
REGULAR SEMI-MONTHLY MEETING
April 9, 2013

The regular semi-monthly meeting of the Board of Supervisors, Hanover Township, Northampton County, was called to order by Vice-Chairman, Glenn R. Walbert 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 Kocher, 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. Walbert 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. Walbert abstain.

Upon motion of Mr. Salvesen, seconded by Mr. Tanczos, the Board approved the List of Bills and Transfers dated April 9, 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, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye.

COURTESY OF THE FLOOR

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

REPORT OF THE CHAIRMAN

Mr. Diacogiannis was not in attendance.

REPORT OF THE VICE-CHAIRMAN

Mr. Walbert had nothing to report.

SUPERVISOR'S COMMENTS & ROAD REPORTS

Mr. Nagle – Road District #1 had nothing to report.
Mr. Walbert – 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. Diacogiannis – Road District #5 had nothing to report.

APPOINTMENTS AND RESIGNATIONS – BOARDS, COMMISSIONS AND COMMITTEES

It was noted that there were no items on the agenda.

PLANNING & ZONING

It was noted that there were no items on the agenda.

ADMINISTRATION

Note for the Record – Executed Amended Articles of Agreement for Colonial Regional Police Commission

Mr. Nagle noted for the record that the Borough of Bath, and the Townships of Lower Nazareth and Hanover have executed the Amended Articles of Agreement for the Colonial Regional Police Commission.

Proclamation 2013-5, honoring Michelle A. Trepel on her Girl Scout Gold Award

Mr. Nagle moved that the Board approve the following Proclamation honoring Michelle A. Trepel:

**HANOVER TOWNSHIP
NORTHAMPTON COUNTY**

PROCLAMATION NO. 2013-05

**A PROCLAMATION HONORING
MICHELLE A. TREMPEL
ON THE ACHIEVEMENT OF HER GIRL SCOUT GOLD AWARD**

WHEREAS, Michelle A. Trepel has achieved a significant accomplishment in life's path earning her Girl Scout Gold Award as a member of the Girl Scouts of the USA; and

WHEREAS, Michelle will officially receive her award during a Girl Scout Achievement Ceremony on Sunday, April 21, 2013 as a member of Troop 8225, East Hills Moravian Church, Bethlehem, PA; and

WHEREAS, Michelle and her team created a prayer trail for Camp Brainerd, a Presbyterian camp. Creating the trail included building a bridge, clearing the trail, making stencils for the plaques, putting tree stumps at each station for people to sit on, and creating a booklet for readings & meditations and activities for some sites; and

WHEREAS, Michelle is also a member of the Heritage Patrol. In that group she achieved the level of "Trainer", the highest rank. In that role, she leads programs for younger scouts to learn about local heritage. She is also a Moravian Maiden, which means she sewed her own traditional Moravian outfit and wears it as she teaches some of the heritage programs.

NOW, THEREFORE, BE IT AND IT IS HEREBY PROCLAIMED, by the Board of Supervisors of Township of Hanover, County of Northampton, and the Commonwealth of Pennsylvania:

That Michelle A. Trepel is applauded and recognized on the occasion of her Gold Award and the Board of Supervisors congratulates her for her dedication and devotion in preserving the finest virtues of

American life. The Board of Supervisors also proclaim Monday, April 22, 2013 as Michelle A. Trempel in Hanover Township.

Mr. Salvesen seconded the motion.
Mr. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye.

PUBLIC WORKS

It was noted there were no items on the agenda.

DEVELOPMENTS

Authorize Chairman and Secretary to Execute the Agreement between TOA PA VIII, L.P. and Hanover Township regarding the Temporary Sales Facility

Mr. Tanczos moved that the Board authorize the Chairman and Secretary to sign the Agreement between TOA PA VIII, L.P. and Hanover Township for the construction of a Temporary Sales Facility at Traditions of America at Bridle Path.

Mr. Salvesen seconded the motion.
Mr. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye.

