
REGULAR SEMI-MONTHLY MEETING December 20, 2016

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 Salvesen, Nagle, Prendeville, Tanczos, Township Manager John J. Finnigan, Jr., Engineer Brien Kocher, Solicitor Jim Broughal, and Public Works Director Vincent Milite.

The Pledge of Allegiance was performed.

Upon motion of Mr. Tanczos, seconded by Mr. Prendeville the Board approved the Agenda.

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

Upon motion of Mr. Tanczos seconded by Mr. Prendeville, the Board approved the minutes, from the meeting of the Board of Supervisors dated November 22, 2016.

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

Upon motion of Mr. Prendeville, seconded by Mr. Tanczos, the Board approved the list of bills and transfers dated December 20, 2016.

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

COURTESY OF THE FLOOR

REPORT OF THE CHAIRMAN

Mr. Diacogiannis stated the LVPC has initiated a rewrite of a two county comprehensive plan. There are going to be several meetings coming up, he advised to get on the LVPC website to find out the dates.

REPORT OF THE VICE-CHAIRMAN

Mr. Tanczos presented a brief conversation with the Board about the proposed new large warehouse in Lower Nazareth. Mr. Diacogiannis stated currently a plan has not been submitted, however advised the Board members can contact the Township and voice their concern.

SUPERVISOR'S COMMENTS

- Mr. Nagle – Road District #1, reported the library budget was approved.
- Mr. Diacogiannis– 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. Prendeville– Road District #5, had nothing to report.

APPOINTMENTS AND RESIGNATIONS – BOARDS, COMMISSIONS AND COMMITTEES

PLANNING & ZONING

Public Hearing – Medical Marijuana Ordinance

It is noted for the record that the hearing has been duly advertised and the Secretary has received Proof of Publication. A Court Stenographer is present to record all testimony.

Mr. Tanczos moved that the Board approve to adopt Ordinance 2016-8 amending the text of the Hanover Township Zoning Ordinance Chapter 185 to provide for the establishment and regulation of medical marijuana facilities.

Mr. Prendeville seconded the motion.

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

Public Hearing – Building & Construction Code Ordinance

It is noted for the record that the hearing has been duly advertised and the Secretary has received Proof of Publication. A Court Stenographer is present to record all testimony.

1650 Valley Center Parkway – Waiver Request

Susan Mauser & Holly Parkinson of Lehigh Valley Academy, and Terry DeGroot of Terraform Engineering, LLC was present to request a land development waiver for the placement of a temporary 10 classroom modular building.

Mr. Tanczos moved to waive the Land Development Process allowing for the project to be reviewed as a Lot Location Plan conditioned upon all information being submitted is acceptable to Hanover Engineering Associates.

Mr. Prendeville seconded the motion.

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

HTI, LLC 4482 Innovation Way – Hold Harmless

Mr. Tanczos moved the Board authorize the Chairman and Township Secretary to sign the Hold Harmless Indemnification Agreement between Hanover Township and HTI, LLC for the installation of LP – Tanks within the Utility Easement.

Mr. Prendeville seconded the motion.

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

Intermunicipal Cooperation Agreement – Advertise

Mr. Tanczos moved the Board authorize the Solicitor to advertise proposed ordinance – authorizing the Intermunicipal cooperation with the Township of Hanover and Township of East Allen regarding the transportation of sanitary sewage through the lines of Hanover Township.

Mr. Prendeville seconded the motion.

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

Intermunicipal Cooperation Agreement – Authorize

Mr. Tanczos moved the Board authorize the Township Solicitor to advertised proposed ordinance authorizing the Intermunicipal cooperation with the Township of Hanover and the Township of East Allen regarding use of the Township of Hanover Board of Appeals by the Township of East Allen.

Mr. Prendeville seconded the motion.

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

Intermunicipal Cooperation Agreement - Authorize

Mr. Tanczos moved the Board authorize the Township Solicitor to advertised proposed ordinance authorizing the Intermunicipal cooperation with the Township of Hanover and the Township of East Allen regarding use of the Township of Hanover Board of Appeals by the Township of East Allen.

