
**REGULAR SEMI-MONTHLY MEETING
September 24, 2013**

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

Present were Supervisors Salvesen, Nagle, and Tanczos, Engineer Jim Milot for Brien 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. Salvesen, seconded by Mr. Nagle, the Board approved the Agenda with an addition under "Administration" and an addition and a deletion under "Developments". Mr. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye

Upon motion of Mr. Salvesen, seconded by Mr. Nagle, the Board approved the minutes, from the meeting of the Board of Supervisors dated September 10, 2013. Mr. Salvesen aye, Mr. Nagle aye, Mr. Tanczos aye, Mr. Walbert aye

Upon motion of Mr. Salvesen, seconded by Mr. Nagle, the Board approved the List of Bills and Transfers dated September 24, 2013 as presented by the Township Secretary/Assistant Treasurer; and to enter the signed List of Bills by the Secretary/Assistant Treasurer and the Board of Supervisors as an attachment to the minutes.

Mr. Salvesen aye with the exception of the portion of General Fund Check# 2882 which benefits me, Mr. Nagle aye with the same exception, Mr. Tanczos aye with the same exception, and Mr. Walbert aye with the same exception.

COURTESY OF THE FLOOR

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

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 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.

APPOINTMENTS & RESIGNATIONS

Accept Resignation from Danielle McFadden from the Hanover Township Crime Watch Committee

Mr. Salvesen moved that the Board approve to accept, with regret, the resignation of Danielle McFadden from the Hanover Township Crime Watch Committee, effective immediately, and to notify Ms. McFadden and the Crime Watch Committee of the acceptance.

Mr. Nagle seconded the motion.

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

PLANNING & ZONING

Authorize Zoning Officer to Advertise for a Conditional Use Hearing – Dr. Rami Salloum, D.D.S.

Mr. Salvesen moved that the Board approve to authorize the Zoning Officer to advertise that the Board of Supervisors will hold a Conditional Use Hearing on October 22, 2013 for the Conditional Use Application from Dr. Rami Salloum, for the property located at 3739 Bath Pike.

Mr. Nagle seconded the motion.

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

ADMINISTRATION

Authorize Solicitor to Execute the Stipulation of Counsel Relative to Minnett Properties, L.P.

Mr. Nagle moved that the Board approve to authorize the Township Solicitor to execute the Stipulation of Counsel relative to the assessment revaluation of Minnett Properties, L.P. (Parcel ID M6-15-34-0214).

Mr. Salvesen seconded the motion.

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

Approve Resolution 2013-14 Authorizing the Township to Apply for Grant Funds through the Commonwealth of Pennsylvania, Department of Community and Economic Development

Mr. Nagle moved that the Board approve and authorize the Vice-Chairman to sign Resolution 2013-14 to apply for grant funding through Commonwealth of Pennsylvania, Department of Community and Economic Development in the amount of \$68,000.00 for Radar Speed Signs.

Mr. Salvesen seconded the motion.

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

PUBLIC WORKS

It was noted that there were no items on the agenda.

DEVELOPMENTS

Northgate Business Center II, Lot 3 – Extension

Mr. Tanczos moved that the Board approve to grant the Developer/Owner of Northgate Business Center II, Lot 3 an extension to October 22, 2013 in regards to the MPC Deadline.

Mr. Salvesen seconded the motion.

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

Hanover Highlands Lot 2 – Retirement Residence – Extension

Mr. Tanczos moved that the Board approve to grant the Developer of Hanover Highlands, Lot 2, Retirement Residence an extension to December 18, 2013 to complete the Improvements.

Mr. Salvesen seconded the motion.

