
**REGULAR SEMI-MONTHLY MEETING
September 10, 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 Brien 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 with the additions under "Administration".

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, from the meeting of the Board of Supervisors dated August 27, 2013.

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

Upon motion of Mr. Salvesen, seconded by Mr. Nagle, the Board approved the List of Bills and Transfers dated September 10, 2013 as presented by the Township Treasurer/Assistant Secretary; and to enter the signed List of Bills by the Treasurer/Assistant Secretary 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.

APPOINTMENTS & RESIGNATIONS

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

PLANNING & ZONING

ADMINISTRATION

Authorize Vice-Chairman to Sign the Advanced Door Service Preventative Maintenance Agreement

Mr. Nagle moved that the Board approve to authorize the Vice-Chairman to sign the Preventative Maintenance Agreement through August 31, 2014 with Advanced Door Service.

Mr. Salvesen seconded the motion.

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

2014 Minimum Municipal Pension Obligation

Mr. Nagle noted for the record that the 2014 Minimum Pension Obligation will be \$369,163.51 for the Township's Defined Benefit Plan and \$17,555.43 for the Township's Defined Contribution Plan.

PUBLIC WORKS

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

DEVELOPMENTS

Faulkner Chevrolet, Cadillac – Extension Request

Mr. Tanczos moved that the Board approve to grant Faulkner Chevrolet, Cadillac a ninety (90) day extension to December 11, 2013 to complete the showroom improvements. It is noted that the Developer has submitted a letter requesting a final inspection on August 29, 2013.

Mr. Salvesen seconded the motion.

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

Hanover Corporate Center II, Lot 10, Griffin Land Record Plan Approval

Mr. Tanczos moved that the Board, as recommended by the Township Engineer in his letter dated September 6, 2013, approve to adopt the terms and conditions relative to Griffin Land and Nurseries, Inc., Hanover Corporate Center 2, Lot 10, dated as last revised August 20, 2013, Record Land Development Plan, 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

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 recorded for the subject parcel.

1. 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.
2. A revised 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, or in conjunction with, the recording of the Griffin Land and Nurseries, Inc., Hanover Corporate Center 2, Lot 10 Record Land Development Plan.
3. The Developer/Owner shall address all outstanding comments in the Hanover Engineering Associates, Inc. review letter dated September 6, 2013 to the satisfaction of the Township Engineer, prior to recording.
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 Section 152-10E)
 - 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 Sections 152-10M and 152-24.3)
 - C. The Improvements Agreement shall include 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)
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 provide financial security, or proof of previously provided financial security, for the deferral of improvements and/or provide language on the plan, acceptable to the Township Solicitor, regarding the requirement to construct the deferred improvements when notified by the Board of Supervisors, but not later than October 30, 2016 for the Steuben Road improvements only, prior to the Griffin Land and Nurseries, Inc., Hanover Corporate Center 2, Lot 10 Record Land Development Plan being recorded.

7. The Developer/Owner shall provide financial security, or proof of previously provided financial security, for the deferral of improvements and/or provide language on the plan, acceptable to the Township Solicitor, regarding the requirement to construct the deferred improvements when notified by the Board of Supervisors, but not later than October 30, 2016 for the Steuben Road improvements only, prior to the Griffin Land and Nurseries, Inc., Hanover Corporate Center 2, Lot 10 Record Land Development Plan being recorded.
8. As indicated in the HCC2 Preliminary/Record Subdivision Plan Approval, the Developer/Owner (Janidl Land Company) shall provide a summary listing of the sanitary sewer and water allocations of this subdivision (HCC2) prior to the Griffin Land and Nurseries, Inc., Hanover Corporate Center 2, Lot 10 Record Land Development Plan being recorded. As each lot is submitted for Township review and approval, the Developer (Janidl Land Company) shall revise the listing and provide a tally of sewage and water flows allocated for the lands being submitted and a total for all lots previously approved in this subdivision (HCC2).
9. The Developer/Owner shall provide a Tapping Fee in the amount of \$53,900.00 (\$5.39/GPD x 10,000 GPD) for the entire project, a Connection Fee of \$397.50 for each building, and a Customer Facilities Fee of \$330.00 for each building prior to Building Permit issuance for this Land Development. (Sewers Section 140-13)
10. The Developer/Owner shall provide a Traffic Impact Fee in the amount of \$122,417.00 (\$323.00/PM Peak Hour Trip x 379 PM Peak Hour Trips) prior to any Building Permit issuance for this Land Development. (Impact Fee Ordinance 91-12, Resolution 97-11).
11. The Developer/Owner shall not be required to provide a Storm Sewer Interceptor Improvements value to the Township, as the estimated value of proposed improvements to the storm sewer interceptor system exceeds the total Storm Sewer Interceptor Improvements value of \$223,677.00 (\$1.80/SY new impervious cover x 124,265 SY). (Stormwater Section 152-12.B.(2))
12. The Developer/Owner shall pay all current fees, including any outstanding plans and appeals account charges. (SALDO Section 159-36J).
13. 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)
14. The Developer/Owner shall meet all conditions of the Preliminary and Record Plan approvals, and the 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 and Record Plan approvals shall be considered void, and the application for the Preliminary and Record Plan approvals shall be considered void and withdrawn.

The granting of conditional Record 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 4.6, 5.2 and 6.8 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. Salvesen seconded the motion.

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

COURTESY OF THE FLOOR

Mr. Paul Gerra of 1341 Cherry Avenue expressed his concern over possible developments on airport land that is in close proximity to his property. Mr. Gerra questioned if there was going to be connecting streets from the residential development to any possible commercial developments and questioned zoning requirements for the area.

Mr. Finnigan stated that the Township has not received any plans at this time. Mr. Gerra was referred to the Township website for zoning and code requirements and that he is able to come into the Township office to inspect any zoning maps or plans during office hours.

Mr. Walbert explained that because no plans have been submitted to the Township he could not provide any information regarding any possible developments in the area.

STAFF REPORTS

Engineer Kocher had nothing to report.

Solicitor Broughal had nothing to report.

Mr. Milite reported that the Community Center's car show was well attended and a success, and also that the Township received a bucket truck for public works, which is expected to be lettered this week.

Mr. Finnigan reported on the following:

- 2012 Library report was distributed
- The Township's 9/11 Patriot Day Ceremony will be held September 11th at 6:15 P.M. at the Community Center.
- The movie "Hotel for Dogs" will be shown at the Municipal Park September 14th at 7:45 P.M. as part of a "Fresh Flicks" which features games,

demonstration booths, and activities from Colonial Regional Police, Freshpet, American Red Cross, and EMS/Fire Company of Hanover.

Upon motion of Mr. Walbert, seconded by Mr. Tanczos, the Board approved adjournment at 7:25 P.M.

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

Ryan P. Kish
Township Treasurer/Assistant Secretary