

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

Minutes of the September 8, 2008 Meeting

Meeting #849 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, September 8, 2008, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Joseph Hilton
Paul Kuehne	Luis Campos
Jim Sterner	

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

Motion was made by Hilton, seconded by Sterner, to approve the minutes of the December 2, 2008 Planning Commission Meeting.

Hilton, yes; Kuehne, yes; Sterner, yes; Campos, yes; Lawless, yes

LVIP IV – LOTS 38/39    Lot Consolidation Plan    Myers Power Products, Inc.  
Daniel Witczak (Ott Consulting)    Bruce Steigerwald (Myers Power Products)

Two separate lots, each consisting of 3.3 acres, are proposed to be combined. Contours, as well as existing features, have not been shown, as they will be provided on the Land Development Plan. Letter, requesting waivers, was presented by Witczak. Easements should be shown on plan.

Motion was made by Lawless, seconded by Kuehne, to recommend that the Board of Supervisors grant a waiver of S.A.L.D.O. Section 159-28B pertaining to Drafting Comments ....

S.A.L.D.O. Section 159-29C.(1) pertaining to location of utilities, sanitary sewer, storm sewers, .... S.A.L.D.O. Section 159C.(2) pertaining to contour lines .... S.A.L.D.O. Section 159C.(6) pertaining to the location of existing trees.

Hilton, yes; Kuehne, yes; Sterner, yes; Campos, yes; Lawless, yes

Motion was made by Lawless, seconded by Campos, to send a letter to the Board of Supervisors recommending conditional approval of Lot Consolidation Plan for LVIP IV Lots 38/39 subject to developer's compliance with all comments outlined in letter from Hanover Engineering dated September 2, 2008.

Hilton, yes; Kuehne, yes; Sterner, yes; Campos, yes; Lawless, yes

LVIP IV – LOTS 38/39 Land Development Plan Preliminary/Record Plan  
Daniel Witzak (Ott Consulting) Bruce Steigerwald (Myers Power Products)

Developer will meet with Township Engineer to address comments in letter from Hanover Engineering dated September 3, 2008.

Responding to Planners inquiry, Steigerwald advised they are presently leasing a building on Highland Avenue in Bethlehem Township. They design, do their own testing and use their warehouse facility for shipping. Business is growing and they need to expand production and need adequate storage space. Presently, there are 50 employees.

They manufacture back-up power systems for emergency lighting; also make power supply for the cable industry.

Proposed building will be sprinklered.

There will be one main access with an emergency access on the side.

They do not use hazardous chemicals.

DOT trucking approved batteries are stored as a non-hazardous material. Batteries are brought in about six times a year via containers which are unloaded the same day at their docks. Most come from Canada.

Developer was asked to address comments from the Township Fire Marshal and the Shade Tree Commission.

#### POST SECONDARY SCHOOL IN PIBD ORDINANCE

Proposed Ordinance was reviewed. Post Secondary Schools, presently located in the Township, offer straight college courses.

Chemical laboratories should not be permitted. Scientific laboratories, which could be a computer lab, should be allowed.

Planners want a more specific definition with regard to the school being self-contained from the other occupants. The statement ... there shall be no common access between the two ... should be added.

Motion was made by Lawless, seconded by Hilton, to send a letter to the Board of Supervisors recommending the following editing to proposed Ordinance.

Section 5 ( c ) Any school located within a building containing uses other than the school must be self-contained; there shall be no common access between the two; the school shall have security measures in place to prevent intermingling of students with the other occupants or the general public.

Section 5 ( e ) No chemical laboratories are permitted.

Hilton, yes; Kuehne, yes; Sterner, yes; Campos, yes; Lawless, yes

#### ENGINEER'S REPORT

Schmalzer updated Planners on road improvements, proposed developments.

Sylvia McLaughlin – Planning Clerk





