
REGULAR SEMI-MONTHLY MEETING March 28, 2017

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

The Pledge of Allegiance was performed.

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

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

Upon motion of Mr. Nagle seconded by Mr. Tanczos, the Board approved the minutes, from the meeting of the Board of Supervisors dated February 14, 2017.

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

Upon motion of Mr. Nagle, seconded by Mr. Tanczos, the Board approved the list of bills and transfers dated March 28, 2017.

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

COURTESY OF THE FLOOR

REPORT OF THE CHAIRMAN

REPORT OF THE VICE-CHAIRMAN

SUPERVISOR'S COMMENTS

Mr. Nagle – Road District #1, had nothing to report.

Mr. Diacogiannis– Road District #2, had nothing to report.

Mr. Salvesen – Road District #3, was absent.

Mr. Tanczos – Road District #4, had nothing to report.

Mr. Prendeville– Road District #5, had nothing to report.

PLANNING & ZONING

Shade Tree Advisory Board Presentation

The Shade Tree Advisory Board presented the Board with information about the Emerald Ash Borer.

Distillery Ordinance – Re-advertisement

Mr. Tanczos moved the Board authorize the Solicitor to re-advertise the Distillery Ordinance.

Mr. Prendeville seconded the motion.

David Klein was present. Mr. Klein discussed that the ordinance should reflect regulations for parking for different uses.

The Board advised that applicants would be able to request the less parking during the conditional use hearing, and this would not be an amendment to the ordinance.

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

ADMINISTRATION

Embassy Bank, Opening two CD's – Signatures

Mr. Prendeville moved the Board authorize the Chairman, Vice-Chairman, Township Manager, Township Secretary, and Township Treasurer to sign the Account Opening paperwork with Embassy Bank to open two Certificate of Deposit accounts.

Mr. Tanczos seconded the motion.

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

Resolution 17 – 8 - Emergency Operation Plan and Promulgation

Mr. Prendeville moved the Board adopt Resolution 17 – 8 and promulgation approving the emergency operations plan for the Township.

Mr. Tanczos seconded the motion.

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

IntegraOne HP ProBook 450 - Quote

Mr. Prendeville moved the Board approve the IntegraOne Quote in the amount of \$650.00 for the purchase of one HP ProBook 450G3 for the Community Center. It is noted this was included in the 2017 budget.

Mr. Tanczos seconded the motion.

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

PUBLIC WORKS

Eckroth Quote – Commercial Mower

Mr. Nagle moved the Board authorize the Chairman to sign the Eckroth Quote in the amount of \$16,000.00 for the purchase of a New Woods Commercial Rear Discharge Finish Mower TBW204. It is noted that this was included in the 2017 budget.

Mr. Tanczos seconded the motion.

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

Brodhead Rd. & Commerce Dr. (West) Signal – Change Order 2 – Recommendation

Per the recommendation of Hanover Engineering's letter dated March 8, 2017, Mr. Nagle moved the Board authorize the Chairman to sign, Telco Change Order 2, for work required by PennDOT to alleviate line of sight concerns due to roadway geometry and vegetation at Brodhead Rd. & Commerce Way, totaling \$2,875.00.

Mr. Tanczos seconded the motion.

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

Brodhead Rd. & Commerce Dr. (West) Signal – Payment 3

Per the recommendation of Hanover Engineering’s letter dated March 8, 2017, Mr. Nagle moved the Board approve payment be forwarded to Telco, Inc. in the amount of \$13,589.75.

Mr. Tanczos seconded the motion.

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

DEVELOPMENTS

GLICA Bethlehem, LLC – Final Security Release

Per Hanover Engineering’s letter dated March 8, 2017, Mr. Tanczos moved the Board approve the final release of improvements security for the GLICA Bethlehem, LLC project at 6255 Sterner’s Way conditioned upon the following:

1. The Developer provides 18-month maintenance security for pavement restoration in the three (3) utility trenches created on Jaindl Boulevard and Sterner Way for storm sewer, electrical, and water line trenches, in the amount of \$5,000.00 per trench, for a total of \$15,000.00.
2. The Developer adheres to Township Policy 25 (payment of Plans & Appeals Accounts).

Mr. Prendeville seconded the motion.

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

Griffin Industrial Realty

Per Hanover Engineering’s letter dated March 8, 2017, Mr. Tanczos moved the Board deny accepting the work associated with the Griffin Industrial Land Development and deny reducing the Webster Bank Letter of Credit to enter the eighteen month Maintenance Period as requested in the January 18, 2017 letter from Scott Bosco, Vice President, Construction.

Mr. Tanczos moved, the Board instructs the developer to address the outstanding items outlined in the Hanover Engineering Letter and enclosures dated March 6, 2017. Upon the completion of the outstanding items, the Developer shall request the Township conduct another inspection to reduce the Letter of Credit and enter the Maintenance Period.

Mr. Tanczos further moved, the Township Secretary shall notify the developer of this decision.

Mr. Prendeville seconded the motion.

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

5000 Township Line Road – Hanover Flex Center – Extension

It is noted for the record that the developer of 5000 Township Line Road – Hanover Flex Center, granted the Township an extension to April 28, 2017 to review the plans, per their letter dated March 20, 2017.

