
REGULAR SEMI-MONTHLY MEETING
October 12, 2010

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

Present were Supervisors Salvesen, Nagle and Tanczos, Engineer James Birdsall, Solicitor Broughal, Public Works Director Vince Milite and Township Manager John J. Finnigan, Jr. Chairman Diacogiannis was not present.

The Pledge of Allegiance was performed.

Upon motion of Mr. Nagle, seconded by Mr. Tanczos, the Board approved the Agenda with the addition of an Executive Session for contract negotiations.
Mr. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye.

Upon motion of Mr. Salvesen, seconded by Mr. Tanczos, the Board approved the Minutes, as written, from the meeting of the Board of Supervisors dated September 28, 2010.
Mr. Salvesen aye, Mr. Nagle abstain, Mr. Tanczos aye, Mr. Walbert aye.

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

COURTESY OF THE FLOOR

Dr. Alan Brau of 483 Sugar Maple Court and Contractor Jake Kocher were present to discuss the geo-thermal system on his property and to discuss the letter from Hanover Engineering in which he had to provide answers to certain questions regarding the proposed installation of the system. Dr. Brau has agreed to sign a Hold Harmless Agreement if required by the Township. Dr. Brau is looking for waivers from the Ordinance.

Mr. Birdsall stated that this is a separate stand-alone ordinance and referred to Solicitor Broughal for an explanation.

Mr. Broughal stated that the Board has the right to grant waivers from this particular ordinance based on hardship; as any waivers are. The exemptions requested are not zoning issues. Any waivers from this particular ordinance; the Board would have to make a motion to grant the waivers and put on the record what the property owner is requesting and what the hardship is.

Mr. Birdsall discussed the letter sent to Dr. Brau requesting answers to certain questions and stated he will address each one.

Mr. Birdsall stated there are two issues still open that may be eligible for waiver and another issue that can be satisfied by the home owner supplying more information. The first issue

is in regards to the setback requirements from the street and road and the second issue is the criteria of 25 feet from the right-of-way.

Mr. Birdsall noted that the responses to the questions asked in their letter came back in an email to the zoning officer; and advised that this and any email should be made as a file document and become part of the application.

Mr. Birdsall discussed the type of coolant and specifications and why the contractor is proposing Environol and why he feels it is safe to use.

Mr. Birdsall discussed the requirement for a written plan for operation and periodic inspection; which is all part of the ordinance. They provided a good installation narrative but did not address the operation and inspection plan required.

In overview; the three issues are the setback requirements from the road and street, the right-of-way setback and the submission of a written plan of operation and inspection.

Mr. Jake Kocher addressed Mr. Birdsall's comments and explained the hardship relating to the setbacks and right-of-way requirements; explained why the use of Environol; addressed the operation and maintenance.

Mr. Salvesen moved that the Board approve to grant two waivers from the front yard setback, the right-of-way requirement, and a waiver for the use of Environol conditioned upon a Hold Harmless Agreement, fees paid by the applicant and a written plan of operation and inspection being submitted

Mr. Nagle seconded the motion.

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

REPORT OF THE CHAIRMAN

Mr. Diacogiannis was not in attendance.

REPORT OF THE VICE CHAIRMAN

Mr. Walbert had nothing to report.

SUPERVISOR'S COMMENTS & ROAD REPORTS

Mr. Nagle – Road District #1 – Not present.

Mr. Walbert – Road District #2 – Nothing to report.

Mr. Diacogiannis – Road District #3 – Nothing to report.

Mr. Salvesen – Road District #4 – Nothing to report.

Mr. Tanczos – Road District #5 – Nothing to report.

APPOINTMENTS AND RESIGNATIONS

There were no items on the agenda.

PLANNING & ZONING

There were no items on the agenda.

ADMINISTRATION

Adopt Community Center Fees for 2011

Mr. Nagle moved that the Board approve to adopt the Community Center Fees for 2011 as submitted by the Recreation Director and to notify the Recreation Director of the Board's action.

Mr. Salvesen seconded the motion.

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

Advertise Annual Re-organization Meeting for the Board of Supervisors for 2011

Mr. Nagle moved that the Board approve to authorize the Secretary to advertise that the Board of Supervisors will hold their annual re-organization meeting on Monday January 3, 2011.

Mr. Salvesen seconded the motion.

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

Advertise Annual Re-organization Meeting for the Board of Auditors for 2011

Mr. Nagle moved that the Board approve to authorize the Secretary to advertise that the Board of Auditors will hold their annual re-organization meeting on Tuesday January 4, 2011.

Mr. Salvesen seconded the motion.

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

Approval of Auditor for 2011

Mr. Nagle moved that the Board approve to authorize the Solicitor to advertise that it is the Township's intent to appoint Todd J. Bushta, CPA with the firm Gneiding, DeSanctis, Blizzard & Company, LLP as the 2011 Township Auditor.

Mr. Salvesen seconded the motion.

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

Approval of Actuary for 2011

Mr. Nagle moved that the Board approve to authorize the Township Solicitor to advertise that it is the Township's intent to appoint Beyer-Barber Company as the 2011 Township Actuary.

Mr. Salvesen seconded the motion.

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

Note for the Record – December Meeting Date

Mr. Nagle noted for the record that the Board of Supervisors meeting for December will be held December 21, 2010.

PUBLIC WORKS

There were no items on the agenda.

DEVELOPMENTS

Jaindl – Hanover Corporate Center 2, Exhibit I, Phase I Improvements – Request Inspection and Escrow Release Number 6

Mr. Tanczos moved that the Board approve to authorize the Township Engineer to perform an inspection on the improvements, as requested by Jaindl Land Company in regards to Hanover Corporate Center Phase 2, Exhibit 1, Phase 1 improvements; and to incorporate the Developer's request for Escrow Release Number 6 in their confirmation of completion of the improvements and to notify the Developer of the Board's action.

Mr. Nagle seconded the motion.

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

Northgate II Lot 3 – Airport Commons – Extension Request

Mr. Tanczos moved that the Board approve to grant the Developer of Northgate II Lot 3 – Airport Commons a six (6) month extension to March 30, 2011 and to notify the Developer of the Board's action.

Mr. Nagle seconded the motion.

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

Davis Subdivision – Extension Request

Mr. Tanczos moved that the Board approve to grant the Developer of the Davis Subdivision a sixty (60) day extension to December 5, 2010 to complete the improvements and request an inspection; and to notify the Developer of the Board's action.

Mr. Nagle seconded the motion.

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

310 Stoke Park Road – Improvements

Mr. Birdsall updated the Board that the Developer is reaching the end of his agreement, we are safe with security deadlines, and they are basically done and need to ask for an inspection.

COURTESY OF THE FLOOR

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

STAFF REPORTS

Mr. Birdsall had nothing to report.

Mr. Broughal had nothing to report.

Mr. Milite updated the Board on all the sinkholes that formed during the week from the significant rain we had.

Mr. Finnigan noted the following:

The County Budget is in the Manager's Office if anyone is interested in viewing it.

Our Budget Meetings will be held in November

Updated the Board on the status of Armed Services Park

The Fall Festival was a success and was well attended

Mr. Walbert adjourned the regular meeting at 7:47 and entered in to an Executive session for contract negotiations.

Lori A. Stranzl
Secretary/Asst. Treasurer