

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

Minutes of the November 5, 2012 Meeting

Meeting #892 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, November 5, 2012, and convened at 7:30 P.M.

Planning Commission members in attendance:

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

Hanover Engineering Associates, Inc. represented by James Milot.

Planner Vail recommended clarifying the minutes of the October 1, 2012 Planning Commission Meeting with the following additional statement:

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. Amended minutes were approved on the motion of Vail, seconded by Check.

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

Revised submission was reviewed along with letter from Hanover Engineering dated November 2, 2012.

Developer was requested to show the driveway clear site triangle at ninety (90) feet, allowing two existing trees to remain as a non-conformity.

Proposed dumpster is located within the building restriction line; however, it is 140 feet from the nearest office building. Existing trees are located between proposed location and nearest office. Proposed dumpster will be screened with a fence and landscaping. Proposed location is an improvement from existing condition.

Note should be added to plan stating the dumpsters must be elevated to prevent obstruction of stormwater drain. BMP will be added to stormwater inlet.

Existing tenant information should be provided.
Zoning Officer will review parking requirements.

BETHLEHEM BUSINESS PARK – LOT 8A Continued

Existing Uses parking tabulation should be added to plan as of the present date. Any changes in the future are subject to the Zoning Officer's review.

Comments were received from the Shade Tree Commission; letter dated November 2, 2012. PPL lines stretch across the northern border of this lot. Large trees will not be planted in this area.

Comments are required from the Fire Marshal.

PPL will not provide an approval letter since nothing is being constructed within their 20 foot wide easement.

Waiver requests were reviewed and discussed.

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver of Zoning Section 185-18.C pertaining to Off-Street Loading Space Calculations for those reasons set forth on the record by the Applicant.

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

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver of Zoning Section 185-22.C. (1) (e) pertaining to Building Elevations for those reasons set forth on the record by the Applicant.

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

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver of Zoning Section 185-22-C (1) (f) pertaining to Contours for those reasons set forth on the record by the Applicant.

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

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver of SALDO Sections 159-15.I. (1) and 73-7.D. (2) pertaining to Driveway Curb Radii for those reasons set forth on the record by the Applicant.

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

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver of SALDO Section 159-29 C (1) pertaining to Features Identification for those reasons set forth on the record by the Applicant.

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

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver of SALDO Section 159-29 C (2) pertaining to Contour lines for those reasons set forth on the record by the Applicant.

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

BETHLEHEM BUSINESS PARK LOT 8-A Continued

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver of SALDO Section 159-29 C (3) pertaining to Tree Species Identification for those reasons set forth on the record by the Applicant.

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

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver of SALDO Section 159-29 C (4) pertaining to Building Distances for those reasons set forth on the record by the Applicant.

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

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver of SALDO Section 159-29 C (6) (a) and (b) pertaining to Tree Diameter and Driplines for those reasons set forth on the record by the Applicant.

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

Motion was made by Lawless, seconded by Vail, to recommend granting a waiver of STORMWATER MANAGEMENT Section 152-15 B (5) pertaining to Utility Information for those reasons set forth on the record by the Applicant.

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

Having received a letter of approval dated March 20, 2012 from the Religious Society of Friends, the Planning Commission at their meeting on May 7, 2012 recommended a waiver of Zoning Section 185-35.G.(3)(a) pertaining to the removal of existing planting strip.

Motion was made by Lawless, seconded by Vail, to send a letter to the Board of Supervisors recommending approval of the Preliminary/Record Plan submission subject to the Applicant's complying with all recommendations and requirements set forth in letter from Hanover Engineering dated November 2, 2012.

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

BETHLEHEM ORTHODONTICS 3076 Schoenersville Road Site Plan
Preliminary/Record Plan
James Mohn (Motley Associates)

The safety issue at the ingress/egress two-way access at Schoenersville Road and Industrial Drive was discussed. Two parking spaces shown on plan are the issue. Backing out of one of these parking spaces can create a potential hazard for a vehicle entering from Schoenersville Road. Planners stated this is the opportune time to correct this safety issue. Planner Kanaskie recommended relocating these two parking spaces to the north of the proposed Handicapped parking space. The curb island could then be extended as a planting strip through this space. In the future, when Phase II is proposed, the realignment would be done at that time.

Existing basement will serve as storage for medical records. Note to this effect should be added to plan. Approval is needed from the Zoning Officer.
Neither basement nor proposed building will be sprinklered.

