

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

Minutes of the April 5, 2010 Meeting

Meeting #866 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, April 5, 2010, and convened at 7:30 P.M.

Planning Commission members in attendance:

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

Hanover Engineering Associates, Inc. represented by James Milot.

Motion was made by Hilton, seconded by Kuehne, to approve the minutes of the March 8, 2010 Planning Commission Meeting.

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

VENEL INSTITUTE LVIP IV – LOT 47 Conditional Use Application
Peter Lehr (Attorney) Greg Adams (Managing Partner)
Dr. Stephen Brigido (Medical Director)

Conditional Use approval for intended use for a postsecondary school for medical and surgical education and training is requested. Proposed school would occupy the first floor of approximately 11,000 square feet in an existing two-story building located at 261 Brodhead Road. Proposed facility would service health care professionals, medical device companies and surgical associations. This is not a research, scientific or chemical laboratory. Bitronics occupies the one-story side of existing building.

This would be a for profit private limited liability company.

Proposed facility includes a 50 seat lecture hall, two training rooms at 220 square feet per room, several conference rooms, a dining area, men's and women's locker rooms and a large training area or mock surgical setting consisting of 2,368 square feet. Dining will be 100% catered. There will be no food preparation on site. One existing loading dock will be secured from the inside. Building will meet OSHA standards.

Entering existing building, you come into a private foyer and go down to the first level or up to the second level via stairs or elevator. Planner Kuehne requested plan elevations clarify the entrance, show elevator use for the handicapped, show handicapped parking.

VENEL INSTITUTE Continued

3 to 4 employees will be at facility during the hours of operation, which are 8:00 a.m. to 10:00 p.m. Facility will be operational seven (7) days a week, or as needed by attendees participating in the training. Attendees would lease the entire facility for the amount of time needed.

Surgical conference center will be supervised by Venel at all times.

Attendees will not be intermingling with the Bitronics facility. Receptionist will be stationed at main entrance.

Lasers will never be used at proposed school.

Exposure will be to anatomic specimens, prepared for surgical education. Specimens are bloodless and fluidless. Specimens will be provided by Life Quest Anatomic on Airport Road, a company located in Scranton, as well as the national company Science Fair. A staff member of said vendors delivers the specimen, unwraps the specimen on a stainless table for the demonstration procedure, stays with the specimen, and packages it at the end of the training session. Specimens are never taken or stored by Venel. All procedures and devices must be FDA approved.

A biohazard company would handle the red bag waste.

Instruments would be sterilized on site via autoclave.

Industrial grade cleaning solvents will be used. Nothing flammable is used.

Certificates can be offered by Venel or the sponsoring company. Education credits can be attained.

Addressing parking, specimen vendors and trainer/attendees' company will bring their own equipment in a van. 50% of attendees will drive and park....50% of attendees will be chauffeured.

Proposed school is the first of its kind in this immediate area. It is anticipated they would provide a service to companies and health care professionals from Washington, D.C. to Boston.

Planner Kuehne advised engineer Szewczak of several corrections/inclusions. Plan note should be corrected to read parking spaces and loading space. Entry floor elevation and finished floor elevation should be provided. Emergency exit doors leading to Bitronics should open out and include panic equipment.

Motion was made by Lawless, seconded by Hilton, to forward a letter to the Board of Supervisors recommending that they grant approval for the Conditional Use Application for Venel Institute, finding that standards set forth in Zoning Section 185-54D have been satisfied subject to a few minor changes on the actual engineering plans as outlined by Planner Kuehne.

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

310 STOKE PARK ROAD Auto Body Shop Sketch Plan
Joseph Piperato (Attorney) John McElkenny (KSB Holdings)
Tracey Snell (Newton Engineering) Brian Anderson (Faulkner employee)
Joseph Valerio (Precision Equipment Group) Mike Koss (PBG)

Faulkner Collision Center, located at 298 Stoke Park Road requests to expand their existing operation due to space restraints. They propose to occupy 21,777 square feet previously occupied by Azure Water Company and an additional 2,291 square feet for the office space. The same operation would prevail at both locations with assembly area and paint spray booths.

310 Stoke Park Road is located within the PIBD district. Existing 54,300 square foot commercial building includes existing warehouse, wholesale distributor, business office, restaurant (deli), hair salon and existing parking spaces. Existing driveway provides access onto Stoke Park Road.

