

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

Minutes of the June 7, 2010 Meeting

Meeting #867 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, June 7, 2010, and convened at 7:30 P.M.

Planning Commission members in attendance:

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|---------------|---------------|
| Susan Lawless | Joseph Hilton |
| Paul Kuehne | Jim Sterner |
| Kenneth Vail | Barry Check |

Hanover Engineering Associates, Inc. represented by James Milot.

Cancellation of the May 3, 2010 Planning Commission Meeting was properly advertised.

Motion was made by Vail, seconded by Kuehne, to approve the minutes of the April 5, 2010 Planning Commission Meeting.

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

GROUP HOME 3925 Airport Road Conditional Use Application
David Martin (Keystone Consulting Engineers) William Matz, Jr. (Attorney)
Wendy Heatley (Northampton County Department of Human Services)

Proposed Group Home is located within two overlay districts ... Air Flight Path District (AFD) and Special Conservation District (SCD).

Heatley advised that the intention for proposed group home is to accommodate four (4) people who would live upstairs. Two (2) bedrooms would be located in the basement for respite capabilities, which would serve as a break from families or another group home setting. Letters and drawings previously listing six (6) residents should be corrected and resubmitted. Narrative should clarify the total explaining the four (4) full time residents plus the two (2) respite residents.

1 to 3 people will be on duty during the day ... 1 person at night. Staff will do grocery shopping. Laundry will be done on site.

Medical help will be received via out patient or by their community treatment team.

Family visitation is encouraged.

It is probable that resident(s) could be wheelchair bound. House must meet ADA regulations for handicap accessibility.

Minimum lot size and maximum lot coverage must be shown on plan.

GROUP HOME Continued

Planners questioned flooding which had occurred in the past at this location. Basement should have adequate draining. Floor drain exists in the garage. Where the water would go at this drain should be determined and shown on plan.

Any existing waste drains that will not discharge into the public sewer system should be identified.

Radon levels must be checked.

Fire Marshal has not been contacted to date for his review and approval.

Plan proposes to connect to water and sewer facilities.

Construction Code will be checked to determine whether railings may be required atop retaining walls.

Driveway will enter one-way from the north and exit to the south. A clear sight triangle for the driveway connection to Old Airport Road will be provided along with the 60' functional setback from centerline.

Northern access point of driveway should be revised to comply with property line regulations. Shared driveway is not desirable.

The two car garage will serve as two (2) parking spaces. Three (3) additional spaces are provided in the northern corner of driveway turnaround. Zoning variance is needed for proposed handicap space located on the east side of driveway. Van for the home would utilize one garage parking space.

Soils information will be provided.

Waiver will be requested from requirement to provide an Off-Street Loading Space as none will be required.

Ten foot (10') planting screen is required around perimeter of the property.

Planner Kuehne asked if Noise Pollution was considered. Location has two sources of major noise exposure ... the Airport and Airport Road. Was a Noise Survey done for this house? Was any remedial action done by the previous owner? Is there a before and after survey?

Planners Kuehne and Hilton served on the Airport Noise Advisory Committee. FAA Chart shows this home is located in a 75 DB Zone (Noise Zone 2), which prohibits residential, churches, hospitals, schools, libraries, nursing homes and day care facilities.

Compounding the Airport noise would be the vehicular impact (Section 159-25).

There are 13,000 vehicles per day on this arterial road.

GROUP HOME Continued

Planner Kuehne shared the information he secured pertaining to Noise Pollution. Particularly vulnerable to noise pollution include those with mental or physical illnesses. They need special protection. There are adverse effects from noise pollution.

Township Code stipulates a home should receive 67DB during the day and lower at night.

Proposed group home location is 250' from the new Airport Road ... 500' from center line of the Airport glide path ... 2400' from the end of runway.

Airport uses freighters at night and the noise is extensive.

This should be taken into consideration before residents are placed and detrimental effects are experienced.

Outstanding engineering issues must be addressed.

SOLAR ENERGY SYSTEMS

Draft Ordinance was reviewed along with comments in letter from Hanover Engineering dated June 2, 2010.

One area not covered is the reflective source of these arrays interfering with the flight path. Interference may be detrimental to flights coming in or going out.

Motion was made by Lawless, seconded by Kuehne, to send a letter to the Board of Supervisors recommending adoption of the proposed Zoning Amendment to permit and regulate Solar Energy Systems within the Township. With regard to the letter dated June 2, 2010 from Hanover Engineering, the Planning Commission recommends retaining the setback provisions of Section 185-22-I(1)(b) as written (Item 1 in letter) ... recommends retaining the language concerning fencing as written (Item 2 in letter) ... recommends that the provisions concerning lighting be advisory only (Item 2 in letter) ... recommends striking Section 185-22-I(5)(b) concerning easements (Item 3 in letter).

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

Sylvia McLaughlin
Clerk – Planning Commission

