

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

Minutes of the August 13, 2012 Meeting

Meeting #889 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, August 13, 2012 and convened at 7:30 P.M.

Planning Commission members in attendance:

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| Kenneth Vail | Joseph Hilton |
| Barry Check | Vivian Zumas |
| Richard Kanaskie | |

Hanover Engineering Associates, Inc. represented by James Milot.

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

Hilton, yes; Zumas, yes; Kanaskie, yes, Check, yes, Vail, yes.

CONDITIONAL USE APPLICATION – MY BOYS BAKERY

Attorney Joseph Piperato (Legal Counsel for Applicant), Ms. Tracey Snell (Newton Engineering), Mr. Robert Levine (My Boys Baking)

Applicant is seeking recommendation for approval of Conditional Use Application for 344 square feet of retail space.

Attorney Piperato submitted a copy of and referenced a January 3, 2011 letter from Broughal & DeVito, L.L.P. which gives a brief history on the location, previous conditional use applications granted, parking issues and total number of retail use square footage allowed.

Attorney Piperato and Ms. Snell presented the plan and addressed parking issues, general criteria and reason for conditional use.

Questions from Planning Members were also addressed.

Mr. Levine stated his wife is the owner of My Boys Baking and gave a history of the business. Mr. Levine stated that the business is primarily wholesale. There are 5 employees, all items baked on site; hours of operation are 10-5 Monday through Friday and 10-2 on Saturday. Baked on site are different types of biscotti, cookies, brownies, banana cakes and rugelah. Deliveries to and from the location are done at a back entrance.

A discussion was held on certain items addressed in Hanover Engineering Associates' letter dated July 6, 2012.

Mr. Milot noted that a copy of the Plan was forwarded to the Hanover Township Fire Marshall for review and comment on a proposed revision to the pavement and access along the rear of the

building in the area of the fire hydrant. Need to verify that there are adequate dumpsters in the area and verify whether screening is or is not necessary; and to get comments from the Fire Marshall on the proposed access aisle.

The applicant stated that they will accommodate the Fire Marshall's recommendation.

Discussed were off-street parking and off-street loading spaces.

The applicant stated they will accommodate.

Motion was made by Mr. Vail, seconded by Hilton, that the Planning Commission recommends approval of the Conditional Use Application for My Boys Bakery, 310 Stoke Park Road, to the Township Board of Supervisors subject to the approval of the Hanover Township Fire Marshall and Township Zoning Officer; annotating Hanover Engineering's letter dated July 6, 2012. Hilton, yes, Zumas, yes, Kanaskie, yes, Check, yes, Vail, yes.

COURTESY OF THE FLOOR

It was noted that no one wished to offer any comment.

ENGINEER REPORT

It was noted that there were no further issues to report.

PLANNING COMMISSION

Two Candidates were interviewed for the Planning Commission vacancy.

Planning Members interviewed Mr. Samuel P. Royer and Mr. Paul Pugielli.

Mr. Vail thanked both candidates for their interest and advised them that the Members will discuss and the vote will be deferred until the Chair can review and they will be contacted.

Planning Members held an Executive Session.

Vail directed the Secretary to draft a letter to Chairwoman Lawless stating the Members recommendation.

The meeting was adjourned at 8:35 P.M.

Lori A. Stranzl
Township Secretary

