

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

Minutes of the June 6, 2011 Meeting

Meeting #876 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, June 6, 2011, 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 Hilton, seconded by Check, to approve the minutes of the May 2, 2011 Planning Commission Meeting.

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

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

Revised plan submittal addresses traffic flow as well as parking. There are four (4) parking spaces designated in front for employees and signage directing patrons to the rear of the building where eight (8) spaces are allotted for drop off/ pick up.

An open floor plan is proposed for the Day Care.

A four (4) foot high split rail fence with wire mesh lining and a self-latching gate is proposed for the outdoor play area. Fence is five (5) feet from the edge of the roadway. Gate swing will have adequate room without being into the traffic lane.

Existing trees, offering some screening, will be maintained. It is recommended that existing arborvitae be trimmed.

Motion was made by Lawless, seconded by Vail, to send a letter to the Board of Supervisors recommending approval of the Greenway Creative Learning Center subject to the applicant's compliance with the recommendations set forth in Hanover Engineering's letter dated June 2, 2011.

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

CARREIRA SOLAR PANEL INSTALLATION 4614 Kathi Drive

Conditional Use Application

Kierstin Carreira George Carreira Bill Dougherty (Green Spring Energy)

Two (2) flush mounted solar panels are proposed on resident's roof at 4614 Kathi Drive to provide solar energy for a water heater which will have gas back up. Panels will have a southern exposure at 207 degrees. Panels measuring 8'6" by 6'8" will be installed on a section of roof measuring 12' by 17', parallel to the existing roof deck/cover. Proper dimensions should be included with this proposal. Appearance will be similar to a sky light.

Neighbors were neither required to be nor officially informed of this meeting. Carreiras informally spoke with some neighbors indicating their intent to install these solar panels. They received no negative comments.

Motion was made by Lawless, seconded by Narlesky, to send a letter to the Board of Supervisors recommending approval of the Solar Panel Installation subject to the applicant's compliance with all of the recommendations set forth in Hanover Engineering's letter of June 2, 2011.

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

FAULKNER NEW GM SHOWROOM Site Plan Preliminary/Record Plan

Jeffrey Ott (Ott Consulting) Glenn Frill (Professional Design & Construction)

Sam Borrelli and Al Sherwood (Faulkner) Joseph Fitzpatrick (Attorney)

Proposed are the demolition of two (2) automobile showrooms and the construction of one (1) 27,214 square foot GM Showroom and Service Building. Although proposed showroom is approximately 20,000 square feet larger than both existing showrooms, there will be no increase in traffic or water/sewer use. This is a Chevrolet and Cadillac dealership. Square footage for the service area is located at the rear should be provided.

Two charging stations at 240 volts, located in the Service Area, will be available for the Chevrolet Volt.

Two existing driveways on Stoke Park Road will remain. Dimensions of radii for both driveways as well as truck turning templates through the site should be provided.

Milot and Planners asked if any consideration was given to improving access by expanding the westerly driveway and eliminating the easterly driveway. The easterly driveway does not have ideal site distance because of the curvature of the roadway.

Display vehicles will remain parked within the front yard setback. This is a pre-existing non-conforming use.

Lighting will be improved with details being provided.

Off-street parking calculations as well as a Trip Generation Study should be provided.

Landscaping is not desirable along Stoke Park Road. Five (5) large trees will be planted on the property. Comments were received from the Shade Tree Commission; letter dated May 31.

FAULKNER NEW GM SHOWROOM Continued

Waiver is requested from requirement to provide a Noise Study.

Details for two retaining walls should be provided.

Fire Marshal comments are requested.

Injection wells are being considered. This would entail drilling a well into fractured rock below the limestone level and allowing stormwater runoff to run into the well and infiltrate out into the rocks. Only roof runoff will drain into the wells. Proposed are six (6) gravity drains at 6" to 8" in diameter. Testing will be conducted to see if injection wells are viable for this site. DEP has been contacted.

Outstanding items noted in letter from Hanover Engineering dated June 3, 2011 should be addressed.

ZONING ORDINANCE AMENDMENT – CHAPTER 185, SECTION 185-45

Milot advised Planners that Amendment is an update to the Township Procedures and Ordinance pertaining to Occupancy Permits. The State does not allow Occupancy Permits to be repeatedly issued for the same structure. The proposed Ordinance will be utilized when property transfers.

Planners have insufficient information to comment upon the proposed Amendment at this time and seek information as follows:

Planners understand the Resale Certificate but why must there be an inspection. Is the inspection part of the State mandate?

Resales now go through an inspection usually paid for by the buyer. Lenders usually require it. Inspection is being done by outside professional people. Is this inspection in addition to the home inspection typically required by the mortgage lender?

What specific language in the existing section does the Solicitor believe to be non-conforming with the State law and why?

Why does the Township believe that this Amendment is needed? The Township can establish the policy rationale which can always be expanded.

Planners question where most of the violations have occurred. What type of code violation has existed? What historical code violation trend(s) is the proposed Amendment intended to cure?

What standard is followed? A house may be older and in good repair but not necessarily meet today's code.

ZONING ORDINANCE AMENDMENT Continued

What is the proposed scope of the property transfer inspection? Planners would like to see the proposed inspection checklist, if any.

What is the proposed cost per inspection, if any? Would this be an addition to the moving out permit? What is being looked at and how intrusive will this be?

Can fines be levied by the Township for non-conformance as a result of the inspection?

Who mandates the repairs? What party is responsible for the repairs (buyer or seller)?

Is there yet another inspection to verify conformance? What is the cost? Who pays the cost?

What exceptions/exemptions might make sense to consider as a carve-out to the general rule, if any (such as single family homes/inherited properties)?

Planner Hilton objects to Item “F” under Section 5.

It indicates that if something is found that is wrong, occurring in the future after the inspection, certificate can be made void. This is unfair. Official comment is reserved, however, pending additional information as set forth above.

Planner Kuehne noted the following corrections:

1<sup>st</sup> page - last paragraph – 4<sup>th</sup> line from bottom  
add (B.C.O.) after Building code Official

Under Section 3 – “C” - (1) – next to last line should read  
inspection by the B.C.O.

Attached letter forwarded to the Board of Supervisors.

Sylvia McLaughlin  
Clerk – Planning Commission







