
REGULAR SEMI-MONTHLY MEETING
January 13, 2015

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, Tanczos and Walbert, Engineer Brien Kocher, Solicitor James Broughal, Director of Administration/Treasurer Ryan Kish, Public Works Director, Vincent 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 an addition of a Note for the Record to acknowledge the bid opening from December 16, 2014

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

Mr. Diacogiannis noted for the record that the Bid Opening for the 2015 Mid-Mount Quint Fire Trucker was opened December 16, 2014 prior to start of the regular business meeting.

Upon motion of Mr. Nagle, seconded by Mr. Salvesen, the Board approved the minutes, from the meeting of the Board of Supervisors dated December 16, 2014.

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

Upon motion of Mr. Nagle, seconded by Mr. Salvesen, the Board approved the minutes, from the Reorganization meeting dated January 5, 2015.

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

Upon motion of Mr. Nagle, seconded by Mr. Salvesen, the Board approved the List of Bills and Transfers dated January 13, 2015 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# 3218, the portion that benefits me, Mr. Nagle aye with the same exception, Mr. Tanczos aye with the same exception, Mr. Walbert aye with the same exception, Mr. Diacogiannis aye with the same exception.

COURTESY OF THE FLOOR

Mr. Dale Traupman of 2612 Pioneer Road was present to introduce himself and advise the Board of his interest in serving on a Board or Commission if any vacancies shall occur. Mr. Traupman distributed a resume to the Board.

REPORT OF THE CHAIRMAN

Mr. Diacogiannis had nothing to report.

REPORT OF THE VICE-CHAIRMAN

Mr. Walbert had nothing to report.

SUPERVISOR'S COMMENTS

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.

Mr. Nagle noted for the record that he attended the Library Board Reorganization and stated that the Board appointed Mr. Tom Nolan as President.

APPOINTMENTS AND RESIGNATIONS – BOARDS, COMMISSIONS AND COMMITTEES

There were no items on the agenda.

PLANNING & ZONING

Conditional Use Approval – HTI, LLC for Property Located at 4482 Innovation Way, Allentown, PA 18109

Mr. Walbert moved that the Board of Supervisors approve the Conditional Use Application of HTI, LLC, dated November 3, 2014, for the property located at 4482 Innovation Way, Hanover Township, with the following conditions:

1. The Applicant, HTI, LLC, shall comply and complete all outstanding issues named in Hanover Engineering Associates Inc., review letter dated November 25, 2014 and captioned HTI, LLC, 4482 Innovation Way, Northgate Business Center II, Lot 3, Conditional Use Plan.

Mr. Tanczos seconded the motion.

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

Hold Harmless Agreement – Michael Licciardello and Karen L. Licciardello, 4743 Kathi Drive, Bethlehem, PA, 18017

Mr. Walbert moved that the Board authorize the Chairman and Secretary to sign the Hold Harmless Agreement between Michael Licciardello and Karen L. Licciardello of 4743 Kathi Drive, Bethlehem, PA, 18017 and Hanover Township regarding the installation of a fence which will encroach into the twenty (20) foot Township drainage and utility easement in the rear yard of the property.

Mr. Tanczos seconded the motion.

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

ADMINISTRATION

Public Meeting – Adoption of Proposed Ordinance for Unemployment Compensation Group Trust – Unemployment Compensation.

Mr. Nagle noted for the record that the Public Hearing has been duly advertised and the Secretary has proof of publication. After everyone who wished to speak had spoken, the Board took action.

Mr. Nagle moved that the Board approve to adopt the following Ordinance 15-1, authorizing the participation of Hanover Township in the APSATS Unemployment Group Trust for Unemployment Compensation:

ORDINANCE NO. 15-1

AN ORDINANCE OF THE TOWNSHIP OF HANOVER, NORTHAMPTON COUNTY, PENNSYLVANIA AUTHORIZING THE PARTICIPATION OF THE TOWNSHIP OF HANOVER, NORTHAMPTON COUNTY, PENNSYLVANIA IN THE PSATS UNEMPLOYMENT COMPENSATION GROUP TRUST PURSUANT TO THE PENNSYLVANIA INTERGOVERNMENTAL COOPERATION LAW

Mr. Salvesen seconded the motion.

Mr. Broughal updated the Board on the need for the ordinance.

