

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

Minutes of the February 6, 2012 Meeting

Meeting #883 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, February 6, 2012, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Joseph Hilton
Jim Sterner	Barry Check
Vivian Zumas	

Hanover Engineering Associates, Inc. represented by James Milot.

Chairwoman Lawless welcomed Vivian Zumas as a member of the Planning Commission.

Approval of the January 9, 2012 Planning Commission was tabled due to the lack of a quorum.

NEW GM SHOWROOM Faulkner 298 Stoke Park Road Revised Preliminary/Record Plan
Jeffrey Ott (Ott Consulting)

Revised plan shows a reduction in the size of proposed new GM Showroom from 26,822 square feet to 21,600 square feet. Previous plan should be withdrawn. Two existing showrooms will be demolished.

Earth disturbance will be below one (1) acre, therefore, they will not proceed with the gravity drains. Details of proposed trench drain should be provided.

Retaining wall shown along the parking area in previous plan has been eliminated.

Approval from the City of Bethlehem is needed for the discharge of Service Building floor drains into the sanitary sewer. All drainage will be handled within the building. Waiver is requested regarding outside pretreatment.

Waiver requested from providing six (6) off-street loading spaces. One (1) space is proposed. Note on plan states car deliveries will occur on Faulkner property and not on public streets.

Note should be added to plan with regard to proposed height of light fixtures. Maximum requirement is 16'.

Waiver requested from providing a Noise Study. New showroom will be built with noise attenuating materials.

NEW GM SHOWROOM Continued

Fire Marshal's review is required for revised plan.

Comments were received from the Shade Tree Commission; letter dated February 1, 2012.

Developer requests PVC for the roof leaders rather than concrete.

Revised plan has been forwarded to the Conservation District.

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

Hilton, yes; Sterner, yes; Check, yes; Zumas, yes; Lawless, yes

Motion was made by Lawless, seconded by Sterner, to recommend granting a waiver from Stormwater Management Section 152-11.G.3 for those reasons set forth on the record by the applicant.

Hilton, yes; Sterner, yes; Check, yes; Zumas, yes; Lawless, yes

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

Hilton, yes; Sterner, yes; Check, yes; Zumas, yes; Lawless, yes

Motion was made by Lawless, seconded by Sterner to recommend granting a waiver from Zoning Section 185-18C for those reasons set forth on the record by the applicant.

Hilton, yes; Sterner, yes; Check, yes; Zumas, yes; Lawless, yes

Motion was made by Lawless, seconded by Sterner, 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 February 3, 2012.

Hilton, yes; Sterner, yes; Check, yes; Zumas, yes; Lawless, yes

BETHLEHEM ORTHODONTICS 3076 Schoenersville Road Revised Preliminary Plan
James Mohn (Motley Associates)

Phase I includes the razing of existing vacant bank building and a portion of existing parking area to construct a 6,475 square foot one-story dental office building with off-street parking. A roof deck is included for the personal use of the doctor. Elevator shaft will be designed. Phase II proposes the construction of a 12,410 square foot two-story office building, including elevator. Phase II will be leased office space.

An error was discovered in the original description on the Access Easement. Legal description will be revised.

Revised plan proposes to utilize existing two-way signalized access at Schoenersville Road/Industrial Drive. The right-out only exit at the northwest corner of this site will be abandoned. The internal layout makes the current alignment undesirable. Difficult entrance to this site is not desirable. There is the potential for congestion at this access. Circulation should be improved. Engineer Milot stated consideration should be given to keeping the egress only access. Planner Sterner felt egress only access should be abandoned. Developer will meet with PennDot.

Footprint of proposed building (Phase I) is over the existing building as the existing basement would be used for record storage. Developer was asked to look into moving the location with regards to the building and the entrance to that establishment to enable improved traffic circulation.

Developer will address the comments received from the Shade Tree Commission in their letter dated February 1, 2012. Existing planting screen is 3 feet to 5 feet from the Schoenersville Road right-of-way line. Waiver will be requested to allow this distance rather than required 10 feet.

Written confirmation is required pertaining to the type of machinery to be used, chemicals, any hazardous waste disposal, etc.

Trip Generation data should be provided.

Submittal must be made to the Township Fire Marshal for his comments.

Waiver will be requested to use PVC storm sewer piping.

Water connection will be to existing line on Valley Center Parkway in Lehigh Valley Corporate Center. Water Authority has been contacted. Developer was unsuccessful in attempt to tie into Stay America's water line.

Outstanding engineering issues will be addressed.

PROPOSED AMENDMENT TO AFHBD ZONING DISTRICT

Proposed Amendment was review by the Planning Commission.

Motion was made by Lawless, seconded by Zumas, to send a letter to the Board of Supervisors making the following recommendations:

The Planning Commission notes that the Business Park Use has been eliminated from Section 185-38. Planning recommends if the Business Park elimination was intended that Section 185-54 should be examined to be made consistent with 185-38 as revised.

The Planning Commission also notes that elimination of the Business Park Use affects the land use assumptions upon which other issues such as traffic fee calculations are based. Additionally, considerations of issues of access to and from Orchard and Airport Roads should be examined.

Typo correction on Page 1 under (4), last sentence – sod forms change to sod farms

Hilton, yes; Sterner, yes; Check, yes; Zumas, yes; Lawless, yes

PLANNING COMMISSION

Resignation notification was received from Paul Kuehne.

Sylvia McLaughlin
Clerk – Planning Commission

