

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

Minutes of the December 7, 2009 Meeting

Meeting #862 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, December 7, 2009, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Joseph Hilton
Paul Kuehne	James Narlesky
Jim Sterner	Kenneth Vail
Barry Check	

Hanover Engineering Associates, Inc. represented by James Milot.

A moment of silence was observed in memory of former Planning Commission member John McGonigle.

Motion was made by Narlesky, seconded by Vail, to approve the minutes of the October 5, 2009 Planning Commission Meeting.

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

Cancellation of the Planning Commission Meeting for November was properly advertised.

LVIP IV – LOT 23 23 South Commerce Way Building Addition Preliminary Plan
Paul Szewczak (Liberty Engineering) Stu Trestrail (Newly Weds Plant Manager)

Proposed are a 1,533 square foot office addition to the front of existing Newly Weds Food Plant and a 16,794 square foot warehouse addition to the rear. Warehouse addition will be used for dry rack storage of seasonings. Packaging will be in 50 lb poly-lined boxes.

No new utilities are needed. There will be no change in water and sewer capacity. Addition will be sprinklered. Response letter is requested pertaining to details of water service to the warehouse addition. Existing sanitary sewer pipe must be labeled.

A drive-in door is proposed.

There will be no additional employees.

There will be no outside storage. Location of compactor and dumpster, if any, should be labeled.

Planning requests the MSDS Sheets for hazardous and flammable materials. Szewczak stated they will furnish information for lubricants, oils and cleaning products.

Plans should be submitted to the Township Fire Marshal for his review and comments.

LVIP IV – LOT 23 Continued

Developer will address comments in letter dated December 2, 2009 from the Shade Tree Commission. Trees missing from the original 1988 Plan and any new trees required with this submission must be provided.

Proposed additions will have roof leaders (downspouts). Water will be directed to a swale at the rear of the warehouse addition.

15' x 20' Constructed Filter must be labeled on the plan.

Waiver will be requested for requirement to provide a Traffic Study as there will be no additional traffic.

Security light will be provided at proposed drive-in door as well as three (3) other emergency access areas.

There should be no problems with snow removal.

Developer was requested to check the Stormwater runoff system. Capacity should be determined. Data on the as-built detention ponds and swales is available at Hanover Engineer's office. Verification is needed to assure that down stream is not overloaded.

Planners advised developer that tractor trailers should not park on the street while waiting to load/unload.

Construction will take approximately four (4) months. Completion anticipated in 2010.

Sylvia McLaughlin
Clerk – Planning Commission

