
REGULAR SEMI-MONTHLY MEETING
May 11, 2010

The regular semi-monthly meeting of the Board of Supervisors, Hanover Township, Northampton County, Pennsylvania was called to order by Chairman John N. Diacogiannis at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, 18017 at 7:00 P.M.

Present were Supervisors Nagle, Salvesen and Walbert, Engineer Brien Kocher for Engineer Birdsall, Attorney Wendy Nicolosi for Solicitor Broughal, Public Works Director Vince Milite and Township Manager John J. Finnigan, Jr. Supervisor Tanczos was not in attendance.

The Pledge of Allegiance was performed.

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

Upon motion of Mr. Nagle, seconded by Mr. Salvesen, the Board approved the Minutes, as written, from the meeting of the Board of Supervisors dated April 27, 2010. Mr. Salvesen aye, Mr. Nagle aye, Mr. Walbert aye, Mr. Diacogiannis aye.

Upon motion of Mr. Walbert, seconded by Mr. Nagle, the Board approved the List of Bills and Transfers as prepared by the Secretary/Treasurer, and to enter the signed List of Bills by the Secretary/Treasurer and the Board of Supervisors as an attachment to the minutes. Mr. Salvesen aye, Mr. Nagle aye, Mr. Walbert aye, Mr. Diacogiannis aye.

Mr. Diacogiannis noted for the record that the bid opening minutes dated May 10, 2010 were contained in the packet received by the Board.

COURTESY OF THE FLOOR

Resident Joseph Dialessi, 3409 Park Place, expressed his concern regarding the number of Canadian geese in the Township. He explained that the city of Bethlehem is actively involved in a program to remove them and provided documentation which staff will review and follow up with the city of Bethlehem.

REPORT OF THE CHAIRMAN

Mr. Diacogiannis welcomed Mr. Brien Kocher from Hanover Engineering Associates.

REPORT OF THE VICE CHAIRMAN

Mr. Walbert reported that the 248 Operating Committee met the morning of May 11, 2010 and because of the excess funding in their reserve account, there will be distributions to Hanover Township of approximately \$87,000.00 and \$68,000.00 to Lower Nazareth.

SUPERVISOR'S COMMENTS & ROAD REPORTS

Mr. Nagle – Road District #1 – Mr. Nagle reported that the Sousa Concert had a nice turnout.

Mr. Walbert – Road District #2 – Nothing to report.
Mr. Diacogiannis – Road District #3 – Nothing to report.
Mr. Salvesen – Road District #4 – Nothing to report.

APPOINTMENTS & RESIGNATIONS – BOARDS, COMMISSIONS AND COMMITTEES

There were no items on the Agenda.

PLANNING & ZONING

Public Hearing - Conditional Use Application– St. Luke’s Hospital – Research Laboratory – 77 S. Commerce Way

Mr. Walbert closed the regular meeting and opened the Public Hearing. It is noted for the record that the hearing had been duly advertised and the Secretary has proof of publication. A Court Stenographer was present to record all testimony.

Upon completion of testimony, Mr. Walbert closed the Public Hearing and re-opened the regular meeting.

Conditional Use Application Approval – Venel Institute, Post Secondary School for Medical and Surgical Training – 261 Brodhead Road

Mr. Walbert moved that the Board approve the Conditional Use Application for Venel Institute, Post Secondary School for Medical and Surgical Training located at 261 Brodhead Road on the following conditions:

- (1) The Applicant’s facility must be subject to Real Estate Tax pursuant to 53 P.S. §68205(a), *et seq.*
- (2) The Applicant shall provide, within thirty (30) days of execution, a copy of the lease for the facility indicating that landlord agrees that the building in which the Applicant’s facility is located will not contain a research laboratory or other similar type facility as long as Applicant is a tenant.
- (3) The Applicant shall not discharge any waste other than normal domestic sewage into Township’s sewage disposal system.
- (4) The Applicant shall install eleven (11) additional parking spaces at the discretion of the Township.
- (5) The Applicant agrees that a qualified staff person of the Applicant will be present at Applicant’s facility at all times that it is occupied.

Mr. Walbert also moved to notify the Developer of the Board’s action.

Mr. Nagle seconded the motion.

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

BASD – Proposed Solar Panels – Asa Packer and Hanover Elementary Schools

Mr. Terry P. DeGroot, P.E. and Mr. Arif Fazil, P.E. of Terraform Engineering, LLC presented site plans for proposed photovoltaic solar panels at Asa Packer and Hanover Elementary Schools for exclusive use by the schools. In order to move forward with the grant process, Mr. DeGroot requested a letter from the Board stating that the panels are a permitted use

in the Township. Letters were obtained from Bethlehem Township, the Borough of Freemansburg and the City of Bethlehem. Mr. Diacogiannis requested the Solicitor's and Engineer's guidance in crafting a letter by the next Board of Supervisors meeting.