Faulkner owns dealerships to the east and west of this facility. Currently a water company is operating at the rear of this building. Faulkner wishes to occupy this space. Special Exception is needed to permit a body shop.

Body shop is proposed in the northeast rear of existing building ... auto paint area in the northwest area ... body shop office in the southwest corner.

Faulkner is presently leasing a free standing 6500 square foot building from a truck company for auto body work. That operation will be moved to 310 Stoke Park Road. Painting is now done at 298 Stoke Park Road.

Because this item was presented as a Sketch Plan, no recommendations from Planning was required or offered.

Planner Hilton, however, questioned the noise, odor and/or fire problems. In response, applicant offered testimony from the equipment vendor and paint vendor concerning anticipated containment, ventilation and exhaust system as well as filtering. Response was negative.

Anderson advised the GEICO Program is followed with car repairs. A car receiving body repairs will remain inside the facility for the majority of time ... first in the body shop ... then in the paint area ... then back to the body shop for reassembly. Highest total of cars being worked on would be 32 cars.

203 parking spaces are needed to accommodate the employees and stacking on the property. Developer will construct 77 parking spaces shown on the plan as future spaces. A variance will be requested for 14 spaces.

310 STOKE PARK ROAD Continued

Access road is proposed from the 310 facility to the 298 facility. This private driveway will be used by Faulkner employees, minimizing traffic on Stoke Park Road. The Township requests that this interconnection be permanent.

Planner Kuehne requested that a private driveway also be considered from the Subaru dealership to the facility at 310.

Planner Hilton asked how noise and smell will be controlled in consideration for existing tenants at 310. McElkenny advised that the rear is actually a separate building with masonry block walls. Planners requested that a fire rating be provided.

Valero advised that his company will install the equipment in the paint room. Fire rated equipment is built according to code with a certain amount of air speed inside the equipment. Proper atmosphere must be provided for the painter. Filtration is built into the system ... incoming air and filtered exhaust. 99% is filtered with the remainder being disposed of properly in accordance with all NFBA/BOCA Codes. Electrical safeties, including a high limit switch, must be in place. Their units are now energy efficient.

Koss stated Federal regulations require the use of a High Volume Low Pressure gun which improves paint transfer efficiency. Water born base coat, the latest technology, will be used.

Planner Hilton voiced his concern about vapor release. Koss advised the newest equipment will use a velocity stack which will project vapor higher, minimizing the dispersion.

Planner Vail questioned quantities and locations of hazardous/red label materials.

Primers and clear coat have a flash point of 0 to 100 degrees. Water born base coat is over 200 degrees. Products will be applied in a down draft spray room with high air movement.

Flammable storage will be in quart size paint cans. Total of 68 cans would be on hand.

National Fire Protection Agency Code list the specs on handling storage of flammables, cabinets, number of gallons, etc.

Planner Vail asked if they will have a flammable liquid storage room or cabinets. They will provide a mixing room with its own ventilation on at all times. There will be a spill containment lip.

Painting mixing room will have insulated double 2 ½" wall panels.

Planning recommends that MSDS documentation for products to be used at the facility as well as technical data concerning the equipment to be installed be submitted for Township review.

There are no tanks on site. They don't make auto parts. They will spot weld.

Planners concerns are as follows:

- Traffic flow which should be mitigated by proposed private road

- Odor control

- Location of stacks

- Existing occupants must be notified of proposed auto body shop. This operation would be noisy and there are limitations on what can be done to minimize noise.

ST. LUKE'S HOSPITAL RESEARCH LABORATORY LVIP IV – Lot 32
77 South Commerce Way Conditional Use Plan
Erich Schock (Attorney) David Tetterer (Keystone Engineering)
Bret Buchman (St. Luke's Facilities Planning Project Manager)

Planner Vail stated he is employed by St. Luke's Health Network. He will abstain from voting but will question and comment.

A research laboratory is proposed to occupy 13,543 square feet in building on Lot 32. This will be an extension of laboratory located within St. Luke's Hospital in Bethlehem. A Microbiology Lab and an Anatomic Pathology Lab are proposed at this location. Non critical blood work will be analyzed here. Critical blood work will still be handled at the hospital.

St. Luke's is regulated by the State. The labs are accredited by the Department of Health. Labs are inspected and licensed on a regular basis.

Building is fully sprinklered along with a fire alarm system.

