
REGULAR SEMI-MONTHLY MEETING
May 26, 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 Nagle, Walbert and Tanczos, Engineer Jim Milot, Solicitor James Broughal, Director of Administration/Treasurer Ryan Kish, 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. Walbert, the Board approved the Agenda as presented.

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

Upon motion of Mr. Nagle, seconded by Mr. Walbert, the Board approved the minutes, from the meeting of the Board of Supervisors dated May 12, 2015.

Mr. Tanczos abstain, Mr. Walbert aye, Mr. Diacogiannis aye.

Upon motion of Mr. Nagle, seconded by Mr. Walbert, the Board approved the List of Bills and Transfers dated May 26, 2015 as presented by the Township Treasurer/Assistant Secretary; 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. 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.

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. 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

Hold Harmless Indemnification Agreement – Tamam Habib and Dima Shalla – 4503 Hampshire Drive – Fence Installation

Mr. Walbert moved that the Board approve to authorize the Chairman and Secretary to sign the Hold Harmless Indemnification Agreement between Hanover Township and Tamam Habib and Dima Shalla of 4503 Hampshire Drive, Bethlehem, PA, 18017 for the installation of a fence that will encroach into the ten (10) foot Township drainage and utility easements located in the rear and side yard of the premises.

Mr. Tanczos seconded the motion.

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

PennCap Properties – Replacement Fence at the Lehigh Valley Corporate Center Owner's Association

Ms. Tina Honthy-Little and Ms. Kelly Rak from PennCap Properties were present to discuss the replacing of a fence at the Lehigh Valley Center Corporate Owner's Association between 1525 and 1605 Valley Center Parkway. It is an old post and rail fence and they would like to install a sturdier fence. A discussion was held on the type of fencing that was included in their proposal.

The Board agreed on Option #3 in their proposal.

Mr. Walbert moved to authorize PennCap Properties to replace the existing fence between 1525 and 1605 Valley Center Parkway as depicted in the sketch proposal Option #3 with ornamental improvements.

Mr. Tanczos seconded the motion.

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

3076 Schoenersville Road – Required Parking Spaces

Mr. Finnigan noted that this should really be discussed with representatives.

Mr. Diacogiannis stated we can come back to this item if someone arrives.

Mr. Milot gave a background and where the Developer stands right now.

ADMINISTRATION

Authorize Chairman and Secretary to Sign the Crime Scene Mapping & Crash Investigation Equipment and Software Use Agreement

Mr. Nagle moved to authorize the Chairman and Secretary to sign the Crime Scene Mapping and Crash Investigation Equipment and Software Use Agreement between Hanover Township and the Colonial Regional Police Commission.

Mr. Walbert seconded the motion.

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

Mr. Salvesen arrived at 7:13 P.M.

Authorize Chairman to Sign the Vehicle Use Agreement with the Colonial Regional Police Commission

Mr. Nagle moved to authorize the Chairman to sign the Vehicle Use Agreement between Hanover Township and the Colonial Regional Police Commission for use of the 2013 Ford Police Interceptor SUV owned by the Township.

Mr. Salvesen seconded the motion.

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

Authorize Chairman to Sign the Commercial Insurance Application with Brown and Brown of the LV

Mr. Nagle moved to authorize the Chairman to sign the Commercial Insurance Application with Brown and Brown of the LV renewing the Township's insurance coverage.

Mr. Salvesen seconded the motion.

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

Proclamation 2015-7, Honoring Evan Zachary Burlew on His Eagle Award

Mr. Nagle moved that the Board approve to award Proclamation 2015-7, honoring Evan Zachary Burlew on the achievement of his Eagle Award:

**HANOVER TOWNSHIP
NORTHAMPTON COUNTY**

PROCLAMATION NO. 2015-7

**A PROCLAMATION HONORING
EVAN ZACHARY BURLEW
ON THE ACHIEVEMENT OF HIS EAGLE AWARD**

WHEREAS, Evan Zachary Burlew has achieved a significant accomplishment in life's path earning his Eagle Award as a member of the Boy Scouts of America; and

WHEREAS, Evan officially received his award during an Eagle Presentation Ceremony on Saturday, June 6, 2015 as a member of Boy Scout Troop 302, First Presbyterian Church of Bethlehem, Bethlehem, PA; and

WHEREAS, Evan planned, designed and installed a Nine Hole Disc Golf Course on the Hanover Township Municipal Tract; and

WHEREAS, Evan has exemplified the virtues of scouting and has exhibited leadership skills in his troop serving as Assistant Senior Patrol Leader, Patrol Leader, Assistant Patrol Leader and Troop Guide.