Griffin Land and Nurseries, Inc. – Hanover Corporate Center II, Lot 10 – Conditional Preliminary Plan Approval

It was noted that Michael S. Gamzon, Griffin Land and Nurseries and Engineer Kevin Horvath were present to update the Board, and discuss and sign the conditions.

Mr. Tanczos moved that the Board, as recommended by the Township Engineer, approve to adopt the terms and conditions relative to Griffin Land and Nurseries, Inc. – Hanover Corporate Center II, Lot 10, prepared and provided to the Developer/Owner for signature, and the Township Secretary is to notify the Developer/Owner of the Board's action relative to this matter:

CONDITIONS

1. The previously submitted Hanover Corporate Center 2 – Lot 10 Storm Water Management Facilities Plan shall be officially withdrawn prior to the Griffin Land and Nurseries, Inc., Hanover Corporate Center 2, Lot 10 Record Land Development Plan being approved and/or recorded for the subject parcel.
2. The conditionally approved Hanover Corporate Center 2 – Lots 1 & 10 / Amore Subdivision Plan shall be recorded prior to the Griffin Land and Nurseries, Inc., Hanover Corporate Center 2, Lot 10 Record Land Development Plan being recorded.
3. The Hanover Corporate Center 2 Subdivision Improvements Agreement, as amended, shall be revised to address revisions required to “Exhibit F” (“Notes Associated with Future Development”) to accommodate the proposed Griffin Land and Nurseries, Inc., Hanover Corporate Center 2, Lot 10 Land Development Plan; approved by the Hanover Township Board of Supervisors; and recorded prior to the Griffin Land and Nurseries, Inc., Hanover Corporate Center 2, Lot 10 Record Land Development Plan being recorded.

4. An Access Driveway Easement Agreement, satisfactory to the Township Solicitor, for the common access drive on Lots 1 and 10 of Hanover Corporate Center 2 shall be recorded prior to the Griffin Land and Nurseries, Inc., Hanover Corporate Center 2, Lot 10 Record Land Development Plan being recorded.
5. The Developer/Owner shall address all outstanding comments in the Hanover Engineering Associates, Inc. review letter dated April 5, 2013 to the satisfaction of the Township Engineer, prior to recording.
6. The Developer/Owner shall provide a notarized statement, satisfactory to the Township Solicitor, stating that the Township will be held harmless against any claim of damage from the downstream property owners that may result from the proposed development. (Stormwater Section 152-10E).
7. 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 Sections 152-10M and 152-24.3).
8. The Developer/Owner shall provide financial security for the deferral of improvements, as required by the Township Solicitor, prior to the Griffin Land and Nurseries, Inc., Hanover Corporate Center 2, Lot 10 Record Land Development Plan being recorded.
9. The Developer/Owner shall provide a notarized statement, satisfactory to the Township Solicitor, stating that all construction equipment and vehicle access for the development of Griffin Land and Nurseries, Inc. and all associated improvements shall enter the site opposite Sterner's Way from Jandl Boulevard; construction equipment may only cross Steuben Road at the approved construction entrances; and the Developer/Owner will be responsible for the repair of any damage to Steuben Road associated with the construction of the improvements for the development of Griffin Land and Nurseries, Inc.
10. 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 Section 152-24.5).
11. The Developer/Owner shall provide Tapping (\$5.39/GPD), Connection (\$397.50 each), and Customer Facilities (\$330.00 each) Fees prior to Building Permit issuance for this Land Development. (Sewers Section 140-13).
12. The Developer/Owner shall provide an Impact Fee (\$323.00/PM Peak Hour Trip) prior to Building Permit issuance for this Land Development. (Impact Fee Ordinance 91-12, Resolution 97-11).
13. The Developer/Owner shall provide a Storm Sewer Interceptor Improvements value [\$223,677.00 (\$1.80/SY new impervious cover x 124,265 SY)] prior to Building Permit issuance for this Land Development, or install/improve the Township storm sewer

interceptor system by the value of at least \$223,677.00. The Design Engineer shall provide a cost estimate of the proposed improvements to be included in the credit. (Stormwater Sections 152-12.B.(2)).

