
REGULAR SEMI-MONTHLY MEETING
August 28, 2012

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 Salvesen, Nagle, Tanczos and Walbert, Engineer Kocher, Solicitor Broughal, 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. Salvesen, the Board approved the Agenda as presented.

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

Upon motion of Mr. Walbert, seconded by Mr. Nagle, the Board approved the minutes, as written, from the meeting of the Board of Supervisors dated July 24, 2012.

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 as presented by the Secretary/Assistant Treasurer, and to enter the signed List of Bills by the Board of Supervisors and Secretary/Assistant Treasurer as an attachment to the minutes.

Mr. Salvesen aye with the exception of General Fund Ck#2538, Mr. Nagle aye with the exception of General Fund Ck#2538, Mr. Tanczos aye with the exception of General Fund Ck#2538, Mr. Walbert aye with the exception of General Fund Ck#2538, Mr. Diacogiannis.

COURTESY OF THE FLOOR

It was noted that no one wished to offer 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 & ROAD REPORTS

Mr. Nagle – Road District #1, Mr. Walbert – Road District #2, Mr. Salvesen – Road District #3, Mr. Tanczos – Road District #4, and Mr. Diacogiannis – Road District #5 had nothing to report.

APPOINTMENTS & RESIGNATIONS

Appointment of Mr. Paul Pugielli to the Township Planning Commission

Mr. Salvesen moved that the Board, as recommended by the Township Planning Commission in their letter dated August 14, 2012, appoint Mr. Paul Pugielli, 5764 Monocacy Drive, Bethlehem, PA, 18017 to the Township Planning Commission to occupy the vacant position with the term expiring January 1, 2013; and to notify Mr. Pugielli and the Planning Commission of the Board's action.

Mr. Nagle seconded the motion.

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

DEVELOPMENTS

Griffin Land & Nurseries, Inc. – Jaindl Boulevard – Concept presentation

Mr. David Jaindl and Mr. Mike Loomis, Esquire from Jaindl Land Company, Mr. Michael Gamzon and Mr. Scott Bosco with Griffin Land & Nurseries, and Mr. Al Kortze and Mr. Kevin Horvath from Keystone Construction Engineering were in attendance to present a “conceptual plan” for two warehouse type facilities in Hanover Corporate Center II – Lot 10 in a PIBD zoning district; approximately a 49 acre site. Discussions were held on design and layout, why the buildings are a good fit for that location, types of tenants, parking, and the visual impact on the surrounding neighbors.

They will be before the Zoning Hearing Board in September.

PLANNING & ZONING

Conditional Use Hearing – My Boys Baking, LLC, 310 Stoke Park Road, Bethlehem, PA, 18017

The regular meeting was closed and the Conditional Use Hearing was opened for My Boys Baking, LLC located at 310 Stoke Park Road, Bethlehem, PA 18017.

It was 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. After everyone who wished to speak, had spoken, the Conditional Use Hearing was closed and the regular meeting was re-opened.

Mr. Diacogiannis noted that the vote for the Conditional Use Approval will be on the September 11, 2012 Board of Supervisors agenda.

Public Meeting - Adoption of Ordinance 2012-4, Amending Ordinance 02-01, Chapter 172, providing for the Regulation of Stopping, Standing and Parking Vehicles on Fairview Street.

Public Meeting held for comment.

Mr. Walbert moved that the Board approve to adopt the following Ordinance, 2012-4, Amending Ordinance 02-01, Chapter 172, providing for the Regulation of Stopping, Standing and Parking Vehicles on Fairview Street:

ORDINANCE 2012-4

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA AMENDING ORDINANCE 02-01, CHAPTER 172 PROVIDING FOR THE REGULATION OF STOPPING, STANDING AND PARKING VEHICLES ON AIRVIEW STREET, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT HEREWITH.

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

ADMINISTRATION

Approval of Mid-Year Budget Amendments

Mr. Nagle moved that the Board approve the 2012 Mid-Year Budget Amendments as attached; and prepared by the Township Treasurer and Township Secretary.

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

Appointment of Sewage Enforcement Officer

Mr. Nagle moved that the Board appoint Ian M Huff (SEO Certification Number 03820) as a Sewage Enforcement Officer effective immediately.

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

PUBLIC WORKS

There were no items on the agenda.

DEVELOPMENTS

Note for the Record – Extension from E & M Logistics, LLC; The 215 Project, MPC Deadline

Mr. Tanczos Noted for the Record that E & M Logistics, LLC has granted the Township an extension to December 1, 2012 to review the plans for the 215 Township Line Road Project.

