

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

Minutes of the September 10, 2012 Meeting

Meeting #890 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, January 12, 2012, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Kenneth Vail
Joseph Hilton	Barry Check
Richard Kanaskie	Paul Pugielli

Hanover Engineering Associates, Inc. represented by James Milot.

Chairwoman Lawless welcomed Paul Pugielli as a member of the Planning Commission.

Motion was made by Vail, seconded by Hilton, to approve the minutes of the August 13, 2012 Planning Commission Meeting.

Vail, yes; Hilton, yes; Check, yes; Kanaskie, yes; Pugielli, abstain; Lawless, yes

BETHLEHEM BUSINESS PARK – LOT 8A 3893 Adler Place Parking Expansion
Preliminary/Record Plan
Mark Bradbury (Martin, Bradbury & Griffith)
Jason Danweber (Owner) Marcus Danweber (Owner)

Waiver request for the removal of the planting strip along the northwest boundary was favorable to the Board of Supervisors.

Details on existing/proposed uses for each building along with required parking will be provided.

An area exists for one loading zone along the eastern building line. There is no need for additional loading zones. This will be discussed with Township Zoning Officer.

Future occupants for the West side of Building “C” are not known. Parking area has been designed, adhering to ADA regulations with ramp being provided. A general rendering of a potential architectural plan with elevations was requested by the Township Engineer.

Dumpster will be relocated to the northeast corner of the property with a portion within and a portion outside the building restriction line, which is nonconforming. Truck turning movements are improved. Plantings and fencing are proposed to screen proposed dumpster. Existing inlet will be replaced with a PennDot “M” type inlet with concrete piping.

BETHLEHEM BUSINESS PARK – LOT 8A Continued

Details for off-street parking, as well as turning templates, are requested.

Statement with regard to Performance Standards should be added to plan.

Developer will comply with requirement for light fixtures at a height of 16 feet.

Curve radius for the Adler Place cul-de-sac is required. Stop signs will be added at drive-way intersection with Adler Place, as well as at intersection with existing two-way access drive.

Developer will review Loading Calculations, Elevations of existing and proposed buildings and requirement for Contours of the entire site with the Township Zoning Officer and Board of Supervisors.

Comments from the Shade Tree Commission; letter dated August 31, 2012 will be addressed.

Comments were requested from the Township Fire Marshal.

Approval letter will be requested from PPL regarding proposed improvements within their easement.

Waivers are requested from identifying all features within 200' of any part of the property ... providing Contour Lines for entire site ... identifying species of all trees within the site 4 inches or more in trunk diameter ... measured distances from the center line of streets to existing buildings ... providing curb radii for existing driveway.

Engineering issues outlined in letter from Hanover Engineering dated September 7, 2012 will be addressed.

PATIENT FIRST FACILITY 2310 Schoenersville Road Preliminary Site Plan
Erich Schock, Esq. (Attorney) Scott Miller (Stackhouse Bensinger, Inc.)
Barbara Hendricks (Patient First)

Schock advised that developer met with the Board of Supervisors on June 26, 2012 who determined that the right turn lane on Jacksonville Road need not be constructed at this time. Letter will be forwarded to Township Solicitor Broughal to confirm proper language for note to be added to plan. Expansion of this use or a change in use mandates another review by the Board of Supervisors.

Shade trees have been added along Jacksonville Road outside of the right of way. Landscaping is shown around the perimeter of the parking facility. Shrubs will be shown around proposed facility as well as in the islands.

Developer will meet with Township Engineer pertaining to the calculations for the Woodlands designation for this lot.

Developer will meet with Township Engineer pertaining to the calculations for the Woodlands designation for this lot.

PATIENT FIRST FACILITY Continued

Trees within the right-of-way were not included in the Landscaping and Tree Replacement calculations. It is the Township understands that PPL intends to clear the utility line areas. This will be a waiver request.

Off-Street Loading ... Performance Standards ... any outdoor equipment must be addressed.

PennDot must review and approve the number, design and location of access points. Developer has been in discussion with PennDot relative to ADA ramp location. PennDot does not favor relocation. Documentation should be provided.

Plan shows a widening along Jacksonville Road to the north. Grade is very flat. Existing grade is being matched. Waiver is requested to enable developer to comply with existing conditions. Deferral is requested from providing sidewalks along Jacksonville Road.

Existing street lights should be identified. Internal lighting will be provided. Township Manager will make determination as to whether additional lights may be required.

Stormwater Management Facility located in the front yard is within the building setback. It is an underground collection system. They will capture and reuse the water. Waiver is requested from the 2% minimum slope requirement.

Turning Templates must be provided.

Approval is needed from the Fire Marshal. Area was widened adjacent to the designated handicapped spaces. Building will be splinkered.