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

Approval and Signature of Vehicle Use Agreement with Hanover Township Volunteer Fire Company #1

Mr. Nagle moved that the Board approve and authorize the Chairman and Secretary to sign the Vehicle Use Agreement between Hanover Township, Northampton County and the Hanover Township Volunteer Fire Company #1.

Mr. Salvesen seconded the motion.

Mr. Finnigan updated the Board on the need for the agreement.

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

Authorize Chairman and Secretary to sign Amendment #1 to the Agreement between the City of Bethlehem and Hanover Township regarding the Yard Waste facility

Mr. Nagle moved that the Board approve to authorize the Chairman and Secretary to sign the Amendment #1 to the Yard Waste Facility Agreement between Hanover Township and the City of Bethlehem.

Mr. Salvesen seconded the motion.

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

PUBLIC WORKS

Award the Bid for the 2015 Mid-Mount Quint Fire Truck

Mr. Salvesen moved that the Board approve to award the Bid for the 2015 Mid-Mount Quint Fire Truck to Campbell Supply Company, LLC, 1015 Cranbury South River Road, South Brunswick, NJ, 08831 and the bid price of \$1,121,342.00 and to notify Campbell Supply Company, LLC of their awarded bid.

Mr. Nagle seconded the motion.

Mr. Josh Peters, Asst. Chief and members of Fire Company were present.

Mr. Peters answered questions from the Board on the time frame and bid specifications.

Mr. Finnigan noted that this fire truck, as well as the past few that have been purchased has been allocated and paid for from the Fire Tax already incorporated in the Real Estate Tax rate.

Mr. Peters thanked the Board for awarding the Bid.

DEVELOPMENTS

Hanover Corporate Center 2, Lot 2 – Extension Request

Mr. Tanczos moved that the Board approve to grant the Developer of Hanover Corporate Center 2, Lot 2 a ninety (90) day extension to the MPC Deadline to April 14, 2015; and to notify the Developer of the Board's action.

Mr. Walbert seconded the motion.

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

Conditional Approval – GLICA Bethlehem, LLC - HCC2 Lot 2 Preliminary/Record Land Development Plan

Mr. Tanczos moved that the Board, as recommended by the Township Engineer, approve to adopt the terms and conditions relative to GLICA Bethlehem, LLC, Hanover Corporate Center 2 Lot 2 Preliminary/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

1. The Developer/Owner shall address all outstanding comments in the Hanover Engineering Associates, Inc. review letter dated January 9, 2015 to the satisfaction of the Township Engineer, prior to recording the Preliminary/Record land Development Plan.
2. Two (2) copies of any revised reports and supporting documentation (i.e. Post-Construction Stormwater Management (PCSM) Plan Narrative, Erosion and Sediment Control Plan Narrative, Traffic Impact Assessment, etc.), signed and sealed by the preparer, shall be submitted to the Township prior to recording the Preliminary/Record Land Development Plan.
3. A note shall be added to the Deferrals and List of Waivers notes identifying 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 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 not be required to provide an Open Space Contribution, as this requirement was previously satisfied by the Hanover Corporate Center 2 Subdivision.
7. The Developer/Owner shall provide a Tapping Fee in the amount of \$91,630.00 (\$5.39/GPD x 17,000 GPD), a Connection Fee of \$397.50, and a Customer Facilities Fee of \$330.00 prior to Building Permit issuance for this Land Development. (Sewers Section 140-13)
8. The Developer/Owner shall provide a summary identifying the dollar amount of previously constructed intersection and road improvements eligible for Traffic Impact Fee credits, per Exhibit "H" of the Hanover Corporate Center 2 Subdivision Improvements Agreement, and Traffic Impact Fee credits granted to previous land development with Hanover Corporate Center 2 to verify that adequate Traffic Impact Fee credits (627 PM peak hour trips) are available for allocation to this Land Development, or the Developer/Owner shall provide a Traffic Impact Fee in the amount of \$202,521.00 (\$323.00/PM Peak Hour Trip x 627 PM Peak Hour Trips) prior to issuance of Certificate of Occupancy for this Land Development. (Impact Fee Ordinance 91-12, Resolution 97-11).
9. The Developer/Owner shall provide a Storm Sewer Interceptor Improvements value of \$135,156.60 (\$1.80/SY new impervious cover x 75,087 SY) prior to recording the Preliminary/Record Land Development Plan. (Stormwater 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) mylar and ten (10) paper plan sets, which are signed and notarized by the Owner and sealed by the Surveyor/Engineer, for recording. (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 the Preliminary/Record Plan approval shall be considered void and withdrawn.

