

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

Minutes of the October 1, 2012 Meeting

Meeting #891 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, October 1, 2012, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Kenneth Vail
Joseph Hilton	Barry Check
Vivian Zumas	Richard Kanaski
Paul Pugielli	

Hanover Engineering Associates, Inc. represented by James Milot.

Correction on the first page to the spelling of Paul Pugielli's name. Noting this correction, motion was made by Check, seconded by Vail, to approve the minutes of the September 10, 2012 Planning Commission Meeting.

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

HANOVER CORPORATE CENTER 2 – LOT 10

Letter was received from Kevin Horvath of Keystone Consulting Engineers requesting that review of proposed Sketch Plan be withdrawn.

HANOVER HIGHLANDS – LOT 3 Land Development Plan Preliminary/Record Plan
Joseph Fitzpatrick, Esq. (Attorney) Dr. Luis and Christine Alvarez (Developers)
Carly Patterson and Rocco Caracciolo (Pennoni Associates)

A 5,824 square foot professional office building is proposed along Stoke Park Road along with 41 parking spaces. Adhering to the requirement of the Hanover Highlands Subdivision, a driveway to Service Road B/Fairview Street is proposed. Property is bordered on the north by Stoke Park Road and single-family dwellings, on the west by Stoke Park Road, on the east by Service Road B/Fairview Street and single family dwellings, and on the south by Wegmans Drive.

Fitzpatrick advised that Lot 3 is a 1.9 acre residue parcel remaining from the Wegmans Subdivision.

Purchase of this property by Alvarez is contingent upon receiving Land Development approvals.

HANOVER HIGHLANDS – LOT 3 Continued

During the course of Applicant's presentation, Applicant amended their position to seek a formal recommendation and instead sought informal feedback from Planning Commission members.

Service Road B at 28' wide is an extension of Fairview Street. They request that it remain a Service Road and not be required to construct it as a collector road, which would require 60' of right-of-way with 34' paving. Making it a collector would potentially allow cut through traffic. Road serves four (4) houses, several garages and proposed Alvarez professional building. Reclassification or temporary reclassification of Service Road B to a driveway is requested. Provided is a public right-of-way with a dedicated driveway for Lot 3. Deferral is requested from construction to collector status. Detriment is having one applicant monetarily responsible to make this improvement. Curb line will be provided, extending along property line with a depression at the existing gravel driveway.

Township Engineer stated that Fairview Street is listed as a collector road on the Township map. Business use of a property requires access be constructed to specifications of a collector road. Service Road B could be built to collector requirements to the property line.

The pros and cons of collector status were discussed ... wider roadway may invite unwanted parking ... increase in traffic. Trip generations and more data should be provided for better deliberations.

Courtesy of the floor ---

William Pike of 3709 Fairview Street stated Fairview Street is not a public road.

Milot advised the middle of Fairview is not public, however, the southern area we are discussing is public. The section where Pike lives is private.

Debbie Ferenchak of 3679 Bath Pike advised that tractor trailers involved with the Sterling Heights development traveled on the grass on Fairview Street. She asked if road is coming though and if it is to block it. Cars drive in their yards. They do not want their street used as a short cut. They favor the applicant's proposal to construct only a dedicated driveway into the proposed Alvarez property.

Engineer Patterson reviewed the blueprint with Fairview Street residents. Roadway impact was discussed. Fairview Street residents do not want a through street constructed or upgraded.

Planners recommended that developer meet with Board of Supervisors representative – the Township Manager and Township Engineer. The Township's future plan for Fairview Street is also a consideration. Planners prefer the dedicated driveway concept without improving the roadway to the north of the property. A deferral rather than a waiver should be requested.

Two waivers are requested to allow combining the Preliminary Plan and Final Plan (SALDO Section 159-34) and from infiltrating the recharge volume (Stormwater Management Section 152-9.J). These issues were not substantively discussed.

HANOVER HIGHLANDS – LOT 3 Continued

Waiver/deferral will be requested on providing sidewalks. Milot advised an area appropriate for sidewalks would be at the corner of Stoke Park Road and Wegmans Drive as this intersection is ear marked for signalization.

Planners recommend that developer look at the traffic patterns and provide a proposal as to what applicant believes is needed for the safety of pedestrians. This can be submitted for review and consideration to the Township Engineer and Commission.

Comments were received from the Shade Tree Commission; letter dated September 27, 2012.

Engineering issues outlined in letter from Hanover Engineering dated September 28, 2012 should be addressed.

The Planning Commission recognizes the Township benefits from a well thought out and carefully planned development, but we also have a duty to Township residents with regard to their quality of life and how they perceive it.

Sylvia McLaughlin
Clerk – Planning Commission

