

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

Minutes of the March 5, 2012 Meeting

Meeting #884 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, March 5, 2012, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Kenneth Vail
Joseph Hilton	Jim Sterner
Barry Check	Vivian Zumas

Hanover Engineering Associates, Inc. represented by James Milot.

Motion was made by Hilton, seconded by Check, to approve the minutes of the January 9, 2012 Planning Commission Meeting.

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

Motion was made by Sterner, seconded by Check, to approve the minutes of the February 6, 2012 Planning Commission Meeting.

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

BETHLEHEM BUSINESS PARK – LOT 8A Parking Expansion Revised Preliminary Plan  
Mark Bradbury (Martin, Bradbury & Griffith) Marcus Danweber (Developer)  
Jason Danweber (Developer) William Malkames (Attorney)

Elimination of existing 25' wide planting strip, located along the westerly property line between existing church and this property, is requested.

Survey was completed with trees identified for removal. Existing 18" tree along southern edge near detention basin will also be replanted or replaced.

Covenants had been presented to the Township Engineer.

Developer desires additional parking due to the changes in tenants and a flexibility for a future need. Before money is spent for future engineering, developer wants determination with regard to the planting strip.

Danweber met with church representatives Francis Dreisbach and Rick Dow. He reported that these persons had no objection to the removal of the trees. Planning was requested to recommend conditional approval based upon this representation.

Planning requested direct input from an authorized church representative in person and/or in writing before making a recommendation. Planning requested assurance that the church does not object to the proposal.

Comments were received from Hanover Engineering; letter dated March 2, 2012.

Comments were received from the Shade Tree Commission; letter dated February 29, 2012.

BUSINESS DISTRICT

Corrections for review are as follows:

On Page 3 under SECTION 4 – last line should read Note #3 (not notes)

On Page 3 under SECTION 5 – Correct Section number is 185-38 (not 3F)

On Page 3 under SECTION 5 – lower case a should be A

On Page 3 under SECTION 5 under A – 2<sup>nd</sup> and 3<sup>rd</sup> lines – buffer yards and buffer yard  
These are two words rather than one.

On Page 4 – (1) – The end of this paragraph should be identified as Section 185-38E(1).  
This identification is missing.

On Page 4 – (2) – Should be identified as Section 185-38E(2)

On Page 4 – (3) – Should be identified as Section 185-38E(3)

On Page 4 – (4) - Should be identified as Section 185-38E(4)

On Page 4 – (5) – Should be identified as Section 185-38E(5)

On Page 4 – (6) – Should be identified as Section 185-38E(6)

On Page 4 – (7) – Should be identified as Section 185-38E(7)

On Page 4 – (8) – Should be identified as Section 185-38E(8) – Incorrect Section is shown.

On Page 4 – Under (b) – Under (2) – 2<sup>nd</sup> line – Airport Road

On Page 6 – First paragraph – Sentence not complete – Should read –  
twenty-five-year storm without creating a condition of increasing the one-hundred-year  
flood level of any downstream watercourse, along or adjacent to the path of runoff.

COURTESY OF THE FLOOR

James W. Bush of 2361 Jacksonville Road attended meeting because of his concern about a proposed 24 hour Medical Center on the Masteller property which is next to his residence. Mr. Bush was advised of the meeting schedule and told he could contact the Township Office for the Planning Agenda.

PLANNING COMMISSION

Planner Vail questioned whether an announcement is required to be made at each meeting informing the public that meetings are recorded for transcription purposes. Township Engineer Milot will follow up with Township Manager for verification.

ENGINEER'S REPORT

Milot met with PennDot and developer of proposed Orthodontist's Office on Schoenersville Road. Because of the stacking concern, PennDot requested that the Township maintain the exit only driveway existing on this property north of the intersection.

Sylvia McLaughlin  
Clerk – Planning Commission



