

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

Minutes of the October 6, 2008 Meeting

Meeting #850 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, October 6, 2008, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Joseph Hilton
Paul Kuehne	Luis Campos
James Narlesky	Jim Sterner
Kenneth Vail	

Hanover Engineering Associates, Inc. represented by Paul Drissel.

On behalf of the Planning Commission, Chairwoman Lawless offered congratulations to Paul Kuehne for his 20 years of service to this Commission.

Motion was made by Kuehne, seconded by Hilton, to approve the minutes of the September 8, 2008 Planning Commission Meeting.

Hilton, yes; Kuehne, yes; Sterner, yes; Narlesky, abstain; Campos, yes; Vail, abstain; Lawless, yes

LVIP IV – LOT 38/39 Myers Power Products, Inc. Preliminary/Record Plan
Daniel Witzcak (Ott Consulting) Bruce Steigerwald (Myers Power Products)

Revised plans were submitted following geotechnical testing on the site, a meeting with the Township Engineer, and addressing storm water issues and the Fire Marshal's comments.

Deferral is requested from providing required 271 parking spaces. Developer is providing 86 spaces, showing future parking on the plan. Note should be added stating future parking would be installed if/when directed by the Township. Presently, there are 50 employees.

Waiver is requested for required 15 off-street loading spaces. Developer is providing four (4). . . . Parking and the number of loading docks is adequate for their needs.

MSDS sheets were provided and must be reviewed by the Township Engineer. This information must also be given to the Fire Marshal for his comments.

Developer advised there are two existing posts, four feet above ground, located on the property line. They will not interfere with construction and will remain.

LVIP IV – LOT 38/39 Continued

Lehigh Valley Planning Commission requested that plan include a signature block.

Comments were received from the Shade Tree Commission.

Planner Hilton asked for details concerning stored batteries. Steigerwald advised they are sealed batteries ... size of a car battery ... batteries are not charged ... there is a six month shelf life on batteries and they get them as needed.

Motion was made by Lawless, seconded by Kuehne, to recommend deferral of Zoning Section 185-17C requiring 271 parking spaces with a note added to plan stating future parking shall be installed at such time as directed by the Township.

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

Motion was made by Lawless, seconded by Sterner, to recommend waiver of Zoning Section 185-18C which requires construction of fifteen (15) off-street loading spaces. Four (4) will be constructed at this time.

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

Motion was made by Lawless, seconded by Narlesky, to send a letter to the Board of Supervisors recommending conditional approval of LVIP IV – Lot 38/39 Site Plan subject to developer's compliance with all comments outlined in letter from Hanover Engineering dated October 2, 2008, as well as comments offered this evening.

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

NORTHGATE I Land Development Plan Revised Overall Layout Plan
Peter Lehr (Attorney) Anthony Mazzucca (Blackpoint Group)
Bob Kribbel (Urban Research & Development) Lou Rauck (Lehigh Engineering)

Business Park compatible with the airport flight path is being proposed. Six buildings to the rear on this parcel are one-story. The one building in the front is shown as 2-story. Mazzucca advised a community bank has indicated interest in locating its headquarters at this location. Height would not exceed 27 feet.

The internal two buildings of the six buildings located to the rear have been rotated, reduced in length by 40 feet, thus reducing overall building coverage. Impervious coverage is now 54.08%. There will be 1.3 acres of less paving. Open space has been increased. Landscaping will be provided to the front and rear of proposed buildings. A walking path has been provided ... seating areas, trellis added.

Staggered flexible work hours will be considered for proposed business offices.

NORTHGATE I Continued

There is one access for this property on Airport Road along with an emergency access. Developer is now showing an access to adjacent Airport property, as requested by the Township.

Stormwater will be directed through a piping system to the pond. Detention pond, swales, and berms have been built.

Developer must check with Fire Marshal to assure turns can be made where road has several 90 degree bends.

Snow removal is a concern that must be addressed.

Planner Vail questioned the location of the drive-in windows. Consideration should be given to changing location to enable a more efficient traffic pattern.

Buildings will be LEED certified, containing multiple broadband access. As needed, emergency generators will be provided.

There will be three different facades for the six rear buildings. Piers will be brick. Buildings will be brick and stucco with concrete masonry in the rear. Planners agree that architectural are much improved over previous renderings.

Developer requested that this plan follow the Stormwater Ordinance in effect at the time of the 2 Lot Subdivision (2000), rather than the newly adopted Stormwater Ordinance. This is a legal issue with determination to be made by the Township Solicitor.

Planners concur that this is a much improved plan.