Comments were received from the Shade Tree Commission; letter dated August 31, 2012. Commission requested that an American beech tree and two *Fagus sylvatica* be saved. Township Engineer examined this request. The radius at the Schoenersvile/Jacksonville Roads intersection exceeds the 25 foot minimum required by Township Ordinance. Radius was determined for the right turn lane, which has been deferred. A deferral could be requested for keeping trees #166 and #167, pending future sidewalk or right turn lane installation. Miller stated stormwater improvements located within the drip line of those trees may also prevent saving those trees.

PATIENT FIRST FACILITY Continued

Courtesy of the floor ---

James W. Buss, 2361 Jacksonville Road Home adjacent to this property

Asked if a buffer will be provided at his property line.

Miller advised a landscape buffer will be provided along the Buss property line.

Asked about lighting.

All lighting fixtures will be 16 feet high, LED fixtures, facing down.

How far to the north will Jacksonville Road be widened if/when right turn lane is installed?

Township Engineer advised that in all probability width would not extend beyond driveway of proposed property, possibly to the property line.

Jim Montone – property owner at Schoenersville Road and Birchwood Drive

If property transfers, what happens with the right turn agreement?

Deed is tied to the plan which is recorded in the court House as a public document. It runs with the land.

Trees in southeastern corner of lot should be removed to increase visibility. This would decrease the volume of accidents at this intersection.

Evergreens currently in the right-of-way will be removed which should greatly improve visibility.

Pertaining to accidents, the light timing creates a problem for motorists.

Pedestrian signals are present but are not operational.

Milot advised Jacksonville Road is not a PennDot roadway, but because it is part of a signalized intersection, PennDot retains the right to approve any changes/conditions/deletions for pedestrian signalization.

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver of Section 159-11.N.(1) for Minimum Grade for a Collector Street for those reasons set forth on the record by the applicant.

Vail, yes; Hilton, yes; Check, yes; Kanaskie, yes; Pugielli, yes; Lawless, yes

Motion was made by Lawless, seconded by Hilton, to recommend granting a waiver of Section 159-15.A regarding Setback Clearance for All Improvements within a Setback for those reasons set forth on the record by the applicant.

Vail, abstain; Hilton, yes; Check, yes; Kanaskie, yes; Pugielli, yes; Lawless, yes

Motion was made by Lawless, seconded by Check, to recommend granting a waiver of Section 159-29.B.1 regarding Horizontal Plan Scale 1" = 50' for those reasons set forth on the record by the applicant.

Vail, yes; Hilton, yes; Check, yes; Kanaskie, yes; Pugielli, yes; Lawless, yes

Motion was made by Lawless, seconded by Check, to recommend granting a waiver of Section 152-10.1.(10) regarding Detention Structure – 2% Slope toward Outlet Structure for those reasons set forth on the record by the applicant.

Vail, yes; Hilton, yes; Check, yes; Kanaskie, yes; Pugielli, yes; Lawless, yes

PATIENT FIRST FACILITY Continued

Motion was made by Lawless, seconded by Kanaskie, to recommend granting a waiver of Section 159-29.C.1 regarding Existing Features within 200' of Project Area for those reasons set forth on the record by the applicant.

Vail, yes; Hilton, yes; Check, yes; Kanaskie, yes; Pugielli, yes; Lawless, yes

Motion was made by Lawless, seconded by Hilton, to recommend granting a waiver of Section 159-17-F pertaining to Location and Identification of Trees Located in the Right-of-Way Areas along Jacksonville Road and Schoenersville Road for those reasons set forth on the record by the applicant.

Vail, yes; Hilton, yes; Check, yes; Kanaskie, yes; Pugielli, yes; Lawless, yes

Motion was made by Lawless, seconded by Kanaskie, to recommend deferral of Section 159-13.B.(1) pertaining to construction of sidewalk along Jacksonville Road for those reasons set forth on the record by the applicant.

Vail, yes; Hilton, yes; Check, yes; Kanaskie, yes; Pugielli, yes; Lawless, yes

Motion was made by Lawless, seconded by Hilton, to recommend deferral in part of Section 159-11.G.(2) of the removal of trees identified as #166 and #167 until such time as the sidewalks must be constructed, or the right turn lane along Jacksonville Road must be constructed, or until such time as it is determined that said trees constitute an obstruction to the clear sight triangle, or are determined to present development issues relative to stormwater improvements located in that area.

Vail, yes; Hilton, yes; Check, yes; Kanaskie, yes; Pugielli, yes; Lawless, yes

Motion was made by Lawless, seconded by Vail, to send a letter to the Board of Supervisors recommending approval of application subject to the applicant's complying with all recommendations and requirements set forth in letter from Hanover Engineering dated September 7, 2012.

