

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

Minutes of the November 7, 2011 Meeting

Meeting #880 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, November 7, 2011, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Joseph Hilton
Paul Kuehne	Kenneth Vail
Barry Check	

Hanover Engineering Associates, Inc. represented by James Milot.

Motion was made by Vail, seconded by Check, to approve the minutes of the October 3, 2011 Planning Commission Meeting.

Hilton, abstain; Kuehne, abstain; Vail, yes; Check, yes; Lawless, yes
Narlesky, yes Although Planner Naarlesky did not attend this meeting, approval was received from him via email.

FAULKNER NEW GM SHOWROOM Site Plan Preliminary/Record Plan
Jeffrey Ott (Ott Consulting)

Ott reported that the testing for gravity drains proved positive and they have presented their design to the Township Engineer for review.

On the western property line two access ways will not be needed upon completion of new Showroom. A 50 foot strip will be labeled as a buffer easement.

Sufficient parking is available on the property.

Waiver will be requested on requirement to provide six (6) off-street loading spaces. One space is being provided. Note on plan indicates car deliveries must be made on site. There will be no loading/unloading on Stoke Park Road.

“Hot Spots” per data shown on Lighting Plan will be addressed.

Waiver will be requested on requirement to provide a Noise Study. Building materials should attenuate noise coming into new showroom. Insulated glass will be used.

Approval is required from the Township Fire Marshal on No Parking - Fire Zone location. Material Safety Data Sheets should be provided to him.

FAULKNER NEW GM SHOWROOM Continued

Design for retaining wall must be reviewed by Township Engineer.

Comments were received from the Shade Tree Commission; letter dated November 3, 2011. Developer states street trees are not desirable not only because of showroom visibility but they would adversely impact visibility for driveways located near the curve of Stoke Park Road.

Developer hopes to begin construction in March of 2012.

Outstanding issues will be addressed.

BETHLEHEM ORTHODONTICS 3076 Schoenersville Road Site Plan Preliminary Plan
James Mohn (Motley Associates, Inc.)

The vacant PNC Bank structure at this site will be razed. Phase I proposes the construction of a 6,475 square foot one-story dental office building along with off-street parking. Phase II proposes the construction of a 7,042 square foot two-story office building along with off-street parking. Structures would be interconnected. Dr. Jason Hartman intends to move his practice from Bethlehem to this site. The intent is to be in his building (Phase I) by the end of 2012 with another year for the completion of Phase II.

This is a non-conforming lot at 2.13 acres. There are no setback issues. Required parking will be provided. Open space will be maintained.

Existing access located on this property and shared with Extended Stay of America Hotel will be used. It is uncertain whether the second access to the north will be maintained or closed off.

Trip Generation calculations must be provided.

Submittal must be made to PennDot.

Mohn contacted the Bethlehem Water Authority. An 8" line that ties into the line in Schoenersville Road was installed when Extended Stay America Hotel was built. Township Ordinance requires connection with a public system. The City stated this is a private water line that is tied into a public main. Contact was made with the hotel regarding connection to their line. Former bank had a well which will be abandoned.

Storm Drainage will be presented to Township Engineer for review.

Comments were received from the Shade Tree Commission; letter dated November 3, 2011. One tree will be removed due to construction. All other trees will remain.

Deferral will be requested for the requirement of sidewalks along Schoenersville Road.

Outstanding issues noted in Hanover Engineering's letter dated November 4 will be addressed.

ZONING AMENDMENT REQUEST #2011-02
UNIVERSITY PLANNED DEVELOPMENT

East Allen Township's Zoning Amendment comprised of 410 acres borders along Monocacy Farms and a corner of Valley View Estates in Hanover Township.

Intense density is proposed in the UPD. The relevance to Hanover Township would be the potential for 5,000 square feet for Single Family ... or 3,800 square feet for Two-family ... or 2,500 square feet for Townhouses ... or 12 units per acre for Multiple Family.

10% or 35 acres could be Commercial
30% or 105 acres could be Residential ...
60% for University Planned Development.

Traffic Improvements have not been addressed nor has security. East Allen Township has no police force. There are no provisions shown for buffering/screening.

There are concerns regarding traffic, storm water management, pollution.

Planner Kuehne commented on the Sewer Request by East Allen Township. There are concerns regarding the impact on Hanover Township with East Allen Township tying into our system. What is the sewer capacity? An adequate evaluation of the capacity is needed. An inter-agreement between East Allen Township and Hanover Township outlining build-out, tie-in, etc. would be necessary.

Planners feel all concerns should be forwarded to the East Allen Township Supervisors. Hanover Township should attend all public hearings.

Motion was made by Lawless, seconded by Kuehne, to send the attached letter to the Board of Supervisors offering concerns and comments by Planners, Hanover Engineering, and Planner Kuehne.

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

Sylvia McLaughlin
Clerk –Planning Commission