Mr. Prendeville seconded the motion.

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

ADMINISTRATION

Uncommitted Municipal Gaming Grant Agreement – Authorization

Mr. Prendeville moved the Board authorizes the Chairman to sign the 2016 Uncommitted Municipal Gaming Grant for Speed/Message Boards.

Mr. Tanczos seconded the motion.

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

Restricted Municipal Gaming Grant Agreement – Authorization

Mr. Prendeville moved the Board authorize the Chairman to sign the 2016 Round 2 Restricted Grant for Police Ballistic Vests.

Mr. Tanczos seconded the motion.

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

Authorize Secretary to Pay Invoices

Mr. Prendeville moved that the Board approve to authorize the Township Secretary to pay invoices through December 31, 2016; subject to the approval of the Township Manager.

Mr. Tanczos seconded the motion.

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

Resolution 16 – 21 – Fee Schedule 2017

Mr. Prendeville moved that the Board approve to adopt Resolution 2016 - 21 setting the Fee Schedule for 2017:

Resolution 16 - 21

WHEREAS, The Township of Hanover assesses and collects various fees and charges that are either provided for in the Municipalities Planning Code, Second Class Township Code, Codified Ordinances of the Township of Hanover, or passed by Resolution of the Board of Supervisors; and

WHEREAS, the Township of Hanover Board of Supervisors, in keeping with good practices, periodically reviews the schedule of fees and makes appropriate revisions.

NOW, THEREFORE, BE IT RESOLVED, let it be resolved and enacted that the schedule of fees are established as contained herein and that this Resolution shall establish the schedule of fees for Hanover Township effective January 1, 2017 attached and incorporated hereto as "Exhibit A" as the official Fee Schedule for the Township of Hanover.

That any resolution, or part of resolution, inconsistent herewith and the same be and is hereby repealed.

IN TESTIMONY WHEREOF, the undersigned TOWNSHIP has caused this Resolution to be signed by a duly authorized officer and its corporate seal, duly attested by the Board Secretary, to be hereunto affixed this 20th day of December, 2016.

Mr. Tanczos seconded the motion.

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

Adoption of 2017 General Fund, Capital Reserve, State Fund and Recreation Budgets – Resolution 16 – 22

Mr. Prendeville moved that the Board approve to adopt Resolution 2016 – 22 adopting the 2017 Township Budgets as follows and to authorize the Chairman and Secretary to sign the Resolution.

Resolution 16 - 22

A RESOLUTION of the Township of the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania, appropriating specific sums estimated to be required for the specific purposes of the municipal government, hereinafter set forth, during the year 2017.

BE IT RESOLVED AND ENACTED, and it is hereby resolved and enacted by the Board of Township Supervisors of the Township of Hanover, County of Northampton, and Commonwealth of Pennsylvania:

Section 1. That for the expenditures and expenses of the fiscal year 2017 the following amounts are hereby appropriated from the fund equities, revenues, and other financing sources available for the year 2017 for the specific purposes set forth on the following pages.

Section 2. That any Resolution conflicting with this Resolution be and the same is hereby repealed insofar as the same affects this Resolution

IN TESTIMONY WHEREOF, the undersigned TOWNSHIP has caused this Resolution to be signed by a duly authorized officer and its corporate seal, duly attested by the Board Secretary, to be hereunto affixed this 20th day of December, 2016.

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

Approve Year End Budget Amendments for General Fund and Recreation

Mr. Prendeville moved that the Board approve the 2016 Year End Budget Amendments attached and prepared by the Township Secretary/Assistant Treasurer and Township Treasurer/Assistant Secretary.

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

Approve 2017 Tax Rate for Act 611 Taxes – Resolution 16 – 23

Mr. Prendeville moved that the Board approve to adopt Resolution 2016 –23 setting the 2017 Tax Rate for Act 611 Taxes and to authorize the Chairman and Secretary to sign the Resolution.