14. The Developer/Owner shall pay all current fees, including any outstanding plans and appeals account charges. (SALDO Section 159-36J).
15. 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).
16. 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. Tanczos further moved; that the granting of conditional preliminary 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 locate all existing features within two hundred feet (200') of any part of the land to be developed. (SALDO Section 159-29.C.(1))
- B. That the Board of Supervisors waives the requirement to conduct additional site investigations and soils testing for the proposed spray irrigation system in strict accordance with Appendix G of this Chapter to allow additional investigations and testing as deemed necessary by the Township Engineer and as required by PennDEP and perform post-construction infiltration testing and soil remediation (if necessary) as outlined on the Land Development and PCSM Plans for the project. (SMO Section 152-9.1.K.(1))
- C. That the Board of Supervisors waives the requirement that the post-development two-year runoff volume leaving the site shall be 80% or more of the pre-development runoff volume to meet PennDEP water quality requirements. (SMO Section 152-9.1.M)
- D. That the Board of Supervisors waives the requirement that the detention basin outlet pipe arrangement provides complete outletting of all detained water to allow runoff to be retained for the spray irrigation system to meet PennDEP water quality requirements. (SMO Section 152-10.I.(3))
- E. That the Board of Supervisors waives the requirement that the maximum depth of detained runoff shall be 2, 3 and 4 feet for the two-, ten- and 100-year storm events, respectively, to allow maximum water depths of 4.7, 5.2 and 6.3 feet for the specified storm events to accommodate a spray irrigation system to meet PennDEP water quality requirements. (SMO Section 152-10.I.(7))

- F. That the Board of Supervisors waives the requirement that the minimum slope of the bottom of a detention basin be two percent (2%) toward the outlet structure to allow an average basin bottom slope of approximately 0.5% to establish water tolerant ground cover in the basin and accommodate the spray irrigation system to meet PennDEP water quality requirements. (SMO Section 152-10.I.(10))
- G. That the Board of Supervisors waives the requirement that all storm sewer piping be Class III reinforced concrete pipe with “O” ring joints to allow HDPE pipe to be utilized in connection with the building roof drains. (SMO Section 152-11.G.(3))
- H. That the Board of Supervisors defers the requirement to provide the standard planting screen within the 50-foot wide buffer yard adjacent to the northeasterly boundary of the subject property to preserve the existing tree row. (Construction Standards Section 67-8.F)
- I. That the Board of Supervisors defers the requirement to improve the Steuben Road frontage along the subject property. (SALDO Section 159-11.)
- J. That the Board of Supervisors defers the requirement to install sidewalks along the Jaindl Boulevard and Steuben Road frontages of the subject property as well as along the proposed common driveway. (SALDO Section 159-13.B.(1))
- K. That the Board of Supervisors defers the requirement to provide the required number of off-street parking spaces to allow the Applicant to initially demarcate a total of 398 parking spaces with the understanding that additional spaces will be provided if deemed necessary by the Zoning Officer based on actual future need or other metric approved by the Board of Supervisors. (Zoning Ordinance Section 185-17.B)
- L. That the Board of Supervisors approves an average maximum building height of 42 feet, which exceeds the allowable maximum building height of 38 feet. (Zoning Ordinance Section 185-35.F.(2))

Mr. Nagle seconded the motion.

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

Faulkner Chevrolet Cadillac – New GM Showroom – Extension Request

Mr. Tanczos moved that the Board approve to grant Faulkner Chevrolet Cadillac a 90-day extension to July 11, 2013 to complete the improvements; and to notify the Developer of the Board’s action.

Mr. Nagle seconded the motion.

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

COURTESY OF THE FLOOR

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

STAFF REPORTS

Mr. Kocher had nothing to report.

Solicitor Broughal had nothing to report.

Mr. Milite notes that they are in the processing of street sweeping.

Mr. Finnigan noted the Executive Session.

Upon motion of Mr. Nagle, seconded by Mr. Tanczos, the Board approved adjournment at 7:17 P.M. and opened the Executive session for Contract Negotiation. Mr. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye.

It was noted that the Executive Session concluded at 8:00 P.M.

Lori A. Stranzl
Township Secretary