

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

Minutes of the May 7, 2012 Meeting

Meeting #886 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, May 7, 2012, and convened at 7:30 P.M.

Planning Commission members in attendance:

Kenneth Vail	Joseph Hilton
Jim Sterner	Barry Check
Vivian Zumas	

Hanover Engineering Associates, Inc. represented by James Milot.

Motion was made by Vail, seconded by Check, to approve the minutes of the April 2, 2012 Planning Commission Meeting.

Hilton, abstain; Sterner, abstain; Check, yes; Zumas, yes; Vail, yes;
Although Lawless did not attend this meeting, her approval was received via email.

BETHLEHEM BUSINESS PARK – LOT 8A Parking Expansion 3893 Adler Place
Planting Strip Waiver Request
Mark Bradbury (Martin Bradbury & Griffith) Marcus Danweber (Developer)

Letter dated March 20, 2012 was received from Richard Dow, Clerk for the Lehigh Valley Monthly Meeting of the Religious Society of Friends, stating the Church has no objections to the removal of existing planting strip. Church representatives Richard Dow and Frances Dreisbach were in attendance at this meeting. Their letter requested easy access to their Meetinghouse. Vice Chairman Vail stated that this issue is a private matter between the Church and Danweber.

Comments were received from the Shade Tree Commission; letter dated May 1, 2012. Trees removed must be replaced.

Motion was made by Check, seconded by Sterner, to recommend granting waiver approval for the removal of existing planting strip. Letter forwarded to the Board of Supervisors.

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

LEHIGH VALLEY ACADEMY EXPANSION LVCC I Lots 11, 12 and 13

Conditional Use Application

Terry DeGroot (Terraform Engineering) Holly Parkinson (Director of Operations)

Joe Gardner (Chief of Operations) Lisa Pector

Academy is looking at the total future growth plan for their school with an enrollment in 2024 of 1950 students. Presently, there are 1020 students. They have been located in LVCC since 2003. Class size is limited to 25 students. Presently, there are 100 students in grades K thru 5 ... 75 students in grades 6 thru 9 ... an average of 50 students in grades 10 thru 12. Academy is investigating whether they will provide a preschool program for children ages 3 and 4.

Guardian Insurance will be leaving Building 1560. The Academy will occupy this 14,069 square foot space, making them the sole occupant in this building

The Academy is the majority tenant in Building 1550.

The Academy currently occupies 19,000 square feet in Building 1640. They intend to occupy an additional 6,102 square feet in this building.

Building 1650 was vacated by Lehigh Valley Hospital. It is anticipated that Grades 9 thru 12 would occupy this building. A 20,000 square foot gym/auditorium in the northwest corner is planned in the future. At a regular event, there would be 50 to 100 attendees. At a maximum density special event such as graduation, there may be 500 people.

Parking Table was provided for Lots 11, 12 and 13. Presently, 727 spaces are available whereas 410 are required. At full development of the school in 2023, 674 spaces would be available with 268 being required.

Bus transportation was discussed. Presently, buses enter the courtyard between Buildings 1550 and 1560 to discharge/take on students. Students come from 17 school districts. There are 16 full buses, 5 half buses and 4 vans. Arrival is between 7:45 a.m. and 8:15 a.m. Dismissal is at 3:30 p.m. 13 to 15 buses can be staged in the courtyard area.

At full enrollment, 25 to 32 buses are anticipated. With Guardian Insurance leaving, their car parking will be eliminated. Striping will be provided for 20 buses to park at a 45 degree angle. This will be the future area for large buses. The courtyard will remain for overflow use as well as for mini buses and vans.

Bus turning template must be provided.

Signage should be reconfigured where needed.

Some pavement in the courtyard will be removed and replaced with grass. This green area will be curbed and inlets added for proper drainage. They are not creating a field or stadium.

There currently have two (2) loading spaces. It is felt an additional loading space is not needed for the gym.

Dumpster relocations must be shown on the plan.

LEHIGH VALLEY ACADEMY EXPANSION Continued

The City of Bethlehem will be contacted pertaining to having adequate water and sewer service.

Site Plan including detailed information must be provided.

Motion was made by Vail, seconded by Hilton, to send a letter to the Board of Supervisors recommending approval of the Conditional Use Application for Lehigh Valley Academy of Valley Center Parkway.

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

PLANNING COMMISSION

Richard Kanaskie of 1249 Bluestone Drive attended meeting and expressed his interest in serving on the Planning Commission.

Sylvia McLaughlin
Clerk – Planning Commission