There will be no tree removal. Developer will comply with Shade Tree Commission comment to plant street trees along Schoenersville Road.
The protection fence along the northern property line will be removed.

Off-Street Loading Space is proposed to the rear of the building. Calculations will be provided.

Developer was requested to provide driveway turning templates.

Comments are required from the Fire Marshal. Knox box entry system will be provided.

Note was added to plan stating that all medical waste will be removed from the site. Dumpster is provided for trash.

Penn Cap Properties signature is needed on the water line easement.

Deferral is requested on the requirement to provide sidewalks along Schoenersville Road.

Proposed building will be constructed with proper insulation. It will be located 126 feet from center line of Schoenersville Road; therefore, a waiver from providing a Noise Study will be requested.

Outstanding engineering issues noted in Hanover Engineering's letter dated November 2, 2012 will be addressed.

THE 215 PROJECT Township Line Road Site Plan

Email was received from Amit Mukherjee of Base Engineering requesting that review of proposed Preliminary/Record Plan be withdrawn.

HANOVER CORPORATE CENTER 2 – LOT 10 5200 Jandl Boulevard

Kevin Horvath (Keystone Consulting Engineers)
Scott Boscow and Michael Gamzon (Griffin Land & Nurseries)

Horvath advised Planning that they received a favorable interpretation from the Zoning Hearing Board for the definition of the Use deemed to be a Warehouse Use opposed to a truck terminal and/or storage building. They were granted approval for 65 doors on the front building and 61 doors on the rear building. Dock doors are limited to the rear of the buildings.

Developer requested feedback from the Planning Commission and residents of Traditions of America on their Revised Sketch Plan.

Developer is proposing the construction of two (2) warehouse buildings ... 260,000 square feet and 273,000 square feet.

Developer met with some residents from Traditions of America and listened to their concerns. Revised Sketch Plan proposes a single access to Lot 10 for all traffic (vehicles and trucks), located at the farthest Western point on the site. This will be a shared access with the future Commercial Use.

Proposed access would be considered a collector road and must meet collector standards. Chairwoman Lawless questioned whether driveway width is adequate considering the properties to the West will be developed in the future. Horvath advised the driveway width is proposed to be 30 feet. Right turn lane out of the site will be included with approximately 200 feet for a stacking lane to the West.

Construction standards must be reviewed.

Signalization may be warranted in the future when the Commercial Use is developed.

Courtesy of the floor --- Traditions of America residents

John Westrick – American Way

Residents are happy with the cooperation they received and with the changes that were made. Traditions had suggested relocating the driveway to the West, discussed screening. Westrick is not in favor of removing truck restriction on Sterner's Way until adjacent properties on Sterner's Way are developed. Presently, houses face out onto an empty field. Trucks line up on Jandl Boulevard and Sterner's Way in the mornings. Presently, there is a noise problem because the restriction is not being enforced.

Dale Stein – American Way

Road coming from CVS and Turkey Hill has heavy traffic.

HANOVER CORPORATE CENTER 2 – LOT 10 Continued

Edward Wyckoff – American Way

Coming off Route 512 there is no sign prohibiting trucks. A resident was in an accident with a truck.

Rich Krablin – Betsy Ross Circle

Suggested that traffic exiting from this development be restricted from making a left onto Jandl Boulevard.

David Dorward – Patriots Drive

What will be the length, depth and height of the berm? He would like to have sound mitigated. Northern winds will bring sound to their community. Also, would like to have a pleasing aesthetic view for Traditions residents.

Art Altamura – Betsy Ross Circle

People do the opposite of what is restricted on signs precluding truck traffic on Sterner's Way.

Gail Arum – Senate Drive

Concerned about traffic stacking going in and out of Traditions once it becomes, as planned, a gated community.

Joe Douglas – Senate Drive

Appreciate developer listening to their concerns. He commended Planning and the Township for assuring property maintenance is kept at a high standard.

Mary Jane Landrieu – American Way

Concerned about additional cars using Sterner's Way going into the future Commercial property. Traditions has no wall screening them from Sterner's Way.

Michael Karlan – Federal Drive

Supports new entrance to Lot 10.

Richard Brand – Betsy Ross Circle

Traffic on Sterner's Way should be considered. Concerns are truck traffic, noise, pollution and visibility. Recognize their community.

Rick Wistreich – Allegiance Drive

Concerned about the volume of truck traffic proposal will generate.

