. Security is being retained for the missing trees noted on the Landscape Plan.
4. Security for the concrete monuments and iron pins will be retained until a certification from a licensed surveyor indicating the monuments and pins have been set is provided.
5. Security for the sinkhole contingency will be retained until the project is closed-out.

Mr. Prendeville seconded the motion.

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

Freshpet Plant #2 Addition – Extension

Mr. Salvsen noted for the record the developer of the Freshpet Manufacturing Addition #2 has granted the Township an extension to March 6, 2019 to review the plans.

Freshpet – Building Addition – Extension

Mr. Salvesen moved the Board grant the developer of Freshpet Building Addition an extension to May 6, 2019 to complete the improvements, per their letter dated January 18, 2019.

Mr. Prendeville seconded the motion.

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

PUBLIC WORKS

COURTESY OF THE FLOOR

STAFF REPORTS

Mr. Kocher – Engineer – had nothing to report.

Mr. Broughal – Solicitor – Requested a motion for authorization to advertise an ordinance.

Ms. Lawless moved the Board authorize the advertisement of an ordinance amending Chapter 1521 pertaining to waterways within the Township.

Mr. Prendeville seconded the motion.

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

Mr. Milite – Public Works Director- advised the snowstorm accumulated 2.5 inches. Mr. Milite reported that the two new playgrounds are almost complete.

Mr. Finnigan – had nothing to report.

Mr. Diacogiannis shared with the Board he received a letter from the County of Northampton stating Hanover Township was approved for a funding grant to be used at Hanover Days Community Carnival. Mr. Diacogiannis directed the Secretary to write Ms. Nichole Hamburg a letter thanking her for her hard work on acquiring the grant.

Mr. Diacogiannis reported that he will not be reappointed to the Lehigh Valley Planning Commission.

Upon motion of Mr. Salvesen the Board adjourned at 7:42 PM.

Elizabeth D. Ritter
Township Secretary