
REGULAR SEMI-MONTHLY MEETING
March 26, 2013

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, and Tanczos, Engineer Jim Milot for Brien Kocher, Attorney Wendy Nicolosi for Solicitor Broughal, Public Works Director Vince Milite and Township Manager John J. Finnigan, Jr.

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. Tanczos aye, Mr. Diacogiannis aye.

Upon motion of Mr. Nagle, seconded by Mr. Salvesen, the Board approved the minutes, as written, from the meeting of the Board of Supervisors dated March 26, 2013. Mr. Salvesen aye, Mr. Nagle 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 March 26, 2013 as presented by the Township Secretary/Assistant Treasurer; and to enter the signed List of Bills by the Secretary/Assistant Treasurer and the Board of Supervisors as an attachment to the minutes. Mr. Salvesen aye with the exception of General Fund Check# 2687, Mr. Nagle aye with the exception of General Fund Check# 2687, Mr. Tanczos aye with the exception of General Fund Check# 2687, Mr. Diacogiannis aye with the exception of General Fund Check# 2687.

COURTESY OF THE FLOOR

It was noted that no one wished to offer any comment.

REPORT OF THE CHAIRMAN

Mr. Diacogiannis updated the Board on what occurred at the Colonial Regional Police Committee meeting he attended.

REPORT OF THE VICE-CHAIRMAN

Mr. Walbert was not in attendance.

SUPERVISOR'S COMMENTS & ROAD REPORTS

Mr. Nagle – Road District #1 had nothing to report.

Mr. Salvesen – Road District #3 had nothing to report, but commented on the new truck.

Mr. Tanczos – Road District #4 had nothing to report.

Mr. Diacogiannis – Road District #5 had nothing to report.

APPOINTMENTS AND RESIGNATIONS – BOARDS, COMMISSIONS AND COMMITTEES

Resignation of Sallie Bartos from the Park and Recreation Board

Mr. Salvesen moved that the Board accept the resignation of Ms. Sallie Bartos from the Park and Recreation Board effective immediately and to send Ms. Bartos a letter thanking her for serving and to notify the Park and Recreation Advisory Board of the resignation.

Mr. Nagle seconded the motion.

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

PLANNING & ZONING

Conditional Use Approval: 3894 Courtney Street, Bethlehem, PA – Exercise Facility and Nutrition Bar including Retail Rack

Mr. Nagle moved that the Board approve the Conditional Use Application for 3894 Courtney Street, Richard and Rhonda Bartolacci – Exercise facility and Nutrition Bar including Retail Rack with the following conditions:

1. No direct public access through the juice bar section of the leased area, all access through the gym area
2. A written representation by the Owner of the gym that the juice bar is being operated for the benefit of the gym members and will not be advertised as being open to the general public
3. Compliance with all outstanding issues raised in Hanover Engineering's review letter dated February 28, 2013
4. Applicant/Owner shall acknowledge that the previous Conditional Use Motions remain in effect.

Mr. Salvesen seconded the motion.

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

Zoning Hearing Petition – Donald and Mary Harris, 4905 Maryann Lane, Bethlehem, PA, Requesting Variance Relief from the Maximum Lot Coverage in the R1-S Zoning District to Install a Swimming Pool.

Mr. Nagle introduced the zoning petition.

Mr. Finnigan recommended the Board let the Zoning Hearing Board handle the petition. The Board agreed.

ADMINISTRATION

It was noted there were no items on the agenda.

PUBLIC WORKS

Mr. Salvesen noted that bids were open prior to the meeting for a 2013 Rescue Truck.

The following bids were opened:

1. Spitler Ambulance & Rescue, 70 Choate Circle, Montoursville, PA, 17754
 - a. 10% bid bond enclosed
 - b. Total Bid price of \$467,982.00
2. Toyne Fire Apparatus, 104 Granite Ave., Breda, IA 51436
 - a. 10% bid bond enclosed
 - b. Total Bid price of \$470,261.00

3. Marion Body Works, 211 West Ramsdell Street, Marion, WI 54950
 - a. 10% bid bond enclosed
 - b. Total Bid price of \$449,774.00
4. KME Kovatch Fire Apparatus, One Industrial Complex, Nesquehoning, PA, 18240
 - a. 10% bid bond enclosed
 - b. Total Bid price of \$411,098.00

DEVELOPMENTS

Note for the Record – Hanover Highlands Lot 3 Extension

Mr. Tanczos Noted for the Record that Hanover Highlands Lot 3 has granted the Township an extension to May 31, 2013 to review the Land Development Plan.

