

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

Minutes of the July 9, 2012 Meeting

Meeting #888 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, July 9, 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
Richard Kanaskie	

Hanover Engineering Associates, Inc. represented by James Milot.

Motion was made by Check, seconded by Zumas, to approve the minutes of the June 4, 2012 Planning Commission Meeting with the following changes: remove Mr. Vail as being in attendance and to correct the spelling of Kanaski to Kanaskie throughout the minutes. Vail, abstain; Hilton, yes; Sterner, yes; Check, yes; Zumas, yes; Kanaskie, yes; Lawless, yes.

Mr. Milot advised the members that he received an email that the Conditional Use Application for Albright College has been withdrawn.

Mr. Milot advised the members that he received an email late this afternoon that the Conditional Use Application for My Boys Bakery has requested a continuance until the August Planning Commission meeting as well as the August Board of Supervisors meeting.

Mr. Milot stated he does not believe representatives will be in attendance tonight.

Chairwoman Lawless stated that because of the swim meet on the municipal complex, there is a lack of parking; therefore we will move onto other issues and give them a chance to arrive.

ENGINEER'S REPORT

Mr. Milot stated he attended the Board of Supervisors meeting on June 26, 2012 and in regards to the Patient First proposed facility at the intersection of Jacksonville and Schoenersville Roads. Patient First was in attendance for two primary reasons; for clear direction as to the potential requirement of the right turn only lane southbound on Jacksonville Road; as well as the possibility of not being permitted an access to Schoenersville Road and an access to Jacksonville Road.

Mr. Milot stated that at the meeting, the Board of Supervisors indicated that they would not require a right-turn only lane southbound on Jacksonville Road at this time but required a note be placed on the recorded plan that the right-turn only lane may be required at a later date if the current use is expanded or if the use would change. In conjunction with that notation, we will

develop a threshold of what level of increase usage that Patient First would need to stay below before that threshold be re-visited for the right-turn only lane. The Board emphatically indicated that they were in favor of the access on Schoenersville Road.

Prior to that meeting, the Zoning Officer indicated that she did not feel that the underground storm water detention structure would not necessitate a zoning variance. It will still be a waiver request that will come before the Board.

Lawless – Questioned whether the right-turn only issue will be back before the Planning Commission.

Milot – No it will not. He has asked the applicant, now that the right-turn only lane is off the table, to potentially do some widening to increase the storage capability for southbound traffic along Jacksonville Road, but has not seen any response.

Kanaskie – Would there be a right-of-way or some type of easement set aside for a potential right-turn only lane that we would have access to?

Milot – Explained the history of the lot and stated the Township has a right-of-way available.

Hilton – Questioned lane widening.

Milot – Part of the traffic component is for the applicant to provide an analysis to see if there would be any benefit if they could achieve some widening between their proposed driveway access on Jacksonville Road down to the intersection of Schoenersville Road. If we can get a beneficial increase in storage capacity; I have asked that the applicant look at that.

Lawless – The easement that was mention earlier; I presume there is enough to include the right-turn lane and the moving of the utility poles, etc.

Milot – Stated there is. It is a dedicated Township right-of-way. Without looking at any specific designs; he does not anticipate any problems with adding an additional lane in the future.

Vail – Asked for Planner Sterner’s opinion.

Sterner – His opinion is that the right-turn lane be put in now.

Lawless – In the past we have written to the Board of Supervisors expressing our opinion and concerns; and open to suggestions.

Vail – We are here for a reason; we state our opinions for a reason; we listen to the community members for a reason; and the opinions, we believe, are in the best interest of the community.

Zumas, Sterner and Hilton agreed to send a letter to the Board of Supervisors.

Kanaskie – Unless the Township is willing to take this on themselves as a Capital Improvement; as long as they have the dedicated right-of-way and it's a benefit to the Township as a whole, rather than holding one developer responsible to do a major improvement that will benefit more than just his lot. We need that right-turn lane there.

Vail – The turning lane is more important to me than who puts it in.

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Chairwoman Lawless stated that there are two applicants interested in filling the vacancy being left by Planner Sterner. Mr. Royer previously applied and was interviewed and Mr. Pugielli submitted an application recently. Both applicants will be interviewed at the next Planning Commission meeting of August 6, 2012.

Vail – Asked that Mr. Royer be interviewed first since he already has been through the process previously.

Sterner – Stated he will not be part of the interview process and gave a background on Mr. Pugielli.

PUBLIC COMMENT

Zoltan J. Takacs of Jacksonville Road was present to express his concerns on the proposed development at Jacksonville and Schoenersville Roads. He stated that there is plenty of open space inside the Westgate Mall and perhaps that is a better location for that type of facility. He expressed his concern regarding the existing trees at the location and stated that he hopes the Township and the Developer save the healthy trees.

Mr. Jim Birdsall, Hanover Engineering Associates, Inc. was present to thank Planner Sterner for being a great member of the Planning Commission and a great Township Manager for many years and wished him the best on his relocating to South Carolina.

Prior to the closing of the meeting, Chairwoman lawless read to the members a draft letter to be sent to the Board of Supervisors regarding the right-turn only lane on southbound Jacksonville Road.

All Planning Members agreed with the draft.

The meeting was adjourned at 8:00 P.M.

Lori A. Stranzl
Township Secretary