ADMINISTRATION

Approval of Joint Petition to Ascertain the Boundary Line between Hanover Township and East Allen Township

Mr. Nagle moved that the Board approve the Joint Petition between Hanover Township and East Allen Township to ascertain the Township Boundary Line as described in said petition.

Mr. Salvesen seconded the motion.

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

Authorize Signature of Application for Credit and Terms and Conditions between Hanover Township and Coca-Cola for Services at the Community Center.

Mr. Nagle moved to authorize the Chairman to sign the Application for Credit and the Terms and Conditions with Coca-Cola. It is noted that the paperwork has been reviewed by the Township Solicitor.

Mr. Salvesen seconded the motion.

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

PUBLIC WORKS

Discussion – Letter from Keystone Consulting Engineers, Inc. in regard to Property Located at 2090 Weaversville Road for a Sanitary Sewer Connection request.

After a discussion, the Board determined that additional information would be required before proceeding any further.

DEVELOPMENTS

Note for the Record – Traditions of America at Bridle Path Land Development Preliminary/Record Plan

Mr. Nagle noted for the record that TOA PA VIII, L.P. has granted the Township an extension of time until September 1, 2011 for the Township to consider their proposal for the Land Development Preliminary/Record Plan.

Note for the Record – Traditions of America at Bridle Path Minor Subdivision Preliminary/Record Plan

Mr. Nagle noted for the record that TOA PA VIII, L.P. has granted the Township an extension of time until September 1, 2011 for the Township to consider their proposal for the Minor Subdivision Preliminary/Record Plan.

Northgate II Lot 4 – Innovation Wellness

Mr. Nagle moved that the Board reject the preliminary plan of Northgate II Lot 4 – Innovation Wellness for failure to comply with the Engineer's letter of July 8, 2008 unless an extension is received by the Township prior to May 14, 2010.

Mr. Salvesen seconded the motion.

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

Jaindl – Hanover Corporate Center

Mr. Dave Jaindl and Mr. Bruce Anderson discussed the following issues: (1) Rt. 512 right of ways, (2) support on acquiring a portion of the Amore tract and (3) a 2 year extension for improvements.

KSB Holdings – 310 Stoke Park Road

Atty. Joseph Piperato, Mr. John McElkenny, owner of KSB Holdings, Mr. Ron Anderson from Faulkner and Ms. Tracey Snell, PE from Newton Engineering Group, PC were present to discuss their current application that is before the Zoning Hearing Board.

COURTESY OF THE FLOOR

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

STAFF REPORTS

Mr. Kocher had nothing to report.

Attorney Nicolosi reported that a check for \$2,100.00 was received from CNA Surety for the pedestrian signal that was installed incorrectly and requested a motion to authorize the Chairman to sign a release before the check can be cashed.

Mr. Nagle moved that the Board approve to authorize the Chairman to sign the release document.

Mr. Walbert seconded the motion.

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

Mr. Milite requested that the Board approve the Bids submitted by EJB Paving & Materials Co. and Alan Kunsman Roofing & Siding, Inc.

Mr. Salvesen moved that the Board approve to award the Bid for the 2010 Road Work Project to EJB Paving & Materials Co., 1119 Snyder Road, West Lawn, PA 19609 at a total bid price \$274,978.60; to notify EJB Paving & Materials Co. of their successful bid, to hold the next lowest bid until the necessary paperwork is complete from the awarded bidder and to return all bid bonds.

Mr. Nagle seconded the motion.

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

Mr. Salvesen moved that the Board approve to award the Bid for the Siding of the Municipal Garage and Bath House to Alan Kunsman Roofing & Siding, Inc., 203 Washington Street, Freemansburg, PA 18017 at total bid price of \$26,929.00, to notify Alan Kunsman Roofing & Siding, Inc. of their successful bid, and to hold the next lowest bid until the necessary paperwork is complete from the awarded bidder.

Mr. Nagle seconded the motion.

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

Mr. Salvesen amended the motion to read “at a total bid price of \$23,980.00”.

Mr. Nagle seconded the motion.

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

Mr. Finnigan updated the Board that 70% of the roads in Monocacy Farms are paved. The remaining roads to be done are Stenton, Seip, Harriet, Maryann and Monocacy. Sanitary

sewer repair will start on Monocacy weather permitting; this may take a week. The goal is for Mushlitz to be completed by May 30th.

Mr. Finnigan also reported that the Valley View Estates Phase I take over agreement for was mailed back to Travelers today. They will be using Lehigh Valley Site Contractors and have a completion date of August 13, 2010.

Mr. Finnigan distributed the Fireman's Relief Association's end of year financial report.

Mr. Finnigan and Ms. Stranzl met with Brown & Brown regarding insurance policy renewals.

ADJOURNMENT

Upon motion of Mr. Salvesen, seconded by Mr. Walbert, the Board approved adjournment of the regular meeting at 9:10 P.M. and opened the Executive Session.

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

EXECUTIVE SESSION

An executive session was held relative to a personnel matter.

Lori A. Stranzl
Secretary/Treasurer