310 STOKE PARK ROAD Sketch Plan

Tracey Snell (Newton Engineering Group) John Mcelkenny (KSB Holdings)

Owner proposes to add parking spaces in front of existing building. Three (3) existing spaces would be removed; ten (10) added for a gain of seven (7) parking spaces. Driveway with retaining wall around the east side of existing building would tie in with existing parking on the north side. Steep slopes behind retaining wall would necessitate a guard rail. Wall would consist of keystone block, similar to Wegman's. Security lights should be provided. Proximity to property lines is a concern. Zoning approval may be needed.

It is anticipated that a Jewelry Store, consisting of 2291 square feet, will occupy the southwest corner of building. Conditional Use Hearing is not required as jewelry retail will occupy a former retail space.

Occupying the building are a Water Bottling Company, Carpet Warehouse and Store, Real Estate Office, Dave's Deli, and a Hair Salon. There are 7,814 square feet of vacant space on the southeast corner that can't be rented due to no access.

310 STOKE PARK ROAD Continued

Water drainage must be addressed. Mcelkenny advised they will pipe water to an underground storage beneath the parking area.

Snow removal needs to be addressed.

Parking spaces designated for Dave's Deli must be maintained.

HANOVER CIRCLE 6292 Hanoverville Road Sketch Plan
Keith Lawler (Keystone Consulting)

A 29.3 acre parcel in East Allen Township will consist of a proposed Commercial lot along with 65 Townhouses. The 12.9 acres in Hanover Township will consist of 27 proposed Single Family lots. Road connection with Jacksonville road is proposed. A portion of this road crosses into East Allen Township. A driveway from this road also enters East Allen Township. Driveways are private with regard to ownership and maintenance, however, since they are not gated, there is free access. Stop signs will be included.

Proposed eyebrow cul-de-sac was discussed. Planners recommend that this be eliminated. Roadway should be redesigned, property lines shifted.

Constructing a patio within the setbacks on Lots 3 through 9 would be prohibitive. House footprint and driveway locations are also a concern.

Lots 12, 22, 23 and 24 are located partially within East Allen Township.

Sidewalks must be provided.

Township Ordinance stipulates lots at the top of a "T" intersection to be 120 feet wide. Proposed lots are 100 feet wide. Planners stated this is poor planning.

Water runoff was discussed. Ridge is located approximately on the Township boundary. Water would be directed to basins along Hanoverville Road in East Allentown Township and basin along Jacksonville Road in Hanover Township. Stormwater must be controlled.

Existing buildings will be removed. Approval may be needed from the historical society regarding the house.

Lot configuration, eyebrow cul-de-sac, stormwater are major issues that must be addressed.

CONDITIONAL USE APPLICATIONS 3864 Courtney Street

Cardio Health & Fitness Center Expansion

Cardio Boxing and Fitness Center

Mike Russek (VanCleaf Engineering) Tom Gazzana (Boxx Lehigh Valley)

L. B. Roundtree (Trainer)

Exercise Facility with Cardio Boxing Training is proposed as a Conditional Use in the northwest corner of existing office/warehouse at 3864 Courtney Street.

Existing exercise facility is 1129 square feet with access from vestibule or adjacent show room. This facility will be reconfigured.

Boxing and exercise facilities are proposed in existing warehouse area. Proposed Cardio Fitness Center 2 consists of 1397 square feet Boxing Fitness Center with one ring and an open area consists of 2421 square feet.

Presently, there is a public shared bathroom facility. Common shower area, which will come off of proposed hallway, will be added. Access from boxing ring center must be provided. Planners feel the bathroom/shower amenities are inadequate.

Gazzana works for Coordinated Health Systems as an exercise technologist. He will represent Boxx Lehigh Valley in proposed facility. Group exercise programs along with personal training will be offered. Programs will be marketed in the Industrial Park. Gazzana stated the boxing is not a contact exercise. Operating hours are from 5:30 p.m. to 7:30 p.m. 6:00 a.m. to 7:30 a.m.

Roundtree will offer core training for agility, speed, strength, muscle endurance. Hours are 5:00 a.m. to 7:30 a.m. 4:00 p.m. to 5:30 p.m. Training is by appointment only offered one on one full circle training for families. A variety of exercise equipment will be provided. Gazzana and Roundtree will work together. Maximum participation would be from four (4) to ten (10) people.

Drawings must be reconfigured. Plan must be provided with all required data for entire lot. Parking calculations are needed. Approval should be secured from Township Emergency Personnel. Security lighting must be provided.

Sylvia McLaughlin
Clerk – Planning Commission

