
REGULAR SEMI-MONTHLY MEETING
October 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 Jim Milot, Solicitor Jim Broughal, Public Works Director Vince Milite, Director of Public Administration Ryan Kish, 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 addition of the authorization to advertise for a conditional use hearing at 4145 airport Rd, Allentown, PA.

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 minutes, from the meeting of the Board of Supervisors dated October 13, 2015.

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

Upon motion of Mr. Salvesen, seconded by Mr. Nagle, the Board approved the List of Bills and Transfers dated October 13, 2015 as presented by the Township Assistant Treasurer and to enter the signed List of Bills by the Assistant Treasurer and the Board of Supervisors as an attachment to the minutes.

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

COURTESY OF THE FLOOR

REPORT OF THE CHAIRMAN

REPORT OF THE VICE-CHAIRMAN

SUPERVISOR'S COMMENTS

Mr. Nagle – Road District #1

Mr. Nagle reported the library held a budget meeting, and the director had advised of a possible 50 cent increase. Mr. Nagle stated they have informed the director to rethink the increase. Mr. Nagle will keep the Board updated on any changes.

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

PLANNING & ZONING

Public Hearing – Proposed Ordinance Amending the Zoning Ordinance by providing a new Conditional Use in the PORR- Planned Office, Research and Residential Zoning District to be known as “Transitional Care Facility.”

It is noted for the record that the hearing has been duly advertised and the Secretary has received Proof of Publication. A Court Stenographer was present to record all testimony.

Mr. Walbert noted for the record that no one in the audience wished to speak on the subject.

The Board of Supervisors had nothing to add.

Mr. Milot, Engineer, had nothing to add.

Mr. Walbert read a letter from the Planning Commission dated September 15, 2015.

Mr. Diacoginnis added that this matter was also reviewed by the Lehigh Valley Planning Commission, and it was referred as a local matter.

The Public Meeting was closed at 7:08 p.m.

Mr. Broughal recommended that the Board not adopt the ordinance, until the plans are reviewed. Mr. Broughal advised that the plans can be adopted at the same time as the ordinance. Mr. Broughal did indicate that the ordinance will have to be advertised again prior to the meeting.

Mr. Walbert advised the matter was closed and to be voted on at a later time.

Public Meeting – Proposed Ordinance for Adoption; amending Chapter 44, ANIMALS, ARTICLE I. Control of Dogs by providing for an Off the Leash Dog Park within the Township

It was noted for the record that the public meeting has been duly advertised and the Secretary has received Proof of Publication.

It was noted that no one in the audience wished to comment on the matter.

The Board of Supervisors had nothing to add.

Mr. Walbert moved that the Board approve to adopt Ordinance 15-6 amending the Code of Ordinances, Chapter 44, Animals, Article I, control of dogs by providing for an off the leash dog park within the Township and adopting rules and regulations with respect to same and repealing all ordinances or parts of ordinance inconsistent.

Mr. Tanczos seconded the motion.

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

Hydac – request for zoning waiver at 5614 Falcon Drive Bethlehem

A representative was present to request a waiver to the ordinance 136-4B limiting the number of unrelated persons living in a single family residence.

Hydac has six (6) men from Germany residing at 5614 Falcon Drive Bethlehem, PA. The men are here for training at the Hydac Company in the Township. Hydac requested that the Board allow the men to reside at this property until Thanksgiving Day.

The Board discussed their concerns with the future requests that may come before the Board, if this is allowed.

Mr. Walbert moved that in the matter of 5614 Falcon Drive Bethlehem, PA, the property owners have until November 26, 2015 to come into conformance with all aspects of our ordinance regulating rental properties, and to restrict the number of cars parked at the property to two (2), and enforcement will happen immediately if there are any nuisance violations due to the number of renters.

Mr. Tanczos seconded the motion.

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

HTI, LLC - 4482 Innovation Way – request of waiver of required number of parking spaces & waiver of land development

Erich Schock was present of behalf of HTI, LLC. The developer is putting in a mezzanine to use for storage, thus requiring extra parking spaces be striped. There are 25 employees at the building with no increase planned.

Mr. Walbert stated it would be a deferment of the parking spaces, not a waiver.

Mr. Milot advised that the re-recording of the record plan will show the slightly revised foot print. There are no changes from a planning aspect. There is no change that would not allow for the addition of the required parking spaces at a later time, if needed.

There will be a new plan presented to the board to be signed at a later time, which will also state the deferment of the parking spaces.

Piramal Critical Care – request for land development waiver for hazardous chemical enclosure

Keith Zimpfer was present on behalf of Piramal Critical Care. Piramal requested for a land development waiver for the property at 3950 Sheldon Circle. Piramal is looking to enclose the already existing concrete pad. The enclosure is a free standing enclosure, will not connect to the current buildings.

Mr. Walbert questioned if they would use the current pad, or if new footers would be put in place. Mr. Zimpfer responded that a new concrete pad would be put in place.

Mr. Diacogiannis questioned the safety hazard. Mr. Zimpfer stated having the chemicals in the enclosure actually reduces any safety hazards.