Hanover Retirement Residence – Sterling Heights – Security Reduction Request Number 1

Mr. Tanczos moved that the Board approve, as recommended by the Township Engineer in his letter dated March 11, 2013, to grant the Developer a reduction in security in the amount of \$260,000.00 and urges the Developer to complete the improvements or request an extension of the Site Improvements Agreement upon the following conditions:

1. That the developer acknowledges that the security, as required by the Subdivision Improvement Agreement, will remain in force and at a minimum of \$238,390.00 for the work remaining, plus contingencies.
2. That the Developer requests an extension to the Site Plan Improvements Agreement prior to March 15, 2013.
3. That the Developer adheres to Township Policy 25 (payment of Plans and Appeals Accounts).

Mr. Tanczos further moved to authorize the Secretary to notify the Developer of the Board's action.

Mr. Salvesen seconded the motion.

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

Hanover Retirement Residence – Sterling Heights – Extension Request

Mr. Tanczos moved that the Board approve to grant the Developer an extension, as requested in their letter dated March 14, 2013, to July 18, 2013 to complete the remaining improvements; and to notify the Developer of the Board's action.

Mr. Salvesen seconded the motion.

Mr. Finnigan noted that the Developer/Owner is in compliance with all three conditions as of today.

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

Traditions of America at Bridle Path – Request to Construct a Sales Facility Temporary Structure

Mr. David Biddison for Traditions of America at Bridle Path was present to discuss the temporary sales facility request.

Mr. Tanczos moved that the Board approve the Developer's request to construct a temporary structure to be torn down at the end of the project, approved by the building code officials, to temporarily connect to sewer and water systems, upon payment of the requisite Fees, and subject to the execution of an agreement acceptable to the Township Solicitor and Township Manager, and to notify the Developer of the Board's action.

Mr. Salvesen seconded the motion.

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

Jaindl – Lot 61 Resubdivision – Traffic Impact Fee Credits

Mr. Tanczos moved that the Board approve the Developer's request that a credit in the amount of \$3,876.00 be applied to the Monocacy Farms Lot 61 resubdivision as satisfaction in full of the traffic impact fee obligation for the lots shown on this resubdivision.

Mr. Salvesen seconded the motion.

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

Authorize Chairman and Secretary to Execute the Subdivision Improvements Agreement, the Maintenance Agreement, and the Declaration of Covenant and Agreement for Maintenance of Stormwater Management Facilities for Monocacy Farms Resubdivision of Lot 61

Mr. Tanczos moved that the Board authorize the Chairman and Secretary to execute the Subdivision Improvements Agreement, the Maintenance Agreement, and the Declaration of Covenant and Agreement for Maintenance of Stormwater Management Facilities for Monocacy Farms Resubdivision of Lot 61.

Mr. Salvesen seconded the motion.

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

COURTESY OF THE FLOOR

It was noted there was no one to offer any comment.

STAFF REPORTS

Mr. Milot had nothing to report.

Attorney Nicolosi stated she has the Consent for Temporary Construction Easement Agreement for Hanover Garden Center that was approved at the last Board meeting for signature.

Mr. Milite advised the Board that we received the new truck yesterday, it has a stainless steel plow and his parked outside if anyone wants to take a look at it.

Mr. Finnigan reported that we had to replace the clutch on the JD 5500 tractor. John Deer wanted an excess of \$10,000 to fix it and Dave and Marty fixed it in-house for a little over \$2,000. Mr. Finnigan stated that they did an excellent job and it took two days.

Upon motion of Mr. Nagle, seconded by Mr. Tanczos, the Board approved adjournment at 7:28 P.M. and went into the Executive Session.

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

It was noted that the Executive Session concluded at 7:38 P.M.

Lori A. Stranzl
Township Secretary