

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

Minutes of the December 6, 2010 Meeting

Meeting #872 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, December 6, 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 Kuehne, seconded by Hilton, to approve the minutes of the November 1, 2010 Planning Commission Meeting.

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

HANOVER CORPORATE CENTER 2 - LOT 10 Stormwater Management
Land Development Plan Preliminary/Record Plan
Bruce Anderson (The Pidcock Company)

Detention Basin and Infiltration Basin are shown to be constructed on Lot 10. An additional Infiltration Basin will be constructed in East Allen Township. Existing Detention Basin "D" will be eliminated. Swales will channel this water to proposed basin on Lot 10.

Waiver was requested to allow a 1% slope at the bottom of proposed detention basin. Ordinance requires 2%. Cable concrete low flow channels will be provided. Five (5) inlets are located in the basin bottom. Permanent PVC liner will be used in detention basin.

Widening of Township Line Road and Steuben Road will be completed in the future.

Comments were received from the Shade Tree Commission; letter dated December 2, 2010.

Motion was made by Lawless, seconded by Sterner, to grant a waiver of Stormwater Management Ordinance Section 152.10.I(10) concerning minimum basin bottom slope at 1% for those reasons set forth on the record at this meeting.

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

HANOVER CORPORATE CENTER 2 – LOT 10 Continued

Motion was made by Lawless, seconded by Sterner, to send a letter to the Board of Supervisors recommending approval of Preliminary/Record Plan for Hanover Corporate Center 2 – Lot 10 pertaining to Stormwater Management subject to the applicant's compliance with those recommendations set for the letter from Hanover Engineering dated December 2, 2010, as well as comments from the Shade Tree Commission, letter dated December 2, 2010.

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

VEGAN TREATS 310 Stoke Park Road Conditional Use Application

Joseph Piperato (Attorney) Danielle Konya (Vegan Treats)

John McElkenny (KSB Holdings) Tracey Snell (Newton Engineering)

Proposed is a retail area comprised of 1,776 square feet and a wholesale warehouse area comprised of 7,976 square feet. Conditional Use approval is needed for the retail space. The warehouse area is a permitted use. Piperato assured the back section will be used for food preparations not food services. The front will be retail not a restaurant.

Performance standards were not provided prior to this meeting. Details of this use were questioned.

Konya advised she has been in business for eleven (11) years with her current business on Linden Street in Bethlehem. She intends to move from that location to this site at 310 Stoke Park Road. Present facility has 8 chairs and 2 tables.

Soy based products rather than heavy cream or butter are used in their baked goods. 85% is wholesale and is shipped out ... 15% is retail servicing stop in patrons. They provide desserts for vegetarian restaurants in the northeast.

They bake over 200 items including cookies, brownies, cheese cakes, French pastries, etc.

This business is not busy during lunch or dinner hours. They have more customers between 2:00 p.m. and 4:00 p.m. and after the dinner hour.

A food service box truck brings incoming supplies approximately three times per week or at most once per day. Their delivery van handles outgoing orders, which are 9" cakes packaged in 10" x 10" boxes. Van leaves early in the morning and returns late at night.

It is anticipated there would be six (6) employees working in the back (bakers, pastry chef, dishwasher). Bakers begin work at 4:00 a.m. A rack oven with built in ventilation will be used. Two (2) to four (4) employees would be employed in the retail area. There will be no production in the retail area. A display case will feature their baked goods.

Hours of operation are from 10:00 a.m. until 9:00 p.m. Tuesday, Wednesday, Thursday ... 10:00 a.m. until 10:00 p.m. Friday and Saturday ... 10:00 a.m. until 5:00 p.m. on Sunday.

Township Fire Marshal should be contacted.

VEGAN TREATS Continued

Written details must be provided, including an approximation of the number of customer's cars per day and the number of transactions per day. Upon review, parking calculations can then be determined. There are 104 parking spaces at this location along with 77 designated as "future" spaces.

Landscaping requirements and areas of removal, as required in approved Land Development Plan dated July 14, 2009, have not been completed.

Sylvia McLaughlin
Clerk – Planning Commission

