

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

Minutes of the November 3, 2008 Meeting

Meeting #851 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, November 3, 2008, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Paul Kuehne
Jim Sterner	Kenneth Vail

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

Correction to the minutes of the October 6, 2008 Planning Commission Meeting - Page 3 – Northgate I Continued – 5th paragraph

Planner Vail stated circular should be replaced with the words more efficient. Consideration should be given to changing location to enable a more efficient traffic pattern.

Motion was made by Vail, seconded by Kuehne, to approve amended minutes of the October 6, 2008 Planning Commission Meeting.

Kuehne, yes; Sterner, yes; Vail, yes; Lawless, yes

CONDITIONAL USE APPLICATIONS 3864 Courtney Street

Cardio Health & Fitness Center Expansion

Cardio Boxing and Fitness Center

Mike Russek (Van Cleef Engineering) Tom Gazzana (Boxx Lehigh Valley)

Mack Goodrich (Bartolucci Assoc.)

Existing exercise facility is being expanded by 342 square feet. The Cardio Boxing proposal, which would include one boxing ring and one multi-purpose floor area for exercise and training, will occupy an additional 2421 square feet.

The two separate tenants should be listed on the plan.

Russek advised this proposal would provide an option for fitness at a convenient location for people in the business park.

With regard to ingress/egress in proposed boxing area, there are two knock out areas for a loading dock and secondary door. Secondary ingress/egress will be provided, along with access ramp, in this area.

Due to the length of proposed Cardio Fitness Center 2, a secondary door (panic door with alarm) will be provided as an exit from the Fitness 2 area into proposed boxing area.

Developer will meet ADA standards.

CONDITIONAL USE APPLICATIONS Continued

Developer was advised to contact the Township emergency personnel, making them aware of proposed configuration.

Restroom(s) must be provided in the boxing area and shown on the plan.

Error was made by Russek pertaining to Parking Calculations. He will meet with Township Engineer to clarify parking numbers.

Joan Rosenthal, a member of the Zoning Board, expressed her concerns relative to a boxing facility in the Township business park. Rosenthal was advised of Planning's inquiries at the October meeting. This will not be a contact exercise. Planner Vail's concern was whether this proposal would interfere with the quiet enjoyment of other tenants or surrounding neighborhood. The presentation Planning received indicates no interference. Hours would not conflict with the work day, nor would there be a stress on parking.

With regards to liability, the Township is protected under the Political Subdivision Tort Claim Act 42PACS – Section 85-41.

Motion was made by Lawless, seconded by Vail, to send a letter to the Board of Supervisors recommending conditional approval of the Conditional Use Application for the Cardio Health and Fitness Center Expansion subject to the applicant's compliance with all comments outlined in letter from Hanover Engineering dated October 28, 2008.

Kuehne, yes; Sterner, yes; Vail, yes; Lawless, yes

Motion was made by Lawless, seconded by Vail, to send a letter to the Board of Supervisors recommending conditional approval of the Conditional Use Application for the Cardio Boxing and Fitness Center subject to the applicant's compliance with all comments outlined in letter from Hanover Engineering dated October 29, 2008.

Kuehne, yes; Sterner, yes; Vail, yes; Lawless, yes

Sylvia McLaughlin
Clerk – Planning Commission