5000 Township Line Road – Hanover Flex Center – Preliminary/ Record Lot Consolidation and Land Development Plans

Mr. Tanczos moved that the Board of Supervisors approves the Preliminary/Record Lot Consolidation and Land Development Plan of J.G. Pettucci Co., Inc. – Hanover Flex Center, dated as last revised March 3, 2017, upon the following conditions:

CONDITIONS

1. The Developer/Owner shall address all outstanding comments in the Hanover Engineering Associates, Inc. review letter dated March 22, 2017 to the satisfaction of the Township Engineer prior to Plan recording.
2. 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.
3. A note shall be added to the Plan(s) identifying all waivers and deferrals granted by the Township and the meeting date of the Board of Supervisors action.
4. 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)
5. The Developer/Owner shall enter into a Maintenance Agreement with the Township and provide appropriate security. (SALDO Section 159-30.D.(6))
6. The Developer/Owner shall pay a Township Recreation and Open Space Area contribution of \$16,119.84 ($\$120,000.00/\text{acre} \times 3.3583 \text{ acres} \times 0.04$). (SALDO Section 159-16.D)
7. The Developer/Owner shall provide a Tapping Fee in the amount of \$1,944.00 ($\$8.10/\text{GPD} \times 240 \text{ GPD}$), 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)
8. The Developer/Owner shall pay a Traffic Impact Fee in the amount of \$14,749.00 ($\$343.00/\text{PM Peak Hour Trip} \times 43 \text{ Trips}$). (Impact Fee Chapter 102)
9. The Developer/Owner shall provide a Storm Sewer Interceptor Value of \$16,626.60 ($\$1.80/\text{SY of impervious cover} \times 9,237 \text{ SY of proposed impervious cover}$). (Stormwater Section 152-12.B.(2))
10. The Developer/Owner shall pay a \$28,000.00 ($\$350.00/\text{tree} \times 80 \text{ trees to be removed}$) replacement tree contribution in lieu of providing one (1) shade tree for every existing tree or shade tree proposed to be removed. (SALDO Section 159-17.F.(d)[3])
11. The Developer/Owner shall pay all current fees, including any outstanding plans and appeals account charges. (SALDO Section 159-36J)
12. 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)
13. The Developer/Owner shall meet all conditions of the Preliminary/Record Plan approval, and the Preliminary/Record Plan shall be recorded within twelve (12) months of

Conditional Plan approval, and agrees that if such conditions are not met, the conditional Preliminary/Record Plan approval shall be considered void, and the application for Preliminary/Record Plan approval shall be considered void and withdrawn.

Mr. Tanczos further moved, that the granting of conditional Preliminary/Record Plan approval of this plan recognizes that the Township is agreeing to the following on the Lot Consolidation and Land Development Plan:

- A. That the Board of Supervisors accepts a portion of the southern parking lot, an underground detention basin with spray irrigation system and a portion of the future northern parking lot within the proposed front yard setback per Zoning Ordinance Sections 185-14.C.(3), D, E.(3) and G.
- B. That the Board of Supervisors accepts the proposal to initially construct thirty-three (33) parking spaces per Zoning Ordinance Section 185-17.B.
- C. That the Board of Supervisors accepts the proposed parking lot locations as indicated on the plans per Zoning Ordinance Section 185-35.F.(4).
- D. That the Board of Supervisors defers the requirement to widen the Township Line Road cartway to a seventeen (17) foot wide half cartway width along the property frontage. (SALDO Sections 159-10.H and 159-11.C)
- E. That the Board of Supervisors waives the requirement to base the proposed Township Line Road right-of-way curve upon a minimum centerline radius of three-hundred (300) feet. (SALDO Section 159-11.M.(2))
- F. That the Board of Supervisors defers the requirement to provide sidewalks along the Township Line Road frontage. (SALDO Section 159-13)
- G. That the Board of Supervisors waives the requirement that the proposed northern driveway curb radius be located a minimum of ten (10) feet from the property line. (SALDO Section 159-15.I.(1) and Driveways Section 73-7.C)
- H. That the Board of Supervisors accepts the Developer's/Owner's proposal for a monetary contribution in lieu of providing one (1) shade tree for every existing tree or shade tree proposed to be removed on the site. (SALDO Section 159-17.F.(d)[3])
- I. That the Board of Supervisors waives the requirement to identify all existing features within 200 feet of any part of the property and allow the information indicated on the plans. (SALDO Sections 159-29.C.(1) and 159-30.C.(3))
- J. That the Board of Supervisors waives the requirement to identify the species and trunk diameter (4 ½ feet above grade) of all existing trees and shade trees on the site. (SALDO Section 159-29.C.(3) and 159-29.C.(6)(a))
- K. That the Board of Supervisors waives the requirement that storm sewer pipes be Class III reinforced concrete piping with "O" ring joints to allow the use of HDPE perforated pipe within the infiltration basin only. (SMO Section 152-11.G.(3) and Construction Standards Section 67-9.A.(1).

Mr. Tanczos further moved, that the Township Secretary be authorized to notify the Developer of the Board's action.

Mr. Prendeville seconded the motion.

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

FreshPet Manufacturing Addition – Extension

Per their letter dated March 20, 2017, Mr. Tanczos moved the Board grant the developer of FreshPet Manufacturing Addition, an extension to July 5, 2017 to complete the improvements.

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

COURTESY OF THE FLOOR

The Board had a brief discussion about bamboo, and the Solicitor was advised to draft an ordinance regarding the planting of bamboo.

STAFF REPORTS

Mr. Milot – Engineer – Nothing to report.

Mr. Broughal – Solicitor – Nothing to report.

Mr. Milite – Public Works Director – The March 14th storm, we received 12.6 inches, with a total cost \$21,424.63.

Mr. Milite stated starting April 3rd, 2017 will start street sweeping.

Mr. Finnigan – Township Manager – April 29th at 11:00 AM is the dedication of First Responders Park and May 20th is the annual Armed Services Park.

Mr. Finnigan advised work has started on the Crawford intersection.

Upon motion of Mr. Tanczos the Board approved adjournment at 8:05 PM.

Elizabeth D. Ritter
Township Secretary