

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

Minutes of the August 10, 2009 Meeting

Meeting #859 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, August 10, 2009, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless Paul Kuehne
James Narlesky Kenneth Vail

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

Motion was made by Vail, seconded by Narlesky, to approve the minutes of the July 13, 2009 Planning Commission Meeting.

Kuehne, yes; Narlesky, yes; Vail, yes; Lawless, yes

LVIP IV – LOT 45 Minrad, Inc. 3950 Schelden Circle
Proposed WIP Tank Farm Addition Preliminary/Record Plan
Ronald Madison (Civil Engineer) Chris Grindrod (Captus Energy)
Chris McDemus (Attorney) Michael Teague (Minrad Plant Manager)

Minrad is a pharmaceutical company employing approximately 70 people. They are a national leader in inhalation/anesthesia products. They were recently purchased by a health care firm from India.

Proposed WIP (work in progress) Tank Farm at 22' by 45' will have a total of 990 square feet outdoor storage area. Proposed location is on the south side in a future loading dock area. Relocation of future loading spaces must be shown on revised plan.

In 2006, a tank farm expansion was approved and has been constructed. A warehouse addition plan was also approved and recorded but has not been constructed to date. Warehouse must be shown on revised plans.

Waivers will be requested including a request that this submittal be considered a Site Plan rather than a Land Development Plan. Site Plan will be kept on record at the Township Office but not recorded at the Northampton County Court House.

LVIP IV – LOT 45 Continued

Grindrod advised that Sevo Fluorane is one of three inhalants produced. Totes, located on their production floor, are used to transfer materials between processed steps. Totes are small containers that are picked up with a fork lift truck. They are weighed to determine the amount of material they hold. Totes are then pumped out with the material going into the next processing step. Material inside is a liquid with a high vapor pressure. At room temperature it is a liquid. Planners requested the MSDS information for this material. DEP was contacted and made the determination that Sevo Fluorane be coded as a minor source based on the amount of emission. However, this is a volatile organic compound. Proposed WIP Tank Farm will replace the totes only for Sevo Fluorane. In proposed process Sevo Fluorane will be hard piped out to proposed tank farm. Contents will be weighed. Product will be pumped from the tank to the next processing step. Vertical polyethylene tanks with vent condensers will be insulated. A DEP certified installer will oversee the installation. Steel will be used for the containment area. Slab will be elevated. This detail must be shown on revised plan. Bollards will be installed to prevent any fork lift truck collision.

Totes were not discussed in 2006. Township approval should have been obtained for this use. Site Plan should designate where any future totes will be located.

Foundation for the WIP Tank Farm will be on spread footings for piers which will straddle existing storm sewer pipe. Cross sections must be provided. Roof will be constructed over proposed Tank Farm. Rain runoff will be directed to “M” inlet. If any water gets into the containment area it will be pumped over the side. The handling of rain water should be noted on drawing and in Performance Standard. Containment area, which included sumps, is regulated by DEP.

Thirteen (13) parking spaces located within a fenced area of the plant cannot be used for parking. Sixteen (16) new parking spaces, as requested by Zoning, will be constructed on the north side of the building. No Parking Fire Lane will be relabeled. Emergency Sign will be relocated. Fire Marshal approval is needed. Planners requested that lighting be included to assure employee safety in parking area

Contours will not change. Note on plan will reference the 2006 Grading Plan.

Plan note will state that Landscaping will be provided on site or monetary donation given to the Township.

Revised Site Plan should contain all of Minrad’s history, including granted approvals in 2006. Existing utilities (storm sewer under proposed tank farm) must be shown. Performance Standard must be provided including updated MSDS sheets.

PLANNING VACANCY

Barry Check of 4525 Greenfield Road attended meeting, expressing his interest in serving on the Planning Commission.

Upon discussion in executive session, motion was made by Lawless, seconded by Vail, to send a letter to the Board of Supervisors, recommending the appointment of Barry Check to replace Luis Campos.

Kuehne, yes; Narlesky, yes; Vail, yes; Lawless, yes

Planners' reasons for this recommendation include his engineering background, his 18 years of residency in the Township, and the ability to contribute immediately.

Sylvia McLaughlin
Clerk – Planning Commission

