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## **REGULAR SEMI-MONTHLY MEETING November 24, 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, Tanczos, and Walbert, Engineer Jim Milot, Solicitor Wendy Nicolosi, Public Works Director Vince Milite, Director of Public Administration Ryan Kish, and Township Manager John J. Finnigan, Jr. Mr. Salvesen was present via telephone.

The Pledge of Allegiance was performed.

Upon motion of Mr. Nagle, seconded by Mr. Walbert the Board approved the Agenda.

Mr. Salvesen aye, 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 November 10, 2015.

Mr. Salvesen aye, 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 List of Bills and Transfers dated November 24, 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, 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

## PLANNING & ZONING

### **Conditional Use Application of James E. and Ingrid E. Ulshafer Solar Energy System**

Mr. Walbert moved to approve the Conditional Use Application of James E. and Ingrid E. Ulshafer at 1170 Blossom Circle for the installation of a solar energy system on the side and front facing roof area under the following conditions:

1. That the installation be in accordance with the Exhibits attached to the Application and in accordance with all other zoning regulations of the Township;
2. That the installation be in accordance with any conditions set forth and contained in the Hanover Engineering Associates, Inc., Review Letter dated October 2, 2015.

Mr. Tanczos seconded the motion.

It was noted for the record that Mr. Salvesen had received the transcript from the Public Hearing and has read it in its entirety.

There was a lengthy discussion on the application and about possibly revisiting the current zoning ordinance, after research being done on the current standards of solar panels.

Mr. Salvesen no, Mr. Nagle aye, Mr. Tanczos, Mr. Walbert, Mr. Diacogiannis aye.

### **Conditional Use Application of Valley Wellness Center 4145 Airport Road for the construction and use of a wellness center in the aircraft flight path highway business district (AFHBD)**

Mr. Walbert moved to approve the Conditional Use Application of Valley Wellness Center for the construction and use of a Wellness Center in the AFHBD Zoning District to be located at 4145 Airport Road under the following conditions:

1. That the Applicant comply with the provisions and conditions set forth and contained in the Hanover Engineering Associates, Inc., letter dated October 30, 2015;
2. That the Applicant comply with all other Zoning Ordinance provisions and regulations of the Township.

Mr. Tanczos seconded the motion.

It was noted for the record that Mr. Salvesen had received the transcript from the Public Hearing and has read it in its entirety.

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

## ADMINISTRATION

### **2016 Recreation Fees Changes**

Mr. Nagle moved to that the Board approve the following rate changes and new fees for 2016:

**Recommended 2016 Recreation Fees Increase/Implementation**

“Snowbird” Membership Implementation- Resident Rate- **\$70**

Non-Resident Rate- **\$82.50**

Pavilion Rates: Resident Weekdays (M-Th.) - **\$75**

Non-Resident Weekday (M-Th.) - **\$100**

Resident Weekend (F, Sat., Sun.)- **\$100**

Non-Resident Weekend (F, Sat., Sun.)- **\$125**

Swimming Pool Resident Rates:

Sr. Lifetime Pass- **\$75**

Resident- Weekday Adult- **\$8/Weekend- \$9**

Resident- Weekday Student/Sr. - **\$6/Weekend- \$7**

Non-Resident- Weekday Adult- **\$9/Weekend- \$10**

Non-Resident- Weekday Student/Sr. - **\$7/Weekend- \$8**

Group Swim Lesson fee (per session) - **\$28/members**

**\$40/non-members**

Mini Stars Swim Lesson fee (per session) - **\$20/members**

**\$28/non-members**

Mr. Tanczos seconded the motion.

Mr. Nagle suggested having a membership for people who only want a membership over the winter. Mr. Finnigan will refer to Mr. Cepin at the community center.

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

**2016 Salary Increase Guidelines**

Mr. Nagle moved that the Board approve the 2016 Salary Increase Guidelines as presented to the Board by the Township Manager to be used for employees effective with the 2015 reviews.

## **INCREASE GUIDELINES**

Far Exceeds Normal Requirements 4.0%; Exceeds Normal Requirements 3.0%; Meets Normal Requirements 2.0%; Meets Some Requirements / Fails to Meet Some Requirements .75% and Fails to Meet Minimum Requirements 0.0%

Mr. Walbert seconded the motion.

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

### **Resolution 15 - 15 2016 Sewer Rates**

Mr. Nagle moved that the Board approve to adopt Resolution 2015 - 15 setting the 2016 Sewer Rates by District and to authorize the Chairman and Secretary to sign the Resolution.

Mr. Walbert seconded the motion.

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

### **Authorize Chairman to sign PNC Institutional Asset Management Investment Policy Statement**

Mr. Nagle moved that the Board approve to authorize the Chairman to sign the PNC Institutional Asset Management Investment Policy Statement that shows asset allocation for the Township Pension Plan.

Mr. Walbert seconded the motion.