Note for the Record – Extension from Patient First Facility – Bethlehem, MPC Deadline

Mr. Tanczos Noted for the Record that Patient First Facility – Bethlehem has granted the Township an extension to December 1, 2012 to review the plans.

Note for the record – Extension from Bethlehem Business Park Lot 8A, MPC Deadline

Mr. Tanczos Noted for the Record that Bethlehem Business Park Lot 8A has granted the Township an extension to December 4, 2012 to review the plans.

Minrad Warehouse Addition, LVIP IV Lot 45 Improvements – Extension Request

Mr. Tanczos moved that the Board reject the improvements as incomplete, as recommended by the Township Engineer in his letter of August 24, 2012 for LVIP-IV – Lot 45, Warehouse Addition Development Plan, Piramal Critical Care, Inc. (Minrad), and urges the Developer to address the following:

1. Replace the dead, dying and missing landscaping in the fall planting season.
2. Request a re-inspection.
3. Provide an “As-Built Site Plan showing the actual lot coverage.
4. Adhere to Township Policy No. 25 (payment of Plan and Appeals accounts).

Mr. Tanczos further moved that the Board approve to grant Piramal Critical Care (formerly Minrad) an extension to March 12, 2013 for the improvements; 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.

Michael C. & Bonita M. Davis 4 Lot R1-S Subdivision – Maintenance Status

Mr. Tanczos moved that the Board, as recommended by the Township Engineer’s letter dated August 2, 2012, accepts the Developer’s request to end the “Maintenance Period”, for all, but the seven (7) trees, for the Davis Subdivision Plan and returns the Maintenance Security upon the following conditions:

1. That the Developer complete the replacement of the dead or dying trees during the 2012 fall planting season (no later than October 15, 2012).
2. That the Developer provide security of \$2,800.00 no later than September 4, 2012, and prior to release of the Letter of Credit # 41100031 by the Township.
3. That the Developer requests an inspection of the seven (7) trees in the spring of 2013 (between May 15 and June 1).
4. That the developer adhere to Township Policy #25 (payment of Plans and Appeals Account charges).

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.

HCC 2 Lots 1, 2 and 4 Required Landscape Buffers – Developer Requested Deferrals

Mr. Tanczos moved that the Board approve, as recommended by the Township Engineer, in his letter dated August 23, 2012, that the Township grant the Developer a three (3) year extension to September 30, 2015 for the buffer landscaping referenced in the Engineer’s letter.

Mr. Walbert seconded the motion.

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

3910 Adler Place – Maintenance Status

Mr. Tanczos moved that the Board approve, as recommended by the Township Engineer, in his letter dated August 24, 2012, that the Township end the “Maintenance Period” for the 3910 Alder Place Site Plan and return the Maintenance Security to the Developer conditioned on the following:

1. That the developer adhere to Township Policy #25 (payment of Plans and Appeals Account charges).

Mr. Walbert seconded the motion.

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

COURTESY OF THE FLOOR

Mr. Zoltan Takacs of Jacksonville Road was present to question the status of the vacant property at Jacksonville and Schoenersville Road.

STAFF REPORTS

Mr. Kocher had nothing to report.

Mr. Broughal stated he has the Indemnification Agreement for TOA at Bridle Path for signature.

Mr. Walbert moved to authorize the Chairman and Secretary to sign the Indemnification Agreement for TOA PA VIII, L.P. for the Traditions of America at Bridle Path Preliminary/Record Minor Subdivision Plan and the Traditions of America at Bridle Path Preliminary Land Development Plan.

Mr. Nagle seconded the motion.

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

Mr. Milite updated the Board on the 2012 Road Work Project and noted that the stop ahead thermal plastics were installed on Stoke Park Road.

Mr. Finnigan reported on the following:

- Distributed the Library Yearly Report
- Distributed the Monthly Fire Company Report
- Distributed Document from FEMA
- Updated the Board on a couple employees of the Public Works Crew who had volunteered to changed their hours and work during the night to install the stop ahead thermal plastics
- Updated the Board on the 4 speed boards, pedestrian signal crossings including upgrade to the school zone in front of Hanover School.
- Noted that the Township was awarded a little over \$27,000 from the County Uncommitted Gaming Grant which will go towards to remainder of the ambulance cost and pedestrian signals.

Upon motion of Mr. Walbert, seconded by Mr. Salvesen, the Board approved adjournment of the regular meeting at 8:20 P.M. and opened the Executive Session for Contract Negotiation and Litigation.

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

It was noted that the Executive Session concluded at 9:15 P.M.

Lori A. Stranzl
Township Secretary