

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

Minutes of the November 1, 2010 Meeting

Meeting #871 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, November 1, 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 Kuehne, seconded by Vail, to approve the minutes of the October 4, 2010 Planning Commission Meeting.

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

ZONING MAP AMENDMENT Expansion of PIBD and C-2
Chris McLean, Esq. (Zator Law Offices)

Subdivision Plan, along with letter from Hanover Engineering dated August 6, 2010, was reviewed and received Conditional Approval at the August 9, 2010 Planning Commission meeting. Positive review has been received from the Lehigh Valley Planning Commission. Rezoning request from A - Agricultural to PIBD - Planned Industrial Business District and A -Agricultural to C-2 - Commercial is consistent with the Township Engineer's recommendation.

Planner Kuehne asked whether the metes and bounds were checked by Hanover Engineering.

Motion was made by Lawless, seconded by Kuehne, to send a letter to the Board of Supervisors requesting that the Township Engineer confirm the Metes and Bounds provided by Pidcock . The Planning Commission makes no further comments to the Zoning Map Amendment at this time.

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

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

This 3-story “home for the elderly” consists of 133 suites with 147 beds. Facility is considered Independent Living with services provided such as meals, van service, activities. Medications are not dispensed. There will be a maximum of 20 employees.

Details regarding landings at access/egress doors, sidewalk connections, type of material being used for the Fire Access Lane must be provided.

Two elevators with gurney capability are being provided.

Structure located on the patio is a fountain.

Landscape screening will be offered for the Transformer Pad and Emergency Generator Pad. Emergency Generator, fueled by natural gas, will be tested during the day at half power on a monthly basis. Township engineer will check to ensure that the generator sound level is not excessively noisy.

Eighty-four (84) parking spaces are provided 3 ADA spaces are shown; however, 4 are required 2 spaces in bus garage 8 “future” spaces are designated. Four (4) of these “future” spaces are shown in the front yard and would require a Zoning Variance. Parking calculation is based on .65 per suite. Utilizing the additional “future” spaces, the calculation is .68 per suite. Planning recommends that the “future” spaces be deferred subject to necessity and Zoning approval. All area encompassed by “future” parking should be considered in the Storm Water Management Plan. Note should be added to plan.

Planner Vail questioned snow removal. Muller advised it would be plowed to open areas. In the event of a heavy snow, it would be hauled from the site.

Two loading spaces are proposed. Waiver requested from requirement to provide 12 loading spaces.

Trip generation summary provided the highest number for trip estimation based upon related uses.

35% of the building height is at 40’10”. Waiver requested from 36’ requirement.

Impervious coverage is calculated at 40% including the Fire Lane.

HANOVER HIGHLANDS – LOT 2 Continued

ADA ramp details are required for existing and proposed sidewalks. Planners discussed proposed ramp opposite Northgate Drive. Due to the geometry of this intersection, pedestrian crossing would be a challenging endeavor. Pedestrian crossing, also shown at Wegmans Drive, has a considerable amount of turning movements. A consideration would be to defer construction of ramp at Northgate Drive until the Board of Supervisors deems it necessary. Township Engineer Milot advised until the intersection at Wegmans Drive/Stoke Park Road is signalized, Northgate Drive would be the least risky crossing point. Because Wegmans Drive is not a desirable intersection for pedestrians at an unsignalized crossing, Milot favors construction of the Northgate Drive ramp.

Planner Narlesky has a concern for the safety of people with limited mobility, limited eyesight.

Planner Kuehne advised the Impact Fee Committee Study done approximately five years ago did not consider a pedestrian impact at the Stoke Park Road/Wegmans Drive intersection. Planners feel this intersection improvement should run concurrently with the retirement residence construction so it is ready when retirement residence opens. Priority has changed with proposed facility and this intersection improvement should be moved to the forefront. Traffic improvement would include a full activation signal. As a consequence of the anticipated pedestrian traffic of this development, the Township should emphasize and expedite the need to signalize the Stoke Park Road/Wegmans Drive intersection.

Planners gave comments on proposed ADA ramp opposite Northgate Drive.

Kuehne recommends deferral at this time with the Supervisors determining when the need (resident, traffic, parking demand) mandates construction at a later date.

Vail stated although not optimal given the limitation of the roadway, ADA ramp should be planned for and constructed at this time rather than deferred. It is best to construct now, as it may never be constructed if deferred. Crossing areas must be posted. Natural flow of traffic should be planned for. There are only two points to cross Stoke Park Road to this facility. The Northgate Drive intersection should be recognized as a crossing point and planned. It will need to be done in the future so do it now.

Narlesky's concern is that proper provisions be made for safe pedestrian crossing.

Hilton recommends deferral due to the limited line of sight. Installation can be done later when proper signals are in place.

Check stated this crossing will be used whether or not we provide the ADA ramp. To provide nothing will create a tripping/falling hazard. Something should be in place to support pedestrian traffic.

Lawless supports recommendations by Milot, Vail and Check. People will use this crossing point so construction of ramp will provide the safest manner possible. Township should expedite signalization.

Chairman Lawless concluded, as a Commission, Narlesky's comment concerning issue of timing of construction of a ramp at Stoke Park/Northgate intersection, was considered an abstention.

Therefore, Planning concurs with the recommendation of the Township Engineer to construct ADA ramp at this time.

HANOVER HIGHLANDS – LOT 2 Continued

Stormwater Management – A partial preliminary site investigation has been completed; however, a waiver must be requested for relief from the additional infiltration testing and site investigation requirements set forth in Appendix G.

It should be noted that retirement residence will provide courtesy shuttle service. Assistance will be given to residents using this shuttle. Roach also advised that employees will be living in this facility who will help residents.

Shade Tree comments were outlined in letter dated October 26, 2010.

Motion was made by Lawless, seconded by Check, to grant a waiver from Section 159-8 regarding the 10' wide planting easement for those reasons set forth in letter from Sean Policelli of Gilmore and Assoc. dated October 18, 2010.

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

Motion was made by Lawless, seconded by Hilton, to grant a waiver from Section 185-18C regarding the construction of 12 Off-Street Loading Spaces for those reasons set forth in letter from Sean Policelli of Gilmore and Assoc. dated October 18, 2010.

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

Motion was made by Lawless, seconded by Kuehne, to grant a waiver from Section 185-34D.(5) regarding maximum building height for those reasons set forth in letter from Sean Policelli of Gilmore and Assoc. dated October 18, 2010.

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

Motion was made by Lawless, seconded by Kuehne, to grant a waiver of Section 152-9.1H regarding the provision of additional infiltration studies and supported by developer's initial geological investigation for those reasons set forth on record by applicant in tonight's meeting and for reasons set forth in letter from Hanover Engineering dated October 29, 2010.

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

Motion was made by Lawless, seconded by Check, to send a letter to the Board of Supervisors recommending approval of Preliminary/Record Plan for Hanover Highlands – Lot 2 Retirement Residence subject to the applicant satisfying those conditions set forth in Hanover Engineering's letter dated October 29, 2010. A note should be added to the plan stating the eight (8) "future" parking spaces (Section 185-17C) will be constructed at such time when need for them is established, subject to Zoning approval..

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

HANOVER HIGHLANDS – LOT 2 Continued

Motion was made by Lawless, seconded by Kuehne, to send a letter to the Board of Supervisors recommending, as a consequence of this development and anticipated pedestrian traffic that it will produce, that Township emphasize and expedite the need to signalize the Stoke Park Road/Wegmans Drive intersection as a priority.

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

Sylvia McLaughlin
Clerk – Planning Commission