Vail, yes; Hilton, yes; Check, yes; Kanaskie, yes; Pugielli, yes; Lawless, yes

HANOVER CORPORATE CENTER 2 – LOT 10 5200 Jandl Boulevard
Griffin Land and Nurseries, Inc. Zoning Petition
Kevin Horvath (Keystone Consulting Engineers) Scott Boscow (Griffin Land & Nurseries)

Plan proposes two (2) single story flex warehouse buildings, parking areas, truck courts, and two (2) driveways. Western driveway would be a shared driveway with adjoining Commercial property proposed to serve only car traffic. Eastern driveway via Sterner Way is proposed to serve only truck traffic.

Building 1 is shown to be 1,050 feet long and 273,000 square feet in area.

Building 2 is shown to be 1,000 feet long and 260,000 square feet in area.

Zoning petition requests a variance from the definition of a truck terminal and/or storage facility as it applies to the proposed buildings on the site. Applicant was directed to introduce this proposal to this Commission prior to their Zoning Hearing Board appeal

HANOVER CORPORATE CENTER 2 – LOT 10 Continued

Boscaw advised that Griffith Land and Nurseries is a mid-size development company who builds flex buildings. They rarely sell their buildings. They own the land, build the building, manage, maintain and lease the building. Their target is a 100,000 to 300,000 square foot building with multiple tenants (warehousing, manufacturing, office).

Per Township Ordinance, a truck terminal is defined by having in excess of 30% of any one side of a building taken up by doors. Developer is requesting the Zoning Hearing Board to grant a variance from that definition so that proposed buildings would be classified as flex warehouse buildings.

Dock doors on both proposed buildings are located to the rear, away from the residential area, putting this at 65% coverage by linear foot ... classifying proposal as a truck terminal. Truck bays don't face each other due to the slope of the land from south to north. Loading areas are located four (4) feet below proposed finished building.

Boscaw advised they are being flexible in their door proposal allowing them to provide a future tenant what they want.

Parking is provided in front for Warehouse use. If use would become Office use, the truck court would be converted for car parking. There would be sufficient area to provide parking for a single user.

Planners asked how many people could be employed. Response - 40 to 50 people for a Warehouse use ... 200 to 300 people for a single use such as Office.

Detention basin will handle run-off. Impervious cover is 52% ... allowable is 70%.

Planners feel the worse case scenario is bringing truck traffic where there are no traffic controls, also, bringing truck traffic by Traditions of America.

Planner Pugielli drives to work and states there is a lot of truck already. Where the Bethlehem Township truck terminal is located, traffic does back up on Hanoverville Road. There may be other flex buildings in Bethlehem Township.

Pertaining to doors, Planner Kanaskie asked what kicks it from truck terminal to warehouse. Milot advised 30% on any given side.

Planner Vail stated he has difficulty approving a wall of doors.

Planner Hilton asked why developer doesn't consider their proposal a truck terminal since they show doors only on one side.

HANOVER CORPORATE CENTER 2 – LOT 10 Continued

Chairwoman Lawless' concern is that the current plan could result in a lot more trucks and that is not good. Could there be restraints and yet give the developer flexibility? Could the Township buffer against the idea that there would be hundreds of trucks at this site? Could we suggest a cap on doors/docks, guarding against one building becoming an all inclusive truck use?

Following the strict Township Zoning Ordinance definition, Planner Kanaskie stated this proposal meets the definition for a truck terminal because it is over 30% on a single wall. Once the Variance is granted, it is granted. It runs with the land. Getting this designation they would not have to fence the entire property.

Planner Kanaskie asked if the Township Solicitor would be attending the Zoning Hearing Board meeting.

Planner Vail stated he doesn't like the concept. From a Planning perspective, he doesn't like being presented with 67 loading spaces on a building that could be built exactly as it is being presented. He never saw a truck terminal look like this because it isn't efficient for trucking purposes. What is being proposed is too much on the one side. From a Sketch Plan standpoint, he is not in favor of this model.

Planner Check commented that it would be more acceptable if the plan stated that the aggregate of doors does not exceed 30% of the total perimeter or "x" % on one side.

Chairwoman Lawless feels the Township should have some kind of protection that proposed project does not become a truck terminal called by another name. .

There must be some delineation in terms of use, or by number of doors, so the buildings in the hands of a subsequent user doesn't become what this developer says it won't become – a truck terminal called a flex use warehouse.

Planner Hilton stated developer needs to provide a way for trucks to get onto Jandl Boulevard without a problem. Intersection is 90 degrees with a curve.

General consensus from the Planning Commission is that proposal is too wide open and too extensive. There should be a lesser number of doors. The Township should have something concrete in the event there is change in ownership.

PLANNING COMMISSION

Planner Hilton expressed his future concerns for the Township land presently owned by the Airport.

Planner Check advised the Commission that the public hearing relative to the Transportation Impact Fee of the Land Use Assumptions Report is scheduled on September 21, 2012.

Sylvia McLaughlin – Planning Clerk