Resolution 16 – 23

A RESOLUTION OF THE Township of Hanover, County of Northampton, Commonwealth of Pennsylvania, fixing the tax rate for the year 2017.

BE IT RESOLVED AND ENACTED, and it is hereby resolved and enacted by the Board of Township Supervisors of the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania, that a tax be and the same is hereby levied on all property transfers and occupation tax within said municipality subject to taxation for the Fiscal Year 2017 as follows:

REAL ESTATE TRANSFER TAX	1%
EARNED INCOME TAX	1%
LOCAL SERVICES TAX	\$52.00
MERCANTILE TAX	
PERFORMANCE OF SERVICES	1 ½ MILLS
WHOLESALE SALES OF MERCHANDISE	1 MILL
RETAIL SALE OF MERCHANDISE	1 ½ MILLS

The latter three taxes to be shared with the Bethlehem Area School District in such proportions as prescribed by law.

IN TESTIMONY WHEREOF, the undersigned TOWNSHIP has caused this Resolution to be signed by a duly authorized officer and its corporate seal, duly attested by the Board Secretary, to be hereunto affixed this 20th day of December, 2016.

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

Approve 2017 Tax Rate – Resolution 16 – 24

Mr. Prendeville moved that the Board approve to adopt Resolution 2016 – 24 setting the 2016 Tax Rate and to authorize the Chairman and Secretary to sign the Resolution:

Resolution 16 – 24

TAX LEVY RESOLUTION

SECOND CLASS TOWNSHIP

A RESOLUTION OF THE Township of HANOVER, County of Northampton, Commonwealth of Pennsylvania, fixing the tax rates for the year 2017.

BE IT RESOLVED AND ENACTED, and it is hereby resolved and enacted by the Board of Township Supervisors of the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania:

That a tax be and the same is hereby levied on all real property and within the said Municipality subject to taxation for the fiscal year 2017 as follows:

Tax rate for general purposes, the sum of 3.40 mills on each dollar of assessed valuation or the sum of 34.0 cents on each one hundred dollars of assessed valuation.

Tax rate for fire tax purposes, the sum of 0.05 mills on each dollar of assessed valuation or the sum of 5.0 cents on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	Mills on Each Dollar of Assessed Valuation	Cents on Each One Hundred Dollars of Assessed Valuation
Tax Rate for General Purposes	<u>3.40</u> Mills	<u>34.0</u> Cents
Tax Rate for Fire Tax Purposes	<u>0.50</u> Mills	<u>5.0</u> Cents
TOTAL	<u>3.90</u> Mills	<u>39.0</u> Cents

That any resolution, or part of resolution, conflicting with this resolution be and the same is hereby repealed insofar as the same affects this resolution.

IN TESTIMONY WHEREOF, the undersigned TOWNSHIP has caused this Resolution to be signed by a duly authorized officer and its corporate seal, duly attested by the Board Secretary, to be hereunto affixed this 20th day of December, 2016.

Mr. Tanczos seconded the motion.

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

Authorize Secretary to Advertise Adoption of 2017 Budgets

Mr. Prendeville moved that the Board approve to authorize the Secretary to advertise that the Board adopted the 2017 General Fund, Capital Reserve, State Fund and Recreation Budgets

and that the budgets are on display at 3630 Jacksonville Road, Bethlehem, Pennsylvania during normal business hours.

Mr. Tanczos seconded the motion.

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

Authorize Secretary to Advertise Re-Organization Meeting for Board of Supervisors

Mr. Prendeville moved to authorize the Secretary to advertise that the Board of Supervisors will hold their Annual Re-organization Meeting on Tuesday, January 3, 2017 at 6:30 P.M.

Mr. Tanczos seconded the motion.

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

Authorize Secretary to Advertise the January 2017 Meetings for all Boards/Commissions

Mr. Prendeville moved that the Board authorize the Secretary to advertise the January meetings for the Board of Supervisors, Planning Commission, Recreation Advisory Board, Shade Tree Advisory Commission, Crime Watch and Special Events.

Mr. Tanczos seconded the motion.

