

PLANNING COMMISSION
Hanover Township Northampton County
3630 JACKSONVILLE ROAD
BETHLEHEM, PA 18107

Minutes of the May 5, 2008 Meeting

Meeting #845 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, May 5, 2008, and convened at 7:30 P.M.

Planning Commission members in attendance:

Mark Tanczos	Susan Lawless
Joseph Hilton	Paul Kuehne
James Narlesky	Jim Sterner
Glenn Taggart	

Hanover Engineering Associates, Inc. represented by Charles M. Schmalzer, P.L.S.

Motion was made by Taggart, seconded by Kuehne, to approve the minutes of the April 7, 2008 Planning Commission Meeting.

Lawless, yes; Kuehne, yes; Hilton, yes; Taggart, yes; Sterner, yes; Narlesky, yes; Tanczos, yes

UNGERER & COMPANY – LVIP IV – LOT 61 Building Expansion
Preliminary/Record Plan
Paul Szewczak (Liberty Engineering) Don Kohn (Special Consultant)

Planner Kuehne asked Kohn to address how contaminants will be cleaned up. Four inch (4”) curbing is proposed around the inside of the storage area. Verification is needed on the handling of spill clean up and waste disposal.

Planner Kuehne questioned combustibles and flammables pertaining to electrical equipment, looking at it as a major source of ignition. The electrical equipment shall be installed as per OSHA regulations. Kohn advised the Fire Marshal was satisfied that present building is vented. There is no requirement for warehouse to be vented.

Kohn advised that proposed warehouse is designed under Class 2 specifications. Stacked drums contain a plastic bung vent to release the pressure when there is a rise in temperature.

Comments from Township Fire Marshal Van Why, letter dated May 1, 2008, must be addressed.

Planner Kuehne’s preference is for an all weather driveway to gain access to the rear of proposed warehouse, rather than a stone driveway.

UNGERER & COMPANY Continued

Chairman Tanczos asked that the Township be advised of any future change(s) on the MSDS sheet, or a change in the process. Kohn advised that presently there is no legal requirement to do so and suggests the Township establish a policy to this effect.

Shared access is proposed for Lots 61 and 62. Planner Taggart wanted assurance that each lot could be accessed if there was a change in the future.

Planner Sterner requested that original parking on original plan should be designated on this plan. Note on this plan should state that it refers back to original plan.

Letter listing waiver requests will be submitted.

Comments from Shade Tree Commission, letter dated April 30, 2008, must be addressed.

Szewczak offered a letter granting an extension for 60 days.

Szewczak stated he will meet with Township Engineer relative to outstanding issues outlined in letter from Hanover Engineering dated May 1, 2008, also addressing Planner's concerns.

PROPOSED FLOODPLAIN ORDINANCE

Revised ordinance will be reviewed at the June meeting.

PLANNING COMMISSION

Stephen Luisser of 4733 Janet Lane.... Luis Campos of 1108 Foxview Drive....

Michael Prendeville of 5545 Karen Drive

Gentlemen attended meeting, each expressing his interest in serving on the Planning Commission.

Upon discussion in executive session, motion was made by Tanczos, seconded by Kuehne, to send a letter to the Board of Supervisors, recommending the appointment of Luis E. Campos to replace Glenn Taggart.

Lawless, yes, as she is impressed with his experience in realty and development and feels he will benefit the Planning Commission

Kuehne, yes, as he has the experience to fit in with the Planning Commission

Hilton, yes, as he will be able to contribute as Planning development becomes more regional in the future

Taggart, yes, for the reasons already mentioned

Sterner, yes, as his background is advantageous to this Board

Narlesky, yes, for all the reasons mentioned

Tanczos, yes, as he should be an excellent addition to the Planning Commission because of his experience

PLANNING COMMISSION Continued

Planner Glenn Taggart offered his resignation as he will be moving out of the Township. Planners extended their appreciation for his service. Glenn was instrumental with the Township's Comprehensive Plan and just recently gave input on the proposed Floodplain Ordinance.

Glenn stated the regional prospective in the future will be important.

Consideration may be given to historic resources as part of a community built post World War II. There may be a desire to form a historic district.

Chairman Mark Tanczos informed the Planning Commission that he will begin serving the Township as a Supervisor on May 13, 2008.

Planners offered Mark their congratulations, stating our loss is the Township's gain. Mark's leadership, guidance and dedication have been greatly appreciated.

ENGINEER'S REPORT

Hanoverville Road is being paved this week. Top paving on Jandl Boulevard, Sterner Way and Ackerman Drive should be completed by July. Signalization will follow.

Sylvia McLaughlin
Clerk – Planning Commission

