

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

Minutes of the September 13, 2010 Meeting

Meeting #869 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, September 13, 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

Hanover Engineering Associates, Inc. represented by James Milot.

Motion was made by Hilton, seconded by Narlesky, to approve the minutes of the August 9, 2010 Planning Commission Meeting.

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

LVIP IV – LOTS 55/56 FlavorRite Foods Revised Preliminary/Record Plan
David Hausman (Liberty Engineering)

Revised Preliminary/Record Plan shows an enlargement of proposed freezer expansion from 3570 square feet to 6760 square feet. Enlargement will maximize the number of pallets and allow more storage area.

There will be no additional employees ... no additional truck traffic.

Existing outside storage compactor should be screened. This should be checked by the Township Zoning Officer.

No additional waivers/deferrals are requested.

Comments were received from the Shade Tree Commission.

Comments are needed from the Township Fire Marshal.

Motion was made by Lawless, seconded by Sterner, to send a letter to the Board of Supervisors recommending approval of Flavor Rite Foods Revised Preliminary/Record Plan subject to the applicant's compliance with all conditions and requirements set forth in Hanover Engineering's letter dated September 8, 2010.

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

LVIP IV – LOTS 55/56 Continued

Motion was made by Lawless, seconded by Narlesky, recommending that the Board of Supervisors grant requested deferral of Zoning Section 185-17 concerning additional parking spaces, as there is no material change from the application reviewed on August 9, 2010 other than the size of proposed addition.

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

Motion was made by Lawless, seconded by Kuehne, recommending that the Board of Supervisors grant requested waiver of Zoning 185-22E requiring a Traffic Study as there is no material increase in traffic by reason of the increase in size of proposed addition.

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

Motion was made by Lawless, seconded by Narlesky, recommending that the Board of Supervisors grant requested waiver of SALDO Section 159-17A requiring documentation of existing trees on the site, as there is no material change from the application reviewed on August 9, 2010 other than the size of proposed addition.

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

PLANNING COMMISSION

Planner Kuehne reported that on a recent visit to Wegman's, he noticed the sidewalk stops on Stoke Park Road. There is no sidewalk provided along the private drive into Wegman's. Kuehne notified Township Manager Finnigan who contacted Wegman's. Planners inquired whether sidewalk exists at the opposite entry. This should be checked by the Township Manager.

Planner Sterner reported that he visited the Lenity Group Retirement Residence located in the Harrisburg area. There were many cars parked in front of the facility. The outside façade is attractive. Sterner entered the building and walked some distance to a counter before being approached. The building interior is also very nice. Sterner's concerns relative to parking and safety still remain.

Sylvia McLaughlin

Clerk – Planning Commission