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

Performance Contract

Mr. Prendeville moved the Board authorize the Chairman to sign the performance contract with Jump Start Duo for their performance at the Hanover Township Carnival.

Mr. Tanczos seconded the motion.

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

PUBLIC WORKS

Brodhead Rd. & Commerce Dr. (West) Signal – Change Order 1

Mr. Nagle moved that the Board, as recommended by Hanover Engineering Associates letter dated December 14, 2016, approve to authorize Telco, Inc. to proceed with the work outlined in Change Order Number 1 for the quoted price of nine thousand, two hundred fifty dollars and eighty-three cents.

Mr. Salvesen seconded the motion.

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

Brodhead Rd. & Commerce Dr. (West) Signal – Payment 1

Mr. Nagle moved, per the recommendation of Hanover Engineering Associates letter dated December 14, 2016, to approve Payment Application 1 in the amount of one hundred twenty-one thousand, one hundred fourteen dollars and seven cents to Telco, Inc. for work performed on Brodhead Rd. & Commerce Dr. (west) signal.

Mr. Salvesen seconded the motion.

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

DEVELOPMENTS

GLICA Bethlehem, LLC – Security Release

Mr. Salvesen moved, per the recommendation of Hanover Engineering Associates letter dated December 7, 2016, to approve to grant the Developer of GLICA Bethlehem, LLC. 6255 Sterner's Way, full release of security for this project. This reduction is conditioned upon the following:

1. The Developer provides as-built plans for the revised detention basins.
2. The Developer provides certification from a Professional Geologist or Geotechnical Engineer that all sinkholes encountered on this site have been properly repaired.
3. The Developer provides 18-month maintenance security, in the amount of \$5,000 per trench, for a total of \$15,000, for pavement restoration in the three (3) utility trenches created on Jandl Boulevard and Sterner Way for storm sewer, electrical, and water line trenches.
4. The Developer adheres to Township Policy 25 (payment of Plans and Appeals Accounts).

Mr. Nagle seconded the motion.

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

3355 High Point Daycare – Extension

It is noted for the record that the developer of 3355 High Point Daycare has granted the Township an extension to March 11, 2017 for the review of the development plans.

Traditions of America Bridle Path Phase 4 – Extension

Mr. Salvesen moved the Board approves to grant the developer of Traditions of America Bridle Path Phase 4 a 180 day extension to June 30, 2017, to complete the improvements.

Mr. Nagle seconded the motion.

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

Bethlehem Business Park Lot 8A – Security Release

Mr. Salvesen moved, per the recommendation of Hanover Engineering Associates letter dated December 13, 2016, to release the full security in the amount of \$102,585.37, provided the Developer adheres to Township Policy 25 (payment of Plans and Appeals).

Mr. Nagle seconded the motion.

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

4415 Innovation Way – Valley Wellness Center – Land Development

Mr. Salvesen moved the Board approve, per the recommendation by the Township Engineer, the Record Land Development Plan of Valley Wellness Center, dated as last revised November 14, 2016, upon the following conditions:

CONDITIONS

1. The Developer/Owner shall address all outstanding comments in the Hanover Engineering Associates, Inc. review letter dated December 14, 2016 to the satisfaction of the Township Engineer.
- 2.

