

**PLANNING COMMISSION**  
**Hanover Township     Northampton County**  
**3630 JACKSONVILLE ROAD**  
**BETHLEHEM, PA 18107**

Minutes of the January 10, 2011 Meeting

Meeting #873 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, January 10, 2011 and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Joseph Hilton
James Narlesky	Barry Check

Hanover Engineering Associates, Inc. represented by James Milot.

REORGANIZATION

On the motion of Hilton, seconded by Narlesky, the Planning Commission approved to re-appoint Susan Lawless as Chairwoman.

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

On the motion of Lawless, seconded by Narlesky, the Planning Commission approved to re-appoint Joseph Hilton as Vice-Chairman.

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

On the motion of Lawless, seconded by Hilton, the Planning Commission approved to re-appoint Paul Kuehne as Secretary.

Hilton, yes; Narlesky, yes; Check, yes; Lawless, yes

On the motion of Lawless, seconded by Narlesky, the Planning Commission approved to re-appoint Sylvia McLaughlin as Clerk.

Hilton, yes; Narlesky, yes; Check, yes; Lawless, yes

MINUTES

Motion was made by Lawless, seconded by Check, to approve the minutes of the December 6, 2010 Planning Commission Meeting.

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

VEGAN TREATS      310 Stoke Park Road      Conditional Use Application  
Joseph Piperato (Attorney)      Danielle Konya (Vegan Treats)  
Tracey Snell (Newton Engineering)

Piperato advised that he met with Township Solicitor James Broughal. Letter dated January 3, 2011 was received from Solicitor Broughal.

The 1000 foot setback and the land area not exceeding 10% are pre-existing and non-conforming conditions determined at the Conditional Use Hearing in June of 2002. Existing 104 parking spaces are sufficient up to 10,000 square feet of retail space, provided warehousing remains in the rear of this building. With proposed retail for Vegan Treats at 1776 square feet, the total square footage is 4,067. Planners concern is that there is sufficient parking. There are 39 parking spaces in front of the building. Konya verified their busy times are between 10:00 and 11:00 a.m. and after 3:00 p.m. The lunch and dinner peak hours are slow. Transactions for the month of September were provided.

Konya stated there are no flammable or explosive materials on site, no vibration issues, no significant noise, no air pollution, no liquid or solid waste disposal, no radioactive or hazardous waste. There will be some bakery odors. They will have a sprinkler system. They use gas ovens ... no open flame. Professional contractors will do the installation.

Fire Marshal will be contacted.

Motion was made by Lawless, seconded by Narlesky, recommending approval of Conditional Use Application for Vegan Treats subject to applicant satisfying all outstanding conditions set forth in letter from Hanover Engineering dated December 3, 2010.

Hilton, yes; Narlesky, yes; Check, yes; Lawless, yes

MASTELLER ESTATE      Zoning Map Amendment      310 Jacksonville Road  
John Lychak, Esq.

Proposed Zoning Map Amendment was reviewed. Parcels are to be rezoned ... lot lines are to be removed ... consolidation into one lot. This would be developed in the future as one single lot. Planners recognize the traffic problems at the intersection of Jacksonville Road and Schoenersville Road. With proposed Amendment approval, future development would enable improvements, namely, more area for buffers, setbacks, easier access/egress, improved circulation, better radius, improved sight distance at intersection.

Motion was made by Lawless, seconded by Narlesky, to recommend approval of the Zoning Map Amendment appended to the letter of James L. Broughal, Esq. dated December 22, 2010 without further comment.

Hilton, yes; Narlesky, yes; Check, yes; Lawless, yes

Sylvia McLaughlin - Clerk





