

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

Minutes of the December 10, 2012 Meeting

Meeting #894 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, December 10, 2012, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Kenneth Vail
Joseph Hilton	Barry Check
Richard Kanaskie	

Hanover Engineering Associates, Inc. represented by James Milot.

Milot noted a correction on Page 2, seventh paragraph. Medium should be changed to median on the first and fifth lines.

Motion was made by Vail, seconded by Check, to approve the amended minutes of the December 3, 2012 Planning Commission Meeting.

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

Special Planning Commission Meeting scheduled this date for the review of Freshpet was advertised in the local newspaper.

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

Two building expansions are proposed along the southeast and southwest sides of existing building ... 6,142 square feet and 8,030 square feet. Additional loading zones along the east and west sides are also proposed. Building will ultimately consist of approximately 80,000 square feet. Components within building include office space, cafeteria, manufacturing, R & D facility, and warehouse. Square footage was provided. Additionally, an 8,333 square foot area will be a mechanical space which will house boilers, electrical equipment and refrigeration. This mechanical space will be added to the warehouse square footage.

There will be approximately 100 employees with an estimated 50 employees working the first shift. Operation will be three (3) shifts, five (5) days per week.

Animals will not be kept on this site.

Plan now shows existing parking of 88 spaces, 8 previously approved spaces, and 84 future parking spaces for a total of 180 parking spaces. Deferral is requested for the future parking spaces.

LVIP IV – LOTS 55/56 Continued

Developer will comply with comments made by the Shade Tree Commission; letter dated November 29, 2012. In the future, they will provide the size and species of all trees

All views of the building are requested to be included with the Architectural elevations.

Trip Generation was provided.

Comments are required from the Township Fire Marshal.

Motion was made by Lawless, seconded by Vail, to recommend a deferral of Zoning Ordinance Section 185.17.B and C with regard to future parking spaces for those reasons set forth on the record by the Applicant.

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

Motion was made by Lawless, seconded by Hilton, to recommend a waiver of SALDO Section 159.17.A with regards to trees for those reasons set forth on the record by the Applicant.

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

Motion was made by Lawless, seconded by Check, to recommend a waiver of SALDO Section 159-29.C.(3) and 159-29.C.(6)(a) with regards to trees for those reasons set forth on the record by the Applicant.

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

Motion was made by Lawless, seconded by Hilton, to recommend a waiver of SALDO Section 159-29.C.(1) with regard to identification of sanitary sewers, storm drains, waterlines within two hundred feet of any land to be developed for those reasons set forth on the record by the Applicant.

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

Motion was made by Lawless, seconded by Hilton, to recommend a waiver of SALDO Section 152-11.G.(3), (4), (8) and (12) to allow the installation of a 12" HDPE storm sewer pipe for those reasons set forth on the record by the Applicant.

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

Motion was made by Lawless, seconded by Vail, to send a letter to the Board of Supervisors recommending approval of the Preliminary/Record Plan subject to the Applicant complying with all recommendation set forth in the December 10, 2012 letter from Hanover Engineering.

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





