

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

Minutes of the October 4, 2010 Meeting

Meeting #870 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, October 4, 2010, and convened at 7:30 P.M.

Planning Commission members in attendance:

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

Hanover Engineering Associates, Inc. represented by James Milot.

Motion was made by Vail, seconded by Sterner, to approve the minutes of the January 1, 2010 Planning Commission Meeting.

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

<u>HANOVER HIGHLAND – LOT 2</u>	Retirement Residence
Wegmans Drive and Stoke Park Road	Revised Preliminary/Record Plan
Dan Roach (Lenity Group)	Scott Muller (Gilmore & Assoc.)

Submission designates 133 suites with 147 beds, a maximum of 20 employees /staff members. 82 parking spaces are proposed, including several labeled “No Parking Fire Zone”. Parking for the Manager’s Suite and the Co-Manager’s Suite are included in the staff calculation. This type of facility does not fall into a specific Land Use Category. Calculations were based on Hospitals. With 30 spaces used by staff, 50 parking spaces remain for proposed facility which has 133 suites. There is no off-street parking available. Planners are very concerned about the limited parking on this site for residents as well as guests.

Roach indicated their typical parking ratio per facility is .5 to .6 per suite. Residents living in their facilities do not drive and live there for the services. Typical age is 82. Minimum age would be 55.

Planner Sterner informed developers that he visited the Harrisburg facility. Every parking space was occupied and cars were parked along the roadway. He approximates 100 vehicles. This facility is located in a remote area. Roach stated some facilities are under parked. The Harrisburg facility is an older residence. Sterner stated proposed facility is in a busy traffic location with an intersection having a limited site distance. Sterner is concerned whether the numbers are based solely on traffic from residents without considering vehicular traffic coming in or out. There may be a discrepancy in the number of parking spaces being provided and the total that may be needed.

HANOVER HIGHLANDS – LOT 2 Continued

Developers do not anticipate parking issues. They were asked to provide data from facilities that are operational and fully occupied that would mimic this proposal.

There are challenges for safe pedestrian access. Planners questioned whether additional future parking could be provided.

Developers will meet with the Township Engineer to review parking concerns to see if any spaces can be added and if there might be an area for future parking.

Trip Generation calculations will be reviewed by the Township Engineer. Consideration will be given to additional trips by employees and deliveries.

Developer addressed comments made by the Conservation District. Their approval should be forthcoming.

Developer will show a connection to the sidewalk for access/egress doors on the First Floor Plan. An emergency pad outside each door will be provided.

Proposed emergency generator, located in the functional setback of Stoke Park Road, will be relocated.

Two (2) off-street loading spaces, located near the cafeteria area, are proposed. Ordinance requires 12 spaces. Planners concur that two would be adequate.

Rendering of proposed facility was presented. Height of 40'10" is the maximum height from first floor finished grade to the ridge. The roof slope is designed for aesthetic appeal. Various roof heights are proposed on this facility. Maximum allowable building height is 36'. Developer was asked to provide the percentage of roof height at 40'10"

All ADA ramp details are required and should be shown on Grading Plan.

Waiver requested from requirement to provide a 10' wide planting behind right-of-way on Fairview Street. Street trees will be provided. Planner Sterner requested a little more density.

Developer will comply with comments made by the Shade Tree Commission.

Comments were received from the Township Fire Marshal.

Sylvia McLaughlin
Clerk - Planning Commission