3. The Developer/Owner shall provide two (2) copies of all final reports (i.e. Post-Construction Stormwater Management Control Summary, Geotechnical Report, Erosion and Sediment Pollution Control Narrative, Traffic Reports, etc.) and supporting documentation prior to Plan recording.
4. A note shall be added to the Plan(s) identifying all waivers and deferrals previously granted by the Board of Supervisors with the conditional Preliminary Land Development Plan approval.
5. The Developer/Owner shall enter into an Improvements Agreement with the Township and provide appropriate security. (SALDO Section 159-30.D.(5))
 - A. The Improvements Agreement shall include a notarized statement, satisfactory to the Township Solicitor, stating that the Township shall be held harmless against any claim of damage from the downstream property owners that may result from the proposed development. (Stormwater Management Ordinance 98-2, Section 152-10.E)
 - B. The Improvements Agreement and a separate Covenant running with the land shall include provisions satisfactory to the Township Solicitor, that the stormwater collection, conveyance, BMPs and control facilities located on private property shall be properly operated and maintained by the property owner. (Stormwater Management Ordinance 98-2, Sections 152-10.M and 152-24.3)
 - C. The Improvements Agreement shall include a statement that a BMP Operations and Management Plan (Post Construction Stormwater Management Plan) shall be recorded, listing the person(s) responsible for operations and maintenance, signed by the landowner, acknowledging that the stormwater BMPs are fixtures that cannot be altered or removed without approval by the Township. (Stormwater Management Ordinance 98-2, Section 152-24.5)
6. The Developer/Owner shall enter into a Maintenance Agreement with the Township and provide appropriate security. (SALDO Section 159-30.D.(6))
7. The Developer/Owner shall provide a statement that the Developer/Owner acknowledges and agrees that it shall provide appropriate security in the amount equal to 58% of the cost of traffic signal improvements, including Prevailing Wage requirements, at the intersection of Innovation Way and Airport Road, prior to Record Plan recording. This percentage is based upon the total acreage of the three (3) undeveloped lots totaling 24.4 acres in relationship to the acreage of Lot 4 totaling 14.15 acres. The term of the security shall be for a period of ten (10) years from the date of final certificate of occupancy. In the event that the improvements are not constructed within the ten (10) year term, the security shall be released to the Developer/Owner of Lot 4 and any obligation for the improvements shall terminate.
8. The Developer/Owner shall provide a statement that the Developer/Owner acknowledges and agrees that it shall provide appropriate security in the amount equal to 50% of the cost of the Innovation Way extension, including Prevailing Wage requirements, prior to Record Plan recording. The term of the security shall be for a period of ten (10) years from the date of final certificate of occupancy. In the event that the improvements are not constructed within the ten (10) year term, the security shall be released to the Developer/Owner of Lot 4 and any obligation for the improvements shall terminate.

9. The Developer/Owner shall not be required to provide an Open Space Contribution to the Township, as this requirement was previously satisfied by the Northgate Business Center II Subdivision. (SALDO Section 159-16.D)
10. The Developer/Owner shall provide a Tapping Fee in the amount of \$44,444.70 (\$8.10/GPD x 5,487 GPD), a Connection Fee of \$472.50, and a Customer Facilities Fee of \$330.00 prior to Building Permit issuance for this Land Development. (Sewers Section 140-13)
11. The Developer/Owner shall provide a Traffic Impact Fee in the amount of \$63,455.00 (\$343.00/PM Peak Hour Trip x 185 PM Peak Hour Trips) prior to any Building Permit issuance for this Land Development, unless waived by the Board of Supervisors. (Impact Fee Ordinance 91-12, Resolution 97-11)
12. The Developer/Owner shall not be required to provide a Storm Sewer Interceptor Improvements value to the Township, as this requirement was previously satisfied by the construction of stormwater management facilities for the Northgate Business Center II Subdivision. (Stormwater Section 152-12.B.(2))
13. The Developer/Owner shall pay all current fees, including any outstanding plans and appeals account charges. (SALDO Section 159-36J)
14. The Developer/Owner shall provide two (2) Mylars for recording the plans and ten (10) sets of plans which are signed and notarized by the Owner and sealed by the Surveyor/Engineer. (SALDO Section 159-34.B)
15. The Developer/Owner shall meet all conditions of the Record Plan approval, and the Record Plan shall be recorded within twelve (12) months of Conditional Plan approval, and agrees that if such conditions are not met, the conditional Record Plan approval shall be considered void, and the application for Record Plan approval shall be considered void and withdrawn.

16.

