

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

Minutes of the May 2, 2011 Meeting

Meeting #875 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, April 4, 2011, and convened at 7:30 P.M.

Planning Commission members in attendance:

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

Hanover Engineering Associates, Inc. represented by James Milot.

Correction to the minutes of the April 4, 2011 Planning Commission Meeting was noted by Milot. Second last paragraph on the first page, Date should be corrected to Data ... Site Data for the right-of-way.

Motion was made by Vail, seconded by Check, to approve amended minutes.

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

GREENWAY CREATIVE LEARNING CENTER 52 Highland Avenue
Conditional Use Application Day Care / Preschool
Deborah Miller (Greenway Creative Learning Center)

Miller was unable to submit a formal revised plan, incorporating outstanding issues, as requested at Planning's April meeting. Supervisors began the Conditional Use Hearing, which is in continuance, until comments are received from the Planning Commission. Township Engineer will work with Miller to assist with addressing all pertinent details.

MASTELLER ESTATE Lot Consolidation Plan 2261 & 2351 Jacksonville Road
John Lychak (Attorney) Tom Morganelli (Millennium Design Services)

Revised plan includes features, utilities.

Iron pins and monuments should be placed prior to recording plan.

Comments were received from the Shade Tree Commission in letter dated April 28, 2011. They request the Woodlands determination and location be addressed at this time and applicant's waiver be denied. Lychak advised this is not a Land Development Plan and this should not be a requirement under a Lot Consolidation Plan. PPL's intent is to remove trees beneath their power lines.

MASTELLER ESTATE Continued

The following waivers, requested by Stan Shelosky of Millennium in letter dated April 18, 2011, were reviewed.

Motion was made by Lawless, seconded by Hilton, recommending that the Board of Supervisors grant a waiver of SALDO Section 159-12 (Drainage Easement and Emergency Access Easement Note) for those reasons set forth on the record at the April and May, 2011, Planning Commission meetings.

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

Motion was made by Lawless, seconded by Sterner, recommending that the Board of Supervisors grant a waiver of SALDO Section 159-15.E (Planting Screen and Easement Requirement) for those reasons set forth on the record at the April and May, 2011, Planning Commission meetings.

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

Motion was made by Lawless, seconded by Kuehne, recommending that the Board of Supervisors grant a waiver of SALDO Section 159-F (Planting Screen and Easement Requirement) for those reasons set forth on the record at the April and May, 2011, Planning Commission meetings.

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

Motion was made by Lawless, seconded by Sterner, recommending that the Board of Supervisors grant a waiver of SALDO Section 159-29.C.(2) and (3) (Contours and Location of Existing Trees) for those reasons set forth on the record at the April and May, 2011, Planning Commission meetings.

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

The Shade Tree Commission's request for denial of the waiver was duly considered, and by the preponderance of the argument presented to us for consideration, the indication from the Planning Commission membership is that the request for the waiver appears to have merit.

Motion was made by Lawless, seconded by Hilton, recommending that the Board of Supervisors grant a waiver of SALDO Section 159-29.C.(6) (a) through (f) (Location of Woodlands, tree locations, size, species, drip line, etc.) for those reasons set forth on the record at the April and May, 2011, Planning Commission meetings.

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

The Shade Tree Commission's request for denial of the waiver was duly considered, and by the preponderance of the argument presented to us for consideration, the indication from the Planning Commission membership is that the request for the waiver appears to have merit.

MASTELLER ESTATE Continued

Motion was made by Lawless, seconded by Hilton, to send a letter to the Board of Supervisors recommending approval of Lot Consolidation Plan for Masteller Estate subject to the applicant's compliance with all of the recommendations set forth in Hanover Engineering's letter of April 29, 2011.

