

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

Minutes of the January 12, 2009 Meeting

Meeting #853 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, January 12, 2009, 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.

REORGANIZATION

On the motion of Kuehne, seconded by Narlesky, the Planning Commission approved to re-appoint Susan Lawless as Chairwoman.

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

On the motion of Kuehne, seconded by Narlesky, the Planning Commission approved to re-appoint Joseph Hilton as Vice-Chairman.

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

On the motion of Lawless, seconded by Hilton, the Planning Commission approved to re-appoint Paul Kuehne as Secretary.

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

On the motion of Lawless, seconded by Hilton, the Planning Commission approved to re-appoint Sylvia McLaughlin as Clerk.

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

MINUTES

Motion was made by Hilton, seconded by Narlesky, to approve the minutes of the December 1, 2008 Planning Commission Meeting.

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

310 STOKE PARK ROAD Site Plan Preliminary/Record Plan
Tracey Snell (Newton Engineering Group)

Plan proposes to remove three (3) existing parking spaces, construct fourteen (14) new parking spaces, and add a retaining wall around the south and east sides of the new parking area.

Variance was approved by the Zoning Hearing Board on December 4, 2008; however, written decision has not been received to date.

Comments were received by the Township Engineer; letter dated January 8, 2009.

Planners recommend that the west end of proposed retaining wall be shifted to the north in order to offer better site distance and safe operation of existing driveway.

Snell advised that the drainage flow is handled via sheet flow across parking lot to swale where it collects and goes into existing inlet. Planners noted there is evidence of erosion in the mulch area. Planner Sterner recommended that underground piping handle the drainage flow. Drainage improvements are needed. The existing sheet flow results in icy areas on Stoke Park Road.

Comments were received from the Shade Tree Commission; letter dated January 8, 2009.

Developer will meet with Township Engineer to address engineering issues.

ENGINEER'S REPORT

Drissel reported a full submission was received from Traditions of Bridle Path Road. Township Engineer will review to assure that all engineering conditions, required under the Township's approval, are addressed.

PLANNING COMMISSION

Planner Kuehne distributed the Planner's schedule for the Board of Supervisors meetings.

Sylvia McLaughlin
Clerk – Planning Commission