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

### **Resolution 15 – 16 - 2016 Fee Schedule**

Mr. Nagle moved that the Board approve to adopt Resolution 2015 - 16 setting the Fee Schedule for 2016.

Mr. Walbert seconded the motion.

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

## **PUBLIC WORKS**

### **DEVELOPMENTS**

#### **Traditions of America at Bridle Path – Phase 1 Security Reduction Request 5**

Mr. Tanczos moved that the Board, as recommended by Hanover Engineering's letter dated November 19, 2015, approve to grant the Developer of Traditions of America at Bridle Path, Phase 1, Land Development Plan, a reduction of the required security in the amount of \$67,760.00, conditioned upon the following:

1. The Developer acknowledges that the security provided by Arch Insurance Company will remain in force and at a minimum of \$1,183,278.47 for the work remaining, plus contingencies.
2. The Developer adheres to Township Policy 25 (payment of Plans and Appeals Accounts).

Mr. Walbert seconded the motion.

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

#### **Traditions of America at Bridle Path – Phase 2 Security Reduction Request 4**

Mr. Tanczos moved that the Board, as recommended by Hanover Engineering's letter dated November 19, 2015, approve to grant the Developer of Traditions of America at Bridle Path, Phase 2, a reduction of the required security in the amount of \$94,447.10, conditioned upon the following:

1. That the Developer acknowledges that the security provided by Arch Insurance Company will remain in force and at a minimum of \$339,451.15 for the work remaining, plus contingencies.
2. That the Developer adheres to Township Policy 25 (payment of Plans and Appeals Accounts).

Mr. Walbert seconded the motion.

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

#### **Traditions of America at Bridle Path – Phase 3 Security Reduction Request 3**

Mr. Tanczos moved that the Board, as recommended by Hanover Engineering's letter dated November 19, 2015, approve to grant the Developer of Traditions of America at Bridle Path, Phase 3, a reduction of the required security in the amount of \$48,155.80, conditioned upon the following:

1. That the Developer acknowledges the security provided for Phase 3 will remain in force at a minimum of \$280,894.41 for the work remaining.
2. That the Developer adheres to Township Policy 25 (payments of Plans and Appeals Accounts).

Mr. Walbert seconded the motion.

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

#### **Traditions of America at Bridle Path – Phase 4 Security Reduction Request 2**

Mr. Tanczos moved that the Board, as recommended by Hanover Engineering's letter dated November 19, 2015, approve to grant the Developer of Traditions of America at Bridle

Path, Phase 4, a reduction of the required security in the amount of \$60,082.00, conditioned upon the following:

1. That the Developer acknowledges the security provided for Phase 4 will remain in force at a minimum of \$570,027.30 for the work remaining.
2. That the Developer adheres to Township Policy 25 (payments of Plans and Appeals Accounts).

Mr. Walbert seconded the motion.

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

**Traditions of America at Bridle Path - Off Site Traffic Improvements – Security Reduction Request 2**

Mr. Tanczos moved that the Board, as recommended by Hanover Engineering’s letter dated November 19, 2015, approve to grant the Developer of Traditions of America at Bridle Path Off Site Traffic Improvements, a reduction of the required security in the amount of \$36,905.00, conditioned upon the following:

1. That the Developer acknowledges that the security provided by Arch Insurance Company will remain in force at a minimum of \$245,639.05 for the work remaining, plus contingencies.
2. That the Developer adheres to Township Policy 25 (payments of Plans and Appeals Accounts).

Mr. Walbert seconded the motion.

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

**Traditions of America at Bridle Path – Phase 3 – Extension request**

Mr. Tanczos moved that the Board approve to grant the developer of Traditions of America at Bridle Path – Phase 3 a 180 day extension to May 30, 2016, in regards to the Improvements deadline, per their letter dated November 5, 2015.

Mr. Walbert seconded the motion.

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

**Ungerer & Company Building Expansion – Extension Request**

Mr. Tanczos moved that the Board approve to grant the developer of Ungerer & Company Building Expansion a 90 day extension to March 8, 2016 in regards to the Recording deadline per their letter dated November 24, 2015.

Mr. Walbert seconded the motion.

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

COURTESY OF THE FLOOR

STAFF REPORTS

Mr. Milot had nothing to report.

Ms. Nicolosi had nothing to report.

Mr. Milite reported that the Township staff donated a total of \$330.00 for shop with cops. He stated that the dog park construction will start on November 30, 2015.

Mr. Kish reported that ADP offered us a no increase rate for 3 years if we locked into a contract for 36 months. Mr. Tanczos responded to go back to ADP and tell them for a 5% discount we will lock in for 36 months.

Mr. Finnigan reported that the street lights have been installed at Bridle Path and Jacksonville, Bridle Path and Woodside, Jacksonville near Orchard and Crawford. For the Alvarez project, at Wegmans and Fairview, PPL has sent the paperwork and they will be installed in the next few weeks.

Upon motion of Mr. Walbert the Board approved adjournment at 7:47 P.M.

Elizabeth D. Ritter  
Township Secretary