

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

Minutes of the April 2, 2012 Meeting

Meeting #885 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, April 2, 2010, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Kenneth Vail
Barry Check	Vivian Zumas

Hanover Engineering Associates, Inc. represented by James Milot.

Planner Vail recommended a clarification of paragraph on Page 2 beginning with the words Approval granted. Revised wording is as follows: 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.

Motion was made by Vail, seconded by Check, to approve amended minutes of the March 5, 2012 Planning Commission Meeting.

Vail, yes; Check, yes; Zumas; Lawless, yes

BETHLEHEM ORTHODONTISTS 3076 Schoenersville Road Revised Preliminary Plan
James Mohn (Motley Assoc.)

Revised plan was reviewed along with letter from Hanover Engineering dated March 30, 2012. Existing bank structure and a portion of existing parking area will be razed. Phase I includes a 6,475 square foot one-story dental office building along with off-street parking. 88 parking spaces are being provided. The shaft for an elevator, which will be a part of Phase II, will be provided. Phase II includes a two-story office addition.

Existing basement will remain with intended use for storage. Zoning regulations stipulate the need for parking, requiring two or three additional spaces. Fire Marshal should be informed as to the basement use and whether the basement would be required to be sprinklered. Note should be added to plan stipulating the use of the basement.

Roof deck proposed on the Phase I building will be used by employees only.

Dumpster location will be relocated from within the rear yard setback.

Easement will be provided for water connection to the line in Valley Center Parkway.

BETHLEHEM ORTHODONTICS Continued

Deferral is requested for the requirement of providing sidewalk along Schoenersville Road. Waiver is requested from providing a 10 foot planting screen and easement along Schoenersville Road.

Resulting from a meeting with PennDot, Mohn proposes to realign the existing signalized main access driveway to Schoenersville Road. Existing curbing will be removed. Handicapped ramps and cross walk will be provided. Existing access to Extended Stay America will remain. Existing right only exit driveway will remain.

Traffic signal permit must be revised and verification needed to affirm permit for right out only driveway.

Waiver requested from providing a Noise Study.

Waiver requested to provide a 1 inch orifice for controlling stormwater discharge rates rather than required 3 inch orifice.

Waiver requested pertaining to stormwater freeboard requirements.

Comments were received from the Shade Tree Commission; letter dated March 27, 2012, as well as from the Fire Marshal; letter dated March 15, 2012.

Outstanding issues must be addressed. Architectural renderings should be provided.

THE 215 PROJECT 215 Township Line Road

Project engineer contacted the Township Engineer and withdrew from attending tonight's Planning Commission meeting.

ZONING ORDINANCE AMENDMENT Aircraft Flightpath Highway Business District
Planners reviewed proposed amendment and have no further comments, recommendations or objections. Letter forwarded to the Board of Supervisors.

Sylvia McLaughlin
Clerk – Planning Commission

