

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

Minutes of the December 3, 2012 Meeting

Meeting #893 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, December 3, 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.

Motion was made by Hilton, seconded by Check, to approve the minutes of the November 5, 2012 Planning Commission Meeting.

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

HANOVER CORPORATE CENTER 2 – LOT 10 Preliminary Plan 5200 Jaindl Boulevard
Kevin Horvath (Keystone Consulting Engineers)
Scott Boscow and Michael Gamzon (Griffin Land & Nurseries)

Plan was reviewed along with letter from Hanover Engineering dated November 30, 2012. This site is subject to various Agreements which are being reviewed by the Township and the Jaindl Land Company.

Defined Easements for replacement trees were established during Lot Consolidation, which was done without knowledge of future development. Developer proposes to plant trees throughout the site rather than in defined easements. Many trees are proposed along Jaindl Boulevard, offering screening for the residents of Traditions of America. A note should be added to the plan stating that they are revising the previously recorded plan with regards to Tree Easements.

Plan Note #14 states dumpsters will be provided at the rear of each building. No containers will be permitted along the sides or front of the buildings.

Probable location would be at each end behind the building. Dumpster detail and generalized location should be provided. Truck area will be screened from the roadway. Township's concern is visual aesthetics.

HANOVER CORPORATE CENTER 2 – LOT 10 Continued

Adequate parking was discussed. Without knowing at this time who will occupy proposed buildings, it is difficult to determine the exact number of required parking spaces. Car parking will be along the front of both buildings ... truck parking in the rear. Loading spaces can be converted to vehicle parking if use would become an office use without loading demands. Required parking provisions should be further discussed with Township Engineer.

Berm height at a 4 to 1 slope will be increased from four (4) feet from the road grade to eight (8) feet. Break in the berm will be closed. Deciduous trees will be planted in front with evergreen trees on top. Trees will be at a height of four (4) feet to eight (8) feet.

Developer's agreement with Jaindl is to provide 232 trees on Lot 10. There are 58 replacement trees along the berm.

Horvath will meet with Township representative to walk the site to identify existing trees. Planting details will be provided on the plan.

Comments were received from the Shade Tree Board; letter dated November 29, 2012.

Developer will comply with Performance Standards when tenants occupy the buildings.

Architectural elevations will be submitted.

Shared roadway was reviewed. Island median is now being provided at the intersection. Roadway length must be addressed as this street may potentially extend to Steuben Road. Right-of-way should be extended the entire length of the property.

Horvath advised revised plan will show a 38' wide road which will widen to 50' at the intersection which will include a right turn lane, a straight lane, the island median and 1 (one) inbound lane.

Proposed building height is 40 feet. Building would be 32' with 2' for clearance and 4' to 5' for roof joists. Lowest point is at 38' with highest point at 40'. Pitch is needed to clear water.

Deferrals will be requested from providing improvements along Steuben Road as well as sidewalks along Jaindl Boulevard.

HANOVER CORPORATE CENTER 2 – LOT 10 Continued

Courtesy of the floor --- Traditions of America residents

John Westrick – American Way

Although the property slopes, the finished floor of the first building is only 2 feet below the elevation of Jandl Boulevard. Berm needs to be maximized or the building will be visible. Screening is also important.

Sprinklers can be installed in the roof joist to reduce the building height. The building could be lowered from 40' to 38'.

Developer is requested to add signage disallowing trucks to go straight onto Sterner's Way.

Milot advised that this is an enforcement issue. Signage that is there could be augmented. Planner Vail suggested Traditions attend a Board of Supervisors meeting, raising this issue with them.

Planner Hilton requested developer to provide a site profile.

Edward Wyckoff – American Way

Questioned what recourse they have pertaining to noise from a future tenant.

Milot advised there are noise parameters specified in the Zoning Ordinance.

They understood they would only see the top of the building but now they are 40' above ground level.

Horvath advised that the building floor elevation came up 6' from what they originally thought. Between berm and trees, you will not see the entire building.

Sectional view will be provided showing the line of sight from Traditions driveway.

Will there be fencing around the building?

Response was no.

Dale Stein – American Way

Last month it was stated you won't see the building.

Chairwoman Lawless advised the elevation changed. Profiles will be presented at the next submission.

David Dorward – Patriots Drive

Who is responsible for plantings that do not thrive? Currently on Sterner's Way and on Jandl Boulevard there is at least 100 unsightly dead plantings. Will they be replaced?

Milot advised that development approval is contingent upon maintaining in perpetuity the required improvements.

Richard Brand – Betsy Ross Circle

What color is proposed for the buildings? White is stark whereas grey gives a less visual impact.

He is concerned about truck noise with the potential for hearing truck back-up alarms at all hours.

Zoning Ordinance will enforce noise if there is an issue.

HANOVER CORPORATE CENTER 2 – LOT 10 Continued

Michael Brown – American Way

What is the decibel noise rating allowed at the property line?

The Township Office can be called for this information.

DiBenedetto – Constitution Drive

Will there be a traffic light on Sterner's Way and Jaindl Boulevard?

Yes, in the future.

LVIP IV – LOTS 55/56 Freshpet 176 North Commerce Way Preliminary/Record Plan
Paul Szewczak (Liberty Engineering) Richard Thompson (CEO Freshpet)

Szewczak advised that Freshpet purchased the former Flavor Rite facility. Plan proposes two building expansions of 6,142 square feet and 8,030 square feet.

Freshpet manufactures fresh pet food.

Permits were secured from the Township and the building was gutted, offices are being refitted and the manufacturing area within the plant is being renovated. Two packaging lines are being implemented with a third line being part of proposed extension. There is a large cooler area.

One addition is an infill to an area where located compressors will be removed. This space will be used for warehousing and for product development.

Second proposed addition is a loading dock for receiving. A 12' extension is added to the back of the building as this additional area is needed from the shipping dock to the receiving dock.

Szewczak requested Planning's recommendation as the proposed additions are an integral part to the operation of the plant which should be operating in March or April of 2013.

Planners advised that details were not provided regarding the equipment that will now be in the building, impact on parking, the number of employees and required loading docks.

CEO Thompson stated it is critical to his business to move forward with this proposal. Fresh Food for Fido is going so well, they are running out of manufacturing space at their Quakertown plant. They need to produce their product ... Fresh Pet Roll (pure meat) ... Fresh kibbles form of the pet roll. He anticipated starting construction in January. He needs to produce their product. The 90 Quakertown employees will be working at this facility. There will be no additional employees. There are no outside noise, no smells. Building will be reconfigured to provide the offices upstairs and a cafeteria (Café Fresh) downstairs.

Planners discussed holding an additional meeting on December 10, 2012. Developer's engineer was asked to provide the square footage of the office space, the manufacturing area and the warehouse. The Township Office will be contacted to assure that there is time to advertise for a special meeting.

Sylvia McLaughlin, Planning Clerk