Building is open to the ceiling.

Air exchanges and air flow rates must follow code. Intake and exhaust are at 25 feet.

There is no odor issue. Exhaust is 100% filtered.

Everything is monitored 24 hours a day.

Floor plan shows 2 Flammable Closets and 1 Gas Tank Storage Closet. Flammables should be listed and MSDS sheets provided. The Gas Tank Storage is nitrogen with 6 cylinders (2 banks of 3). Flammable Closets are a one (1) hour room having gallon quantities of alcohol. Fire rated flammable cabinets are located throughout facility. MSDS sheets should be presented. Quantities and flammables (gallon jugs) should be addressed along with the capacity accommodated by free standing cabinets. Cross sections of the building should be provided.

The main entrance of building will not be used. Lab employees will enter at the southeast and southwest doors of proposed lab. This is not a public space. It is a controlled access zone with ID card access at both doors.

Employees will be relocated to proposed facility. 30 employees will work from 5:00 a.m. until 12:00 midnight. Two will work the early shift beginning at 5:00 a.m.; the majority of employees will work between 7:00 a.m. until 8:00 p.m. with several employees on the late shift until midnight.

A concrete pad will be constructed for a small cooling tower and an emergency generator.

Planner Kuehne advised that pad dimensions/elevations should be submitted and reviewed by the Township Engineer. Self contained emergency generator will be fueled with diesel fuel.

Three (3) parking spaces at the rear of the building will be removed to provide space for concrete pad. Sufficient parking remains with 230 spaces required and 240 spaces being provided.

There are regular pick-ups for red bag trash.

Carriers will stop every two (2) hours.

ST. LUKE'S HOSPITAL RESEARCH LABORATORY Continued

Fire Marshal must be satisfied with the types and quantities of flammables to be stored in this facility. Fire Marshal must check on how he would fight a fire at this facility. His review and approval are needed.

Motion was made by Lawless, seconded by Narlesky, to recommend the granting of the Conditional Use Application, subject to the applicant complying with the following conditions: the applicant shall provide engineering details concerning the size of the pad for the cooling tower and emergency generator to assure that it is adequate for the weight that will go on it, the location of the fuel storage associated with the pad and generator, and the cross sections for the pad with all changes being made to the drawings as outlined by Planner Kuehne. All MSDS sheets along with the quantity information on all materials to be stored on site, including flammables should be provided. The cross section details of the building should be presented. All of the foregoing corrected materials are to be submitted to Hanover Engineering, as well as the Fire Marshal, for their review and comments.

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

DCNR GRANT APPLICATION

Letter dated March 23, 2010 was received from Township Secretary/Treasurer Lori Stranzl requesting comment on the Township's filing for a grant application to secure funds for the development of the Hanoverville Road Park in the Monocacy Farms Subdivision. Letter states funds will be used for grading and seeding and the purchase of playground equipment.

In attendance were the following park neighbors who offered their concerns:

- Kevin Joyce of 5733 Monocacy Drive
- Laura Diamond of 5745 Monocacy Drive
- Gayle McLaughlin of 5761 Monocacy Drive

Neighborhood does not know what will be done with the lot.

It is not know where parking will be located. How will park be accessed? Will there be parking on the street?

Rumor reports that this will be a destination park with a high volume of traffic.

Will field be for general use or league play?

They are favorable to a neighborhood park but have not seen any plans for the park.

They attended a Park & Recreation Board meeting. Members know nothing about development plans.

Township Engineer Milot was asked to inform Planners and residents of park status. He reported that as Phase I, park is being looked at as a multi-purpose park with playground equipment.

Pathway system will be extended. As part of the DCNR Grant application, handicapped access parking must be provided.

Phase II would develop a baseball or multi-purpose field. Hanover Engineering feels there is not sufficient room to create a large scale integrated field network.

DCNR APPLICATION Continued

Planners discussed application and resident's concerns. Response is as following:

The Planning Commission recommends that the Township should apply for the DCNR Grant with the funds being used favorably to improve this parcel for that purpose. Based upon resident comments, Planning recommends that prior to construction and development of the park, a Sketch Plan, setting forth all material features, including but not limited to grading plan, parking, egress/ingress, buffering and the like be submitted to the Planning Commission and the Park and Recreation Board for review and comment.

Sylvia McLaughlin
Clerk – Planning Commission

