

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

Minutes of the March 2, 2009 Meeting

Meeting #854 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, March 2, 2009, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Joseph Hilton
Luis Campos	James Narlesky
Kenneth Vail	

Hanover Engineering Associates, Inc. represented by James Birdsall, P.E.

Motion was made by Hilton, seconded by Vail, to approve the minutes of the February 2, 2009 Planning Commission Meeting.

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

310 STOKE PARK ROAD     Revised Preliminary Site Plan  
Joseph Piperato III, Esq. (Attorney)     Tracey Snell (Newton Engineering)

Plan proposes construction of eleven (11) additional parking spaces at the southeast corner of existing building. Three (3) existing spaces will be removed and fourteen (14) spaces constructed.

Retaining wall will be added around the south and east sides of the new parking area. Retail space at the east side of building is inaccessible, necessitating proposed parking.

Several Zoning Variances were granted by the Zoning Hearing Board on December 4, 2008. Zoning Board Member, Joan Rosenthal wanted clarification that retaining wall would not jut out and obstruct a driver's visibility. As recommended by the Planning Commission, proposed retaining wall has been shifted to the north and curves at the southeast corner. Design meets PennDot requirements for site distance. Grade is sloped from the sidewalk up to proposed wall. A vehicle would not veer from the roadway directly into proposed wall.

Piperato and Snell discussed Stormwater comment under Section 152-11G.(6) in Hanover Engineering's letter dated February 26, 2009. Developer is making substantial improvements in order to provide eleven (11) additional parking spaces. Addressing these issues would require the destruction of existing improvements at the site which may be cost prohibitive.

An inlet has been added which will collect water from proposed parking and most of the existing parking, directing stormwater underground, thus reducing the existing amount of sheet flow.

310 STOKE PARK ROAD Continued

Roof scuppers along southern elevation of the building discharges water in a sheet flow fashion onto the grass and then to an area of the parking lot. Some relief is requested, however, letter to this effect has not been received. Flash freezing across the parking lot is a concern. Birdsall stated pipe should be put in with tie ins to the scuppers. Cost feasibility should be checked. Cost consideration should also be given to the liability issue.

Snow removal – snow is pushed from the parking areas to the western edge of the property.

Comments were received from the Shade Tree Commission; letter dated February 23, 2009.

Piperato requested determination be made by Planning based on developer's compliance with conditions in review letter from Township Engineer.

Motion was made by Lawless, seconded by Narlesky, to send a letter to the Board of Supervisors recommending approval of developer's Revised Preliminary Site Plan subject to the developer's compliance with all recommendations made by Hanover Engineering in letter dated February 26, 2009.

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

Birdsall advised if developer does not comply with Stormwater recommendations, developer will return to the Planning Commission.

Birdsall recommended that developer submit a Record Plan to be processed along with Preliminary Plan.

Sylvia McLaughlin  
Clerk – Planning Commission