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

LEHIGH VALLEY ACADEMY EXPANSION LVCC I – Lots 11, 12 and 13

Conditional Use Application

Erich Schock (Attorney) Terry DeGroot (Terraform Engineering)

Holly Parkinson (Director of Operations) Aldo Cavalli (Academy CEO)

The Academy, currently located at 1550, 1560 and 1640 Valley Center Parkway, proposes to convert an additional 14,069 square feet at 1560 Valley Center Parkway for the 2011 – 2012 school year. The remaining 14,069 square feet will be converted for use in 2012 – 2013, converting the entire building to Academy use. Presently, the space is occupied by Guardian Insurance, who has intentions to vacate this building in the future. Conditional Use Application pertains to the additional space for future expansion.

Bus and parent drop-off and pick-up were discussed. These areas are signed and painted. Presently, there are 18 parent designated spaces. This will increase by 6 additional spaces for the next school year and relocated spaces the following year. It may be necessary to reapportion drop-off and pick-up spaces based on future projections. This should be identified.

Presently, there are 975 students, projecting 1025 for next year with a maximum 1300 students in 2017. Yearly, the Kindergarten adds 100 students and bumps up 100 children. Eventually, each grade would have 100 students.

Dismissal begins at 3:30 p.m. By 3:50 p.m. everyone is gone. There are 10 buses from Bethlehem, 4 from Allentown, 1 from Easton, plus vans. Some buses are full size while others are small accommodating 20 students. 15 to 18 buses are on hand at 3:30 while 6 buses arrive later. It is anticipated there may be an increase of 1 bus or 1 van due to expansion. Parent pick-up amounts to approximately 50 to 80 vehicles. Buses and parents do not arrive at the same time.

A small percentage of the students drive. They must have parking permission from the Academy.

There is no busing for after hour programs.

Safety plans are updated and presented to the Township annually.

Motion was made by Lawless, seconded by Vail, to send a letter to the Board of Supervisors recommending approval of the Conditional Use Application subject to the Academy's compliance with the conditions set forth in Hanover Engineering's letter dated April 29, 2011.

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

EXERCISE CENTER EXPANSION 3864 Courtney Street Conditional Use Plan
Mike Russek (Van Cleef Engineering)

Existing Exercise Facility occupies Suite 140. Proposed are an expansion of Suite 140 and the addition of Suite 150. Included in Suite 150 will be an All Purpose Group Class and Training Room, a Yoga Studio, a Muscle and Relaxation Therapy area, and Office and an Auxiliary Room. An Emergency Door is located in the northwest corner of the Yoga Studio. Facility provides a service to people in the Industrial Park. Mr. Roundtree continues as personal trainer at this facility.

Chiropractor Philip O'Brien continues to have his Professional Office in a portion of Suite 150. There is interrelation between the gym and his private practice. When he is not present, his office will be locked.

As a part of the previous conditional use approval, 24 parking spaces were added in front of building with 2 additional spaces adjacent to those, along with 16 spaces added off the eastern side of the property.

Planners questioned how many will be using facility with reference to adequate parking. Maximum capacity would not be an issue as higher volumes are mornings before work and after work hours.

Building occupancy should be verified as well as the total parking spaces.

Motion was made by Lawless, seconded by Sterner, to send a letter to the Board of Supervisors recommending approval of the Conditional Use Plan subject to the satisfaction of conditions set forth in the April 29, 2011 letter from Hanover Engineering.

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

ENGINEER'S REPORT

As a follow-up to the signalization inquiry made at the April meeting, Milot advised that he spoke with Township Manager Finnigan. The Broadhead Road/Commerce Way intersection will not go forward until the Township gets confirmation on a time frame from Jaindl regarding the 512 and Broadhead intersection. Road work can be done at time of detour rather than having separate road projects done.

Jaindl permits are extended with PennDot through the spring of 2012.

With regard to Stoke Park Road, Finnigan advised we would not be able to warrant a signal to be approved by PennDot. Evaluation should be done after Retirement Residence is constructed. Kuehne asked if the conduit and bases could be installed prior to qualification of signal.

Kuehne asked if there is any further information regarding the lack of a sidewalk along the private drive from Stoke Park Road to Wegman's store.

