

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

Minutes of the August 9, 2010 Meeting

Meeting #868 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, August 9, 2010, 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.

Cancellation of the July 12, 2010 Planning Commission Meeting was properly advertised.

Motion was made by Vail, seconded by Sterner, to amend the minutes of the June 7, 2010 Planning Commission Meeting, replacing the word pollution with the word exposure on page 2, last paragraph, second sentence .... Location has two sources of major noise exposure.

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

Motion was made by Hilton, seconded by Kuehne, to approve the minutes, as amended, of the June 7, 2010 Planning Commission Meeting.

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

LVIP IV – LOTS 55/56          FlavorRite Foods      Preliminary/Record Plan  
Paul Szewczak (Liberty Engineering)

A 3,570 square foot expansion is proposed on existing pavement to the rear of existing building. Purpose is to provide a specialty cooler offering temperature control and efficient storage for their whipped toppings. Product will be transported via refrigerated tractor trailers. This is not a new product. There will be no additional employees.

Four additional loading docks are proposed.  
Four additional parking spaces are shown as future.

Fire Marshal approval is required.  
Comments were received from the Shade Tree Commission.

LVIP IV – LOTS 55/56 Continued

Waivers and deferral outlined in letters dated July 19 and August 9, 2010 from Paul Szewczak of Liberty Engineering were reviewed.

Motion was made by Lawless, seconded by Narlesky, recommending that the Board of Supervisors grant a deferral of Zoning Section 185-17 concerning the construction of additional parking spaces.

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

Motion was made by Lawless, seconded by Kuehne, recommending that the Board of Supervisors grant a waiver of Zoning Section 185-22E requiring a Traffic Study for the reasons set forth in the July 19, 2010 letter from Liberty Engineering.

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

Motion was made by Lawless, seconded by Kuehne, recommending that the Board of Supervisors grant a waiver of SALDO Section 159-17A requiring documentation of existing trees on the site for the reasons set forth in the August 9, 2010 letter from Liberty Engineering.

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

Motion was made by Lawless, seconded by Sterner, to send a letter to the Board of Supervisors recommending approval of FlavorRite Foods Preliminary/Record Plan subject to the applicant's compliance with all conditions and requirements set forth in Hanover Engineering's letter dated August 6, 2010

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

SUBDIVISION PLAN - LOTS 1 and 10 HCCC2          Preliminary/Record Plan  
Bruce Anderson (The Pidcock Company)

Jaindl proposes to purchase approximately 4 ½ acres of land from Gregg Amore, incorporating this parcel into proposed Lots 1 and 10 of Hanover Corporate Center 2. This alignment creates the lots along the East Allen/Hanover Township boundary line.

As a courtesy, plans should be sent to East Allen Township.

Motion was made by Lawless, seconded by Sterner, to send a letter to the Board of Supervisors recommending approval of the Subdivision Plan for Lots 1 and 10 HCC2 subject to the applicant's satisfaction of the conditions and requirements set forth in the August 6, 2010 letter from Hanover Engineering.

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

HANOVER HIGHLAND – LOT 2 Retirement Residence

Dan Roach (Lenity Group) Scott Muller (Gilmore & Assoc.)

Although this submittal was listed as a Preliminary/Record Plan on the Agenda, review was treated by Planners as a “Sketch Plan” with the concurrence of the application.

Proposed is a three-story retirement residence building with 132 suites. There is no basement. Total number of residents is 160. 20% are couples.

Lenity Group works with Harvest who has constructed approximately 350 facilities throughout the U.S. and Canada. Ten are located in Pennsylvania with the nearest in Harrisburg. Planners requested this address.

They service residents with an average age in the 80s, who are in good health, not requiring medical assistance. There are three different suite types ... studios at 500 square feet ...

1 bedroom at 700 square feet ... 2 bedrooms at 900 square feet.

There are no kitchens. Residents receive three meals per day seven days a week served in the central dining area. All food is cooked in the building. Deliveries are made several times a week.

Linen service is provide

There are social activities...chapel, beauty salon, exercise room, library, movie theater.

Residents do not drive, therefore a luxury mini bus seating as many as 20 people is provided.

Private rooms are available for family functions.

All services are included in the rent.

Each suite will have a patio or balcony.

Laundry facilities are on site for staff and resident use.

Two elevators capable of handling a gurney are provided.

Paths and seating areas will be located outside of building. The ring road around building will have sidewalks.

Lease is for one year. Duration is generally three to five years before going to a different care facility. Planners asked if there is an acceleration clause in the agreement if a situation would warrant. Roach advised they would try to get them more help.

A manager and co-manager live on site and are available 24/7.

Number of employees/support staff is 16.

Pertaining to security, the secondary doors are locked from the outside. The main entrance or front door is where manager/co-manager supervises the people coming into the building. There is no employee posted at the front entrance whose sole purpose is monitoring ingress/egress.

After hours a key card is needed to access front door. There is no sign-in desk or center for identifying people entering facility. Planners expressed a strong concern that appropriate security measures be undertaken by the applicant to address the potential for crime and to adequately deter those who may want to prey on the elderly.

There are no security cameras at the doors.

HANOVER HIGHLAND – LOT 2 Continued

This area does not lend itself well to pedestrian traffic crossing Stoke Park Road. There is an increasing high traffic problem. Consideration should be given to allow residents to have a safe pedestrian access. There is no legitimate crosswalk, high volume of traffic, poor visibility due to the curve on Stoke Park Road. Was signalization discussed for this hazardous intersection? No pedestrian access out of proposed complex is a concern.

Cross section for proposed building should be provided.  
Traffic Study should be provided.

Three to four handicapped parking spaces are proposed.  
Planners questioned what their policy is when a resident becomes handicapped. Response was if resident can take care of himself, he can continue to live there. If a person cannot take care of himself, home health care is allowed. If this care is prolonged, discussion is held with the family. Usually three to five months necessitates a move to a different facility. Help is given in this process, but they do not force the process.  
Harvest is not a licensed Care Facility. Arrangements are made for the cross over from independent to needing more care.  
Planners asked how they would control what health care providers are used.  
This service would increase traffic.

Will facility use Township EMT service or will they contract their own ambulance service and contract with a local hospital? This must be addressed.

Truck turning movements must be reviewed for the loading zone service access.

Muller questioned whether they are required to improve Fairview Street. All pertinent data should be provided before determination can be made.

Lighting Plan will be offered for the side, parking and building. Light coverage, security, pedestrian traffic needs to be reviewed. As a safety concern, it would be advisable to add a street light.

Noise Study cannot be waived unless the building materials used inside the building attenuate noise.

Relief may be requested regarding building height which is 35 1/2 feet to the mid point of the roof and 41 feet to the ridge. Architectural rendering should be provided.