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 Evan Zachary Burlew is applauded and recognized on the occasion of his Eagle Award and the Board of Supervisors congratulates him for his dedication and devotion in preserving the finest virtues of American life as set forth by Scouting principals. The Board of Supervisors also proclaim Monday, June 8, 2015 as Evan Zachary Burlew Day in Hanover Township.

Mr. Salvesen seconded the motion.

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

Proclamation 2015-8, Honoring Alex Christopher Burlew on His Eagle Award

Mr. Nagle moved that the Board approve to award Proclamation 2015-8 honoring Alex Christopher Burlew on the achievement of his Eagle Award:

**HANOVER TOWNSHIP
NORTHAMPTON COUNTY**

PROCLAMATION NO. 2015-8

**A PROCLAMATION HONORING
ALEX CHRISTOPHER BURLEW
ON THE ACHIEVEMENT OF HIS EAGLE AWARD**

WHEREAS, Alex Christopher Burlew has achieved a significant accomplishment in life's path earning his Eagle Award as a member of the Boy Scouts of America; and

WHEREAS, Alex officially received his award during an Eagle Presentation Ceremony on Saturday, June 6, 2015 as a member of Boy Scout Troop 302, First Presbyterian Church of Bethlehem, Bethlehem, PA; and

WHEREAS, Alex planned, designed and constructed an observation beehive for the farm project initiative at the School Sisters of Saint Francis's Monocacy Manor in Hanover Township. The Scholl Sisters of Saint Francis now have a valuable educational beehive to add to their growing farm project; and

WHEREAS, Alex has exemplified the virtues of scouting and has exhibited leadership skills in his troop serving as Assistant Senior Patrol Leader, Patrol Leader, Assistant Patrol Leader and Troop Guide.

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 Alex Christopher Burlew is applauded and recognized on the occasion of his Eagle Award and the Board of Supervisors congratulates him for his dedication and devotion in preserving the finest virtues of American life as set forth by Scouting principals. The Board of Supervisors also proclaim Tuesday, June 9, 2015 as Alex Christopher Burlew Day in Hanover Township.

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

PUBLIC WORKS

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

DEVELOPMENTS

Farmhouse Mews Subdivision – Extension Request

Mr. Tanczos moved that the Board approve to grant the Developer of the Farmhouse Mews Subdivision a sixty (60) day extension to August 1, 2015 for the current review period.

Mr. Walbert seconded the motion.

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

Hanover Township Volunteer Fire Co #1 – Conditional Preliminary/Record Plan Approval

Mr. Tanczos moved that the Board, as recommended by the Township Engineer, approve to adopt the terms and conditions relative to the Proposed Building Expansion for Hanover Township Volunteer Fire Company #1 Preliminary/Record Land Development Plan, prepared and provided to the Developer/Owner for signature; and the Township Secretary is to notify the Developer of the Board's action:

CONDITIONS

1. The Developer/Owner shall address all outstanding comments in the Hanover Engineering Associates, Inc. review letter dated May 21, 2015 to the satisfaction of the Township Engineer, prior to recording the Preliminary/Record land Development Plan.
2. A note shall be added to the Site Plan Deferrals and Waivers notes identifying the meeting date of the Board of Supervisors action.
3. 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)
4. The Developer/Owner shall enter into a Maintenance Agreement with the Township and provide appropriate security. (SALDO Section 159-30.D.(6))
5. The Developer/Owner shall not be required to provide an Open Space Contribution, as this requirement was waived by the Board of Supervisors.
6. The Developer/Owner shall not be required to provide Tapping, Connection or Customer Facilities Fees, as no additional sanitary sewer flows are proposed with this building expansion. (Sewers Section 140-13)

