

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

Minutes of the June 4, 2012 Meeting

Meeting #887 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, June 4, 2012, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Joseph Hilton
Jim Sterner	Barry Check
Vivian Zumas	Richard Kanaskie

Hanover Engineering Associates, Inc. represented by James Milot.

Chairwoman Lawless welcomed Richard Kanaskie as a member of the Planning Commission.

Motion was made by Check, seconded by Hilton, to approve the minutes of the May 7, 2012 Planning Commission Meeting.

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

TRADITIONS OF AMERICA AT BRIDLE PATH Land Development Plan

Additional Waiver Requests

Lewis Rauch (Lehigh Engineering) David Biddison (Traditions of America)

Waivers, requested by Lewis Rauch of Lehigh Engineering Associates, Inc. in letters dated May 8 and June 1, 2012, were reviewed.

Motion was made by Lawless, seconded by Sterner, recommending the granting of a waiver of SALDO 152-10.I.(6)(a) for those reasons set forth on the record by the applicant.

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

Motion was made by Lawless, seconded by Check, recommending the granting of a waiver of SALDO 152-10.I.(6)(b) for those reasons set forth on the record by the applicant.

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

Motion was made by Lawless, seconded by Sterner, recommending the granting of a waiver of SALDO 152-10.I.(6)(c) for those reasons set forth on the record by the applicant.

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

TRADITIONS OF AMERICA Continued

Motion was made by Lawless, seconded by Check, recommending the granting of a waiver of SALDO 152-10-I.(10) for those reasons set forth on the record by the applicant.

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

Motion was made by Lawless, seconded by Sterner, recommending the granting of a waiver of SALDO 152-11.B for those reasons set forth on the record by the applicant.

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

Motion was made by Lawless, seconded by Check, recommending the granting of a waiver of SALDO 152-9.H for those reasons set forth on the record by the applicant.

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

Motion was made by Lawless, seconded by Sterner, recommending the granting of a waiver of SALDO 152-10.K.(1) for those reasons set forth on the record by the applicant.

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

Letter forwarded to the Board of Supervisors.

PATIENT FIRST FACILITY 2310 Schoenersville Road Preliminary Site Plan
Erich Schock, Esq. (Fitzpatrick, Lentz & Bubba) Scott Miller (Stackhouse Bensingler)
Elizabeth Moose (PFC Bethlehem LLC Mid-Atlantic Realtor Inc.)
Barbara Hendricks

Proposed is a single story 7,033 square foot doctor's office and primary/urgent care walk-in facility with twelve (12) examination rooms. Staff will include three (3) doctors with nine (9) employees. Operating hours are 8:00 a.m. to 10:00 p.m. daily. Location is at the intersection of Jacksonville and Schoenersville Roads. There will be two access points right in /right out on Schoenersville Road full drive-way off of Jacksonville Road. 50 parking spaces are provided.

Engineering comments were received from Hanover Engineering; letter dated June 1, 2012. Under SALDO Section 159-11.A, a right turn only lane shall be provided along Jacksonville Road at its intersection with Schoenersville Road. Schock advised developer is not proposing to do this based upon the trips this facility would generate. Developer was advised that the Board of Supervisors has safety concerns with existing traffic back up along Jacksonville Road. The Trip Generation alone does not provide the entire scenario of vehicles coming from this site. There is congestion associated with that intersection. Signal timing might lessen the queuing along Jacksonville Road. Adding the right turn lane, even if it does not extend the full length of the frontage, would be an improvement, making this intersection safer and more efficient. During the Lot Consolidation process of this property, a right turn lane was an anticipated improvement if/when the lot was developed.

PATIENT FIRST FACILITY Continued

Planner Kanaskie stated a right turn lane may reduce the probability of vehicles wanting to bypass the traffic light and proceed through proposed development wanting to get onto Schoenersville Road. This could create potential problems in the parking lot.

Waiver will be requested to allow Stormwater Management within the building setback line.

Letter dated May 31, 2012 was received from the Shade Tree Commission. Comments must be addressed.

Courtesy of the floor ---

James W. Buss, 2361 Jacksonville Road

Living adjacent to this property, he that a landscape buffer be provided.

Ordinance requires that a landscape buffer be provided.

Jim Montone – property at Schoenersville and Birchwood Roads

Many accidents have occurred at this intersection. Traffic coming south on Schoenersville Road, intending to turn left onto Jacksonville Road, faces oncoming traffic coming north on Schoenersville Road.

At a minimum a right turning land on Jacksonville is necessary. Stacking right now is an ongoing problem.

With regard to parking --- there is no back up for overflow parking. Doctor visits and x-rays always take longer than anticipated.

Zoltan Tackas – Jacksonville Road (Buss neighbor)

PPL lines must be moved. What about his property?

Will sidewalk be provided and who will extend the sidewalk in front of his property?

Morning and evening peak hour traffic is extremely heavy. There will be difficulty entering/exiting the proposed medical center.

Where will their water come from? Water line ends at the Buss property.

How many trees will be cut down? How many saved? How many trees will be planted?

Pine trees do not clean the environment

There are many medical facilities in the area. Another medical center is not needed.

ENGINEER'S REPORT

Kevin Chimics was introduced to Planners. Kevin will be working with Milot on Township matters.

PLANNING COMMISSION

Several Planners will be on vacation, therefore, the July meeting is being rescheduled to July 9.

Jim Sterner advised the Board that he will be relocating to South Carolina. His last meeting will be the July meeting.

Sylvia McLaughlin - Clerk

