

PLANNING COMMISSION
Hanover Township Northampton County
3630 JACKSONVILLE ROAD
BETHLEHEM, PA 18017

Minutes of the July 2, 2018 Meeting

Meeting #944 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, July 2, 2018, and convened at 7:30 P.M.

Planning Commission members in attendance:

Paul Pugielli	Martin Gilchrist	Barry Check
Richard Kanaskie	Gordon Campbell	
Dale Traupman	Dave Orinski	

Hanover Engineering Associates, Inc. represented by James Milot.

REVIEW OF MEETING MINUTES

Motion was made by Gilchrist, seconded by Pugielli, to approve the minutes of May 7, 2018 Planning Commission Meeting.

Pugielli, yes; Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes; Check, yes.

DUNKIN DONUTS/RETAIL SPACE

4098 Bath Pike

Preliminary/Record Land Development

Amit Mukherjee – Engineer
Prasad Chalikonda

The applicants requested Planning Commission comments for the proposed Dunkin Donuts and Retail Space. Hanover Engineering comment letter of June 29, 2018 was reviewed and the Planning Commission provided comments on the layout, parking, traffic, entrance, egress, and lighting.

On a motion by Check, seconded by Pugielli, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 159-11.W and 159-24 (Street Lights) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated June 29, 2018.

Pugielli, yes; Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes; Check, yes

On a motion by Check, seconded by Gilchrist, the Planning Commission recommends that the Board of Supervisors grant a deferral of Section 159-13 (Sidewalk) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated June 29, 2018.

Pugielli, yes; Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes: Check, yes

On a motion by Check, seconded by Orinski, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 159-15.I.(1), 73-4.D, 73-7.C, and 73-7.D.(2) (Driveway Location and Specification) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated June 29, 2018. Inclusive of a 60ft radius along the exit driveway.

Pugielli, yes; Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes: Check, yes

On a motion by Check, seconded by Traupman, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 159-17.C.(4) (Location of Street Trees) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated June 29, 2018.

Pugielli, yes; Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes: Check, yes

On a motion by Check, seconded by Gilchrist, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 159-25 (Noise) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated June 29, 2018.

Pugielli, yes; Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes: Check, yes

On a motion by Check, seconded by Kanaskie, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 159-29.C.(1) and 159-30.C.(3) (Existing Features) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated June 29, 2018.

Pugielli, yes; Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes: Check, yes

On a motion by Check, seconded by Pugielli, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 152-9.1.F (Fill Material) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated June 29, 2018.

Pugielli, yes; Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes: Check, yes

On a motion by Check, seconded by Traupman, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 152-9.1.H, K(1), 152-9.1.I(3) (infiltration rates) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated June 29, 2018.

Pugielli, yes; Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes: Check, yes

On a motion by Check, seconded by Kanaskie, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 152-9.1.I.(4e) (Setback from Property Lines) the

reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated June 29, 2018.

Pugielli, yes; Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes: Check, yes

On a motion by Check, seconded by Gilchrist, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 152-9.1.J.(2) (Site Investigation and Testing) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated June 29, 2018.

Pugielli, yes; Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes: Check, yes

On a motion by Check, seconded by Orinski, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 152-10.I.(3) (Pipe Outlet Arrangement) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated June 29, 2018.

Pugielli, yes; Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes: Check, yes

On a motion by Check, seconded by Gilchrist, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 152-10.I.(4) and (9) (Detention Basin Liner) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated June 29, 2018.

Pugielli, yes; Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes: Check, yes

On a motion by Check, seconded by Pugielli, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 152-10.I.(10) (Minimum Slope) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated June 29, 2018.

Pugielli, yes; Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes: Check, yes

On a motion by Check, seconded by Traupman, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 152-11.G.(3) and 67-9.A.(1) (HDPE storm water pipe) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated June 29, 2018.

Pugielli, yes; Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes: Check, yes

On a motion by Check, seconded by Kanaskie, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 152-11.G.(4) (Minimum Pipe Site) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated June 29, 2018.

Pugielli, yes; Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes: Check, yes

Motion made by Mr. Check, seconded by Campbell, to recommend to the Board of Supervisors that conditional approval of the Preliminary/Record Land Development Plan subject to the

recommended waivers and deferrals and in compliance with those recommendations and requirements of the Hanover Engineering's letter dated June 29, 2018 and subject to the revised parking configuration to be coordinated with Hanover Engineering, the mandate of a counterclockwise traffic flow, and elimination of the restriction for pass through traffic in the emergency access lane.

Pugielli, yes; Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes: Check, yes

LEHIGH VALLEY FLEX CENTER (Previously called Burgess Flex Center)

3900 Burgess Place

Revised Preliminary/ Record Land Development Plan

Gregory Davis – Attorney

Matt Chartrand – Bohler Engineering

Motion made by Mr. Check, seconded by Traupman, to recommend to the Board of Supervisors that conditional approval of the Preliminary/Record Land Development Plan subject to the previously approved waivers and deferrals and in compliance with those recommendations and requirements of the Hanover Engineering's letter dated June 29, 2018 and support for the increased height to 45ft which is greater than the requirement set forth in section 185-35.F.(2).

Pugielli, yes; Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes: Check, yes

PLANNING DISCUSSION

Mr. Check provided an update to the Commission members on the status of the Comprehensive Plan. He indicated that bids have been received and the next step is to interview the short list of bidders.

ENGINEERS REPORT

Nothing to report.

Chelsey Outman
Planning Commission Clerk