I further move, that the granting of conditional Record Plan approval of this plan recognizes that the Township agreed to the following at the time of conditional Preliminary Land Development Plan approval:

- A. That the Board of Supervisors accepted the proposal of providing two (2) off-street loading spaces, rather than the three (3) required by the Zoning Ordinance. (ZO Section 185-18.B)
- B.
- C. That the Board of Supervisors waived the requirement to provide curb along the Airport Road frontage, except as required by PennDOT as part of the Highway Occupancy Permit requirements. (SALDO Section 159-11.J)
- D. That the Board of Supervisors waived the requirement to provide sidewalks along the Innovation Way and Airport Road frontages, except the Developer/Owner shall provide sidewalks from the site to the south side of Innovation Way and as required by PennDOT as part of the Highway Occupancy Permit requirements. (SALDO Section 159-13)
- E. That the Board of Supervisors waived the requirement to perform a noise study for a land development that abuts an arterial road (Airport Road). (SALDO Section 159-25)

- F. That the Board of Supervisors waived the requirement to locate all existing features within two hundred feet (200') of any part of the land to be developed to allow the existing information shown on the plans. (SALDO Sections 159-29.C.(1))
- G. That the Board of Supervisors waived the requirement to utilize runoff curve numbers (CNs) based upon the matrix presented in Appendix C of the Stormwater Management Ordinance to allow the Developer/Owner to use CNs associated with Hydrologic Soil Group C when calculating pre- to post-development stormwater volumes based upon soils investigation conducted by the Developer's/Owner's consultant and reviewed by the Township Engineer. (SMO Sections 152-9.L and 159-9.1.B.(2))
- H. That the Board of Supervisors waived the requirement that soil permeability be greater than or equal to 0.5 inches per hour for infiltration practices to allow the Developer/Owner to utilize infiltration rates of 0.1 inches per hour, which is the minimum infiltration rate established by the PADEP Stormwater Best Management Practices Manual. (SMO Section 152-9.1.I.(3))
- I. That the Board of Supervisors deferred the requirement to extend Innovation Way to the western property line and provide curb, sidewalks, street trees and utility (water and sewer) extensions. (SALDO Sections 159-8, 159-11, 159-13 and 159-17.C.(4))

Mr. Nagle seconded the motion.

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

Dewire Estates – Extension

Mr. Salvesen moved the Board approve to grant the Developer of Dewire Estate a five year extension to December 31, 2021 to complete the improvements, per their letter dated December 15, 2016 conditioned upon entering into an amended Subdivision Improvements Agreement for the purpose of increasing the security amount to present day values.

James J. Holzinger and Domenic Villanni were present to discuss the future possibility of lowered security.

Mr. Diacogiannis advised Mr. Holzinger to discuss with our Solicitor to see if something can be established that is favorable for both the Township and the land owner.

Mr. Nagle seconded the motion.

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

LVIP IV Lot 12 Site Development Plan – Extension

Mr. Salvesen moved the Board approve to grant the Developer of 161 N. Commerce Way Land Development, an extension to April 30, 2017 to complete the improvements, per their letter dated December 9, 2016.

Mr. Nagle seconded the motion.

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

LVIP IV Lot 12 Modified Site Plan – Extension

Mr. Salvesen moved the Board approve to grant the Developer of 161 N. Commerce Way Modified Site Plan, an extension to April 30, 2017 to complete the improvements, per their letter dated December 9, 2016.

Mr. Nagle seconded the motion.

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

Freshpet Manufacturing Addition – Extension

Mr. Salvesen moved the Board approve to grant the Developer of LVIP IV, Lots 55/56 Manufacturing Addition an extension to April 5, 2017 to complete their improvements, per their letter dated December 16, 2016.

Mr. Nagle seconded the motion.

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

COURTESY OF THE FLOOR

STAFF REPORTS

Mr. Kocher – Engineer – Nothing to report.

Mr. Broughal – Solicitor – Nothing to report.

Mr. Milite – Public Works Director – Presented the 2016 yard waste totals – 108 trips 540 tons, leaf totals – 1,165 tons. The ice storm on December 17th cost the Township a total of \$5,473.47.

Mr. Finnigan – Township Manager – Nothing to report.

Upon motion of Mr. Tanczos the Board approved adjournment at 8:30 PM.

Elizabeth D. Ritter
Township Secretary