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

Faulkner Chevrolet, Cadillac – Improvements Inspection

Mr. Tanczos moved that the Board approve, as recommended by the Township Engineer in his letter dated September 20, 2013, to accept the improvements and authorize the start of the eighteen (18) month Maintenance Period conditioned upon the following:

1. The Developer provides Maintenance Security in the amount of \$17,292.30.
2. The Developer cleans the oil separating manhole lid and frame and addresses any maintenance concerns.
3. The Developer obtains certification from the City of Bethlehem Water Department that the fire hydrant has been charged.
4. The Developer adheres to Township Policy #25 (Payments of Plans and Appeals Account charges).

Mr. Salvesen seconded the motion.

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

Northgate II, Lot 4, Innovation Wellness Center – Preliminary/Record Plan

Mr. Tanczos moved that the Board of Supervisors reject the Preliminary/Record Plan for the Innovation Wellness Center, Northgate II, Lot 4, last submission received June 23, 2008, being proposed by Innovation Wellness Partners, LP (“the Developer”) for the following reasons:

1. The Developer has failed to comply with the specific provision of a certain correspondence dated July 3, 2008, and revised July 7, 2008, from Hanover Engineering Associates, Inc., to John J. Finnigan, Jr., Township Manager, Hanover Township, Northampton County, Pennsylvania, which correspondence is hereby incorporated herein by reference as if the same were set forth here at length (the “Engineering Review Letter”) and attached hereto as *Exhibit “A”*, and which specific provisions of the Engineering Review Letter which Developer has failed to comply with are as follows:

- (a) Section 185-16B of the Hanover Township Zoning Ordinance – Request for allocation for water not provided;

- (b) Section 185-17C of the Hanover Township Zoning Ordinance – Insufficient parking spaces;
- (c) Section 185-22B.(1) and 185-381.(2) of the Hanover Township Zoning Ordinance – Violation of maximum height limit;
- (d) Section 185-22C.(1)(e) of the Hanover Township Zoning Ordinance - Failure to provide floor plan in accordance with this Section;
- (e) Section 185-22E of the Hanover Township Zoning Ordinance – Developer has failed to address traffic issues raised by Traffic Study;
- (f) Section 159-17D.(3).(b) of the Hanover Township Subdivision and Land Development Ordinance – Retaining wall detail incomplete;
- (g) Section 159-20 of the Hanover Township Subdivision and Land Development Ordinance – Profile for sanitary sewer lateral incorrect;
- (h) Section 159-21 of the Hanover Township Subdivision and Land Development Ordinance - Developer has failed to provide public water allocation approval;
- (i) Section 152-10E of the Hanover Township Stormwater Management Ordinance – Failure to provide Hold Harmless Agreement;
- (j) Section 152-10M of the Hanover Township Stormwater Management Ordinance – Failure to provide covenant running with the land to provide property owners’ responsibilities;
- (k) Section 152-24 of the Hanover Township Stormwater Management Ordinance – Failure to provide Stormwater BMP Operation and Maintenance Plan.

Mr. Tanczos further moved that the Secretary notify the Developer of the Board of Supervisor’s actions.

Mr. Salvesen seconded the motion.

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

COURTESY OF THE FLOOR

It was noted there was no one to offer any comment.

STAFF REPORTS

Engineer Milot noted that they have received the contract documents for Village View Park and will send a notice to proceed this week.

Solicitor Broughal had nothing to report.

Mr. Milite reported that Public Works has been out with the Bucket Truck “elevating” trees for public safety.

Mr. Milite noted that leaf collection will begin on October 14th and the schedule will be on the website.

Mr. Finnigan reported on the following:

- Fire Company report was distributed.
- Noted that Northgate II, Lot 3 Preliminary/Record Approval was pulled from the Agenda due to Condition number 2-D, which requires the Developer of Lot 3 and Lot 4 to contribute to the traffic signal or any improvements at the intersection of Innovation Way and Airport Road.

A discussion was held regarding the plan and Developer’s agreement.

Upon motion of Mr. Salvesen, seconded by Mr. Tanczos, the Board approved adjournment at 7:15 P.M.

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

Lori A. Stranzl
Township Secretary/Assistant Treasurer