7. The Developer/Owner shall not be required to provide a Traffic Impact Fee, as the use is not classified as a trip generator. (Impact Fee Ordinance 91-12, Resolution 97-11).
8. The Developer/Owner shall provide a Storm Sewer Interceptor Improvements value of \$228.60 (\$1.80/SY new impervious cover x 127 SY) prior to recording the Preliminary/Record Land Development Plan. (Stormwater Section 152-12.B.(2))
9. The Developer/Owner shall pay all current fees, including any outstanding plans and appeals account charges. (SALDO Section 159-36J).
10. 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)
11. 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 Preliminary/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 and be clearly defined by the use of curbing to allow the existing Fire Company Lane driveway at a width of one hundred-fifteen (115) feet and no curbing at the two (2) existing driveways along Fire Company Lane. (SALDO Section 159-15.I.5)
- B. That the Board of Supervisors waives the requirement to meet the Township recreation and open space requirements. (SALDO Section 159-16.D)
- C. That the Board of Supervisors waives the requirement to provide a monitoring and plugging manhole at the end of the sanitary sewer lateral to allow the existing sanitary sewer lateral configuration to remain. (SALDO Section 159-20.N and Construction Standards Section 67-10.B)
- 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 requirement to identify the trunk diameter, species and dripline locations of all existing trees and shade trees and to allow the information included on the Plan. (SALDO Sections 159-29.C.(6)(a) and (b))

- F. That the Board of Supervisors defers the requirement to install concrete curb along the entire Fire Company Lane and Place Road frontages. (SALDO Section 159-11.J)
- G. That the Board of Supervisors defers the requirement to install sidewalks, with accessible ramps, along Fire Company Lane and Place Road. (SALDO Section 159-13.A)
- H. That the Board of Supervisors defers the requirement to provide a planting screen along Fire Company Lane and Place Road. (SALDO Section 159-15.E)
- I. That the Board of Supervisors approves the location of the proposed parking lot driveway along Fire Company Lane. (SALDO Section 159-15.I.(1) and Driveways Sections 73-5 and 73-7.G)

Mr. Walbert seconded the motion.

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

TOA at Bridle Path, Phase 3 – Extension Request

Mr. Tanczos moved that the Board approve to grant the Developer a ninety (90) day extension to September 3, 2015 to complete the Improvements.

Mr. Walbert seconded the motion.

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

Valley Wellness Center – Sketch Plan Presentation

Dr. Steve Mortazavi and Tony Ganguzza from Boyle Construction presented a sketch plan of the Valley Wellness Center at 4145 Airport Road. Dr. Mortazavi stated he will be attending the June Planning Commission meeting as well as going before the Zoning Hearing Board for a conditional use variance. They will be asking for a waiver from the number of parking spaces and discussed the trees on the berm being re-located. He is proposing a wellness and private recreation complex which will include fitness, salon, massage, manicure and pedicures, café, daycare, a second floor walking track, weights/equipment, aquatic facility, basketball, and fitness rooms.

Mr. Finnigan stated that this property was previously planned for a wellness center.

COURTESY OF THE FLOOR

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

STAFF REPORTS

Mr. Milot had nothing to report.

Mr. Broughal had nothing to report.

Mr. Milite discussed the car fire on Crawford Drive.

Mr. Kish had nothing to report.

Mr. Finnigan reported on the following:

- Distributed and explained a Road Analysis report given to the Board
- Discussed the Act 153 – Background Checks and how it will impact the way the Township performs background checks and stated the Act goes into effect July 1, 2015
- Advised the Board that Macada North Park is complete and the slide for College Heights Park is in and will be installed by the Township.
- Noted that as of May 22, 2015 the Township is debt free having paid off the 248 Building. The payoff amount was \$734,165.41. Last payment was scheduled for 2022.

Upon motion of Mr. Nagle, seconded by Mr. Salvesen, the Board approved adjournment at 7:45P.M.

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

Lori Stranzl
Township Secretary