Mr. Tanczos further moved that 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 that non-residential driveways not exceed 30 feet in width to allow the Sterner's Way driveway at a total width of forty (40) feet, with two (2) fifteen (15) foot wide travel lanes and a ten (10) foot wide curbed island. (SALDO Section 159-15.I.5 and Driveways Section 73-7.E.(1)(b))
- B. That the Board of Supervisors waives the requirement of providing sound data or constructing a sound barrier. (SALDO Section 159-25.A)
- C. That the Board of Supervisors waives the plan sheet size requirement to allow thirty (30) inch by forty-two (42) inch plan sheets. (SALDO Section 159-29.B.(1))
- D. 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 to allow the information as shown on the plans. (SALDO Section 159-29.C.(1))
- E. That the Board of Supervisors waives the driveway and parking lot paving specifications to allow an alternate paving specification supported by a geotechnical study. (Construction Standards Section 67-3.H.(3))
- F. 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 within the site. (Construction Standards Section 67-9.A.(1) and Stormwater Management Ordinance Section 152-11.G.(3))
- G. That the Board of Supervisors waives the requirement of a detention basin maximum depth to allow an increase in the depth of the existing Traditions of America detention basin to provide an irrigation pool depth of four (4) feet to meet state DEP and Township water quality requirements and provide a black chain link fence around the detention basin. (Stormwater Management Ordinance Section 152-10.I.(6))
- H. That the Board of Supervisors defers the requirement to install sidewalks along Route 512 (Bath Pike) and Sterner's Way, at the southwest corner of the site. (SALDO Section 159-13.B.(1))
- I. That the Board of Supervisors approves the proposed off-street loading spaces shown on the plan, two (2) 12' x 62' and three (3) 11' x 30' off-street loading spaces. (Zoning Ordinance Sections 185-18.B and C)

- J. That the Board of Supervisors approves a building height of 52 feet, which exceeds the allowable maximum building height of 36 feet. (Zoning Ordinance Section 185-31.E.(4))

It was noted that representatives from GLICA, Engineer and Contractor were present and that the Developer/Owner has agreed with and signed the conditions provided.

Mr. Walbert seconded the motion.

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

Traditions of America at Bridle Path Phase 3 – Security Reduction Request Number 2

Mr. Tanczos moved that the Board, as recommended by Hanover Engineering Associates' letter dated January 9, 2015, approve to grant the Developer a reduction in the required security in the amount of \$277,684.00, resulting in a remaining security balance of \$329,050.20; conditioned upon the following:

1. That the Developer acknowledges that the security provided for Phase 3 will remain in force at a minimum of \$329,050.20 for the work remaining, plus contingencies.
2. That the Developer adheres to Township Policy #25 (payment of Plans and Appeals Account charges).

Mr. Walbert seconded the motion.

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

Approve and Authorize Signatures on Resolutions to PennDOT for the Radar Speed Signs for Jaindl Blvd and Jacksonville Road

Mr. Tanczos moved to authorize the Township Manager to submit traffic signal applications to PennDOT, along with approved and signed Resolutions for the radar speed signs on Jaindl Boulevard (Eastbound Jaindl Blvd, T-426, 290' east of Sterner's Way, T-428) – Resolution 15-7 and Jacksonville Road (Northbound Jacksonville Rd, T-575, 185' south of Bridle Path Road, T-429) – Resolution 15-8

Mr. Walbert seconded the motion.

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

COURTESY OF THE FLOOR

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

STAFF REPORTS

Mr. Kocher had nothing to report.

Mr. Broughal had nothing to report.

Mr. Milite updated the Board on the Water main break on Macada Road.

Mr. Diacogiannis directed Mr. Milite to contact the Public Utility Commission.

Mr. Kish had nothing to report.

Mr. Finnigan had nothing to report.

Upon motion of Mr. Nagle, seconded by Mr. Salvesen, the Board approved adjournment at 7:33 P.M.

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

Lori A. Stranzl
Township Secretary