

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

Minutes of the June 6, 2016 Meeting

Meeting #927 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, June 6, 2016, and convened at 7:30 P.M.

Planning Commission members in attendance:

Kenneth Vail	Susan Lawless
Barry Check	Vivian Zumas
Richard Kanaskie	Paul Pugielli
Dale Traupman	

Hanover Engineering Associates, Inc. represented by James Milot.

Planning Commission Meeting, scheduled on May 2, 2015, was canceled as nothing was submitted for review.

Motion was made by Check, seconded by Lawless, to approve the minutes of the April 4, 2016, Planning Commission Meeting.

Lawless, yes; Check, yes; Zumas, yes; Kanaskie, yes; Pugielli, abstain; Traupman, yes; Vail yes

VALLEY WELLESS CENTER - Northgate II - Lot 4 - 4145 Airport Road

Preliminary Plan

Joseph Civitella (McTish, Kunkel & Assoc.) Dr. Steven Mortazavi (Developer)

John Wichner (McMahon Engineers)

Land Development Plan for proposed 53,337 square foot Wellness Center was reviewed.

With regard to requested deferral from providing sidewalks, Milot advised that a linkage should be considered at the driveway access off of Innovation Way, tying into the existing sidewalk on the opposite side of the roadway.

Letter dated April 28, 2016 was received from the Lehigh Valley Planning Commission noting their concerns for potential sinkhole activity. DEP guidelines will be followed.

Letter dated June 3, 2016 was received from the Township Shade Tree Commission. They recommend that the Acer rubrum (Red Maple) trees proposed for the parking lot be replaced. Dr. Mortazavi prefers this tree and feels they will receive sufficient water.

VALLEY WELLNESS CENTER Continued

Applicant discussed Off-Street Loading requirements with Township Zoning Officer, who agrees that two (2) spaces would be sufficient.

Current Berm and Landscaping criteria have been met. Variance request will be removed from the Plan.

Wichner advised that a design has been presented to PennDot for a Highway Occupancy Permit. Design includes a south bound turning land onto Innovation Way along with a potential future traffic signal. Deferral is requested from providing curbing along the Airport Road frontage.

Wichner presented the McMahon Concept Plan for pedestrian accommodation at the intersection of Airport Road and Innovation Way, which had been provided to PennDot. Included are an ADA ramp on the southwest corner ... cross walk on the northern side ... pulling the existing sidewalk back to match the new curb line to accommodate south bound turning lane ... adding an ADA ramp and cross walk across Airport Road ... adding an ADA ramp to accommodate the south bound right turn lane. Roadside swales will be utilized for Stormwater Management. Design accommodates preparation for a future traffic signal.

Soil testing shows the characteristic of a type "C" consistency.

Requested waivers and/or deferrals were discussed.

Motion was made by Vail, seconded by Lawless, to recommend to the Board of Supervisors to grant requested deferral from SALDO Section 159-11.J for the reasons set forth by the Applicant and subject to the requirements by PennDot for the HOP.

Lawless, yes; Check, yes; Kanaskie, yes; Zumas, yes; Pugielli, yes; Traupman, yes;
Vail, yes

Motion was made by Vail, seconded by Zumas, to recommend to the Board of Supervisors to grant requested deferral from SALDO Section 159-13 for the reasons set forth by the Applicant and conditioned upon compliance with the McMahon Exhibit and subject to PennDot's approval. Also, providing a sidewalk linkage to connect with existing sidewalk north of Innovation Way, including the addition of one (1) ADA ramp.

Lawless, yes; Check, yes; Kanaskie, yes; Zumas, yes; Pugielli, yes; Traupman, yes;
Vail, yes

Motion was made by Vail, seconded by Kanaskie, to recommend to the Board of Supervisors to grant requested waiver from SALDO Section 159-25 for the reasons set forth by the Applicant

Lawless, yes; Check, yes; Kanaskie, yes; Zumas, yes; Pugielli, yes; Traupman, yes;
Vail, yes

VALLEY WELLNESS CENTER Continued

Motion was made by Vail, seconded by Kanaskie, to recommend to the Board of Supervisors to grant a waiver from SALDO Section 159-29.C.(1) for the reasons set forth by the Applicant.

Lawless, yes; Check, yes; Kanaskie, yes; Zumas, yes; Pugielli, yes; Traupman, yes;
Vail, yes

Motion was made by Vail, seconded by Lawless, to recommend to the Board of Supervisors to grant a waiver from STORMWATER MANAGEMENT ORDINANCE Section 152-99.L ... Section 159-9.1.B.(2) ... Section 152-9.1.I.(3) for the reasons set forth by the Applicant.

Lawless, yes; Check, yes; Kanaskie, yes; Zumas, yes; Pugielli,, yes; Traupman,, yes;
Vail, yes

Motion was made by Vail, seconded by Lawless, to defer to the Board of Supervisors regarding waiver request by the Applicant with regards to IMPACT FEE – CHAPTER 102.

Lawless, yes; Check, yes; Kanaskie, yes; Zumas, yes; Pugielli,, yes; Traupman, yes
Vail, yes

Motion was made by Vail, seconded by Check, to send a letter to the Board of Supervisors recommending approval of the Applicant's Land Development Plan, referencing Hanover Engineering's letter dated June 3, 2016 and compliance with requirements therein. Also, referencing the McMahan Exhibit discussed this evening and conditionally subject to approval from PennDot for the HOP requirements. Also, referencing waiver and/or deferral requests acted upon by the Planning Commission this evening.

Lawless, yes; Check, yes; Kanaskie, yes; Zumas, yes; Pugielli, yes; Traupman, yes
Vail, yes

HANOVER FLEX CENTER 4990 and 5000 Township Line Road Sketch Plan
Joseph Correia (Petrucci Development) Jason Buchta (Ott Consulting)

Residential properties at 4990 and 5000 Township Line Road will be consolidated. Proposed is a 42,300 square foot building with 35,800 square feet of warehouse space and 6,500 square feet of office space located between Brodhead Road and Hanoverville Road. Propose occupant is a local packaging company who will operate five (5) days per week with a single shift from 7:00 or 8:00 a.m. to 5:00 p.m. There will be approximately 20 employees.

Two (2) separate entrances are proposed – one for the office area and one for the loading dock area which is closer to Hanoverville Road House. Their intent is for traffic flow to funnel into the Industrial Park.

20 parking spaces are shown along with 20 future spaces. A deferral may be requested with regard to parking requirement.

Deferral may also be requested from providing sidewalk along Township Line Road.

Plan review was made by the Township Engineer with comments outlined in letter dated June 3.

HANOVER FLEX CENTER Continued

Representatives from Traditions of America Hanover offered their concerns about increased truck traffic on Jaindl Boulevard turning onto Township Line Road – increased noise – increased pollution.

Sylvia McLaughlin
Clerk – Planning Commission