Mr. Broughal stated that a plan should be put in the file, to show the steps that came to allow the enclosure. Mr. Broughal also stated this waiver does not waive the codes or inspection aspect.

Mr. Walbert moved to waive the land development review of the enclosure of the hazardous chemical pad.

Mr. Tanczos seconded the motion.

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

Authorize the Zoning Administrator to advertise for a Conditional Use Hearing – 4145 airport Rd, Allentown, PA.

Mr. Walbert moved that the Board approve to authorize the Zoning administrator to advertise that the Board of Supervisors will hold a Conditional Use Hearing on November 10, 2015 for the Conditional Use Application from Steven Mortazavi, M.D. for the property at 4145 Airport Rd, Allentown, PA.

Mr. Tanczos seconded the motion.

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

ADMINISTRATION

Proclamation 2015-11, Honoring Joshua Alan Plum on His Eagle Scout Award

Mr. Nagle moved that the Board adopt Proclamation 2015-11, Honoring Joshua Alan Plum of Boy Scout Troop 302, on His Eagle Scout Award.

Mr. Tanczos seconded the motion.

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

Joshua was in attendance with his father and was presented the Proclamation by Chairman Diacogiannis.

Public Meeting for Proposed Ordinance; Enacting the Board of Supervisors to Authorize the Intermunicipal Cooperation with the Township of Hanover (Northampton County), and Township of Lower Nazareth regarding the Transportation of Sanitary Sewage through the lines of Hanover Township, Northampton County, PA for the Benefit of lands in Lower Nazareth Township

It was noted for the record that the public meeting has been duly advertised and the Secretary has received Proof of Publication.

Mr. Broughal stated that commercial properties off Hanoverville Road in Lower Nazareth are trying to get central sewage. The capacity was given to Lower Nazareth from the City of Bethlehem. The agreement would allow Lower Nazareth to transport the sewage through Hanover Township. The Township will not experience any cost from the upgrades or transportation, and there will be a fee provided to Hanover Township from Lower Nazareth for the transportation.

Tim Sigfried, representative for Prologis, added that the entire tap in fee is being paid up front.

Mr. Nagle moved that the Board approve Ordinance 15-7 authorizing the Intermunicipal cooperation with the Township of Hanover Northampton County, and Township of Lower Nazareth regarding the transportation of Sanitary Sewage through the lines of Hanover Township, Northampton County, Pennsylvania for the benefit of lands in Lower Nazareth Township.

Mr. Salvesen seconded the motion.

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

Note for the Record – Wawa Tax Assessment Appeal

Mr. Nagle noted for the record that the Solicitor signed the Order and Stipulation for the Wawa Tax Assessment Appeal.

Prologis Land III, LLC – Pump Station Upgrade Agreement

Mr. Nagle moved that the Board authorize the Chairman and Township Secretary to sign the Prologis Land III, LLC Pump Station Upgrade Agreement.

Mr. Salvesen seconded the motion.

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

Designation of Agent Resolution

Mr. Nagle moved to authorize the Board of Supervisors and Township Secretary to sign the Designation of Agent Resolution, for the Straight Line Wind Storm on June 30, 2015, authorizing John J. Finnigan, Jr. to act on behalf of the Board of Supervisors.

Mr. Salvesen seconded the motion.

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

Resolution 15 -14 – Permitting the Disposal of Municipal Assets

Mr. Nagle moved that the Board approves to adopt Resolution 15 – 14 permitting the Disposal of Municipal Assets.

Mr. Salvesen seconded the motion.

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

PUBLIC WORKS

DEVELOPMENTS

SWB&R Associates – Extension Request

Mr. Tanczos moved that the Board approve to grant the Developer of SWB & R Associates, per the letter dated September 24, 2015, a six (6) month extension to April 20, 2016 for recording of the Plan; 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.

Note for the Record - The 215 Project – withdrawal of Land Development application

Mr. Tanczos noted for the record that, The 215 Project, has withdrawn their land development application for 215 Township Line Road, Bethlehem, PA 18017, per their letter dated October 5, 2015.

COURTESY OF THE FLOOR

Margaret Blum was present of behalf of MainStreet Property. Ms. Blum questioned how the zoning amendment for the Transitional Care Facility would work going forward.

Mr. Broughal advised that the Final Plan and Zoning Amendment will be voted on at the same meeting.

STAFF REPORTS

Mr. Milot reported that Hanover Engineering will get the additional planning module signature pages over to Mr. Finnigan regarding the adoption of the Intermunicipal Cooperation Agreement.

Mr. Milot also reported that there was a Village View Park preconstruction meeting, as soon as the documentation from the contractor is received and approved the construction will move forward.

Mr. Broughal had nothing to report.

Mr. Milite had nothing to report.

Mr. Kish reported that at the October 27th meeting the 2016 Budget will be presented.

Mr. Finnigan stated that there is a new Township Manager Secretary, Amanda Redcay.

Mr. Finnigan reported that he sent out the drawing of the Dog Park, and that due to expenses we will be transferring money through this year's budget to cover the new expenses.

Upon motion of Mr. Salvesen the Board approved adjournment at 8:20 P.M.

Elizabeth D. Ritter
Township Secretary