

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

Minutes of the December 5, 2011 Meeting

Meeting #881 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, December 5, 2011, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Paul Kuehne
James Narlesky	Jim Sterner
Kenneth Vail	

Hanover Engineering Associates, Inc. represented by James Milot.

Motion was made by Kuehne, seconded by Vail, to approve the minutes of the November 7, 2011 Planning Commission Meeting.

Kuehne, yes; Sterner, abstain; Narlesky, abstain; Vail, yes; Lawless, yes  
Hilton, yes Although Planner Hilton 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)

Revised plan was reviewed along with letter from Hanover Engineering dated December 2, 2011.

Comments were received from the Conservation District and EPA. Plan was reviewed by the Township Fire Marshal.

Roof run-off is the only water directed to the gravity drains. Filtered drains inside the building will be connected to the sanitary sewer system. Permit will be secured from the City of Bethlehem. Faulkner assured they have a company who routinely cleans these drains.

Proposed additional light fixtures will be at a height of 16 feet. Replacement of existing light fixtures at a height of 25 feet is an existing non-conformity.

Comments were received from the Shade Tree Commission; letter dated December 1, 2011. Faulkner will add six (6) new trees on the property.

FAULKNER NEW GM SHOWROOM Continued

Waiver requests as outlined in letter with revised date of November 21, 2011 from Michael Waldron of Ott Consulting were discussed.

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver from Stormwater Management Section 152-9.B and Section 152-9.C for those reasons set forth on the record by the applicant.

Kuehne, yes; Vail, yes; Narlesky, yes; Sterner, yes; Lawless, yes

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver from Stormwater Management Section 152-9.H for those reasons set forth on the record by the applicant.

Kuehne, yes; Vail, yes; Narlesky, yes; Sterner, yes; Lawless, yes

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver from Stormwater Management Section 152-9-I for those reasons set forth on the record by the applicant.

Kuehne, yes; Vail, yes; Narlesky, yes; Sterner, yes; Lawless, yes

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver from Stormwater Management Section 152-9.1.E and O for those reasons set forth on the record by the applicant.

Kuehne, yes; Vail, yes; Narlesky, yes; Sterner, yes; Lawless, yes

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver from Stormwater Management Section 152-9.1.H for those reasons set forth on the record by the applicant.

Kuehne, yes; Vail, yes; Narlesky, yes; Sterner, yes; Lawless, yes

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver from Stormwater Management Section 152-9.1.I for those reasons set forth on the record by the applicant.

Kuehne, yes; Vail, yes; Narlesky, yes; Sterner, yes; Lawless, yes

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver from Stormwater Management Section 152-9.1.P for those reasons set forth on the record by the applicant.

Kuehne, yes; Vail, yes; Narlesky, yes; Sterner, yes; Lawless, yes

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver from Stormwater Management Section 152-1.Q for those reasons set forth on the record by the applicant.

Kuehne, yes; Vail, yes; Narlesky, yes; Sterner, yes; Lawless, yes

FAULKNER NEW GM SHOWROOM

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver from SALDO Section 195-25A (Noise Study Requirement) for those reasons set forth on the record by the applicant.

Kuehne, yes; Vail, yes; Narlesky, yes; Sterner, yes; Lawless, yes

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver from ZONING Section 185-18.C (Off-street Loading Requirement) for those reasons set forth on the record by the applicant.

Kuehne, yes; Vail, yes; Narlesky, yes; Sterner, yes; Lawless, yes

Motion was made by Lawless, seconded by Narlesky, to send a letter to the Board of Supervisors recommending approval subject to applicant complying with all recommendations and requirements set forth in letter from Hanover Engineering dated December 2, 2011.

Kuehne, yes; Vail, yes; Narlesky, yes; Sterner, yes; Lawless, yes

BETHLEHEM BUSINESS PARK Lot 8A 3893 Adler Place Parking Expansion  
Preliminary Plan

Mark Bradbury (Martin, Bradbury & Griffith) Danweber (Owner)

Approximately 7,000 square feet of additional parking is being proposed with 13 spaces along the west side Building "C" and another 7 spaces between these and the detention basin. Existing is a 25 foot Utility Easement, a 20 foot PPL Easement and a 25 foot wide Planting Easement, which was required at the time the Subdivision was done. Developer is requesting a waiver from the tree planting strip. Existing pine trees are both growing into the PPL wires and/or dying. Proposed parking would be within the planting strip. They would landscape the westerly side of Building "C" with plants permitted by PPL. Burning bushes and yews were mentioned. The exact number of trees that would be removed should be provided. How will they be replaced? Property owner is responsible for tree maintenance.

The Planting Strip is part of the recorded document. Developer was advised to have his attorney contact Township Solicitor Broughal to determine whether there is as legal issue with extinguishing part of a recorded document. When the Conditional Use Hearing was held for the Adult Day Care on this lot in 2005, there was a limitation to impervious cover placed on the plan. This must also be checked.

The latest Covenants as well as Stormwater Management Report will be provided to the Township Engineer.

PLANNING COMMISSION

Due to numerous commitments, James Narlesky informed the Commission that he regretfully will not be able to continue to serve on this Board.

Sylvia McLaughlin  
Clerk – Planning Commission





