

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

Minutes of the June 1, 2009 Meeting

Meeting #857 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, June 1, 2009, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Paul Kuehne
James Narlesky	Jim Sterner
Kenneth Vail	

Hanover Engineering Associates, Inc. represented by James Birdsall, P.E.

Approval of the March 2, 2009 Planning Commission minutes was tabled due to the lack of a quorum as to that meeting.

Motion was made by Sterner, seconded by Narlesky, to approve the minutes of the May 4, 2009 Planning Commission Meeting.

Kuehne, yes; Sterner, yes; Narlesky, yes; Vail, abstain; Lawless, yes

HANOVER CORPORATE CENTER 2 Lot 10 and Steuben Road Subdivision
5200 Jaindl Boulevard Sketch Plan
Bruce Anderson (The Pidcock Company) Joseph Zator, Esq. (Attorney)

Sketch Plan presented by Anderson proposes stormwater management for the future land development of Lots 1 and 10. Comments were received from the Township Engineer in letter dated May 28, 2009. Detention Basin and Infiltration Basin are proposed on Lot 10. Existing Interim Basin "D", located on Lot 1, will be removed and a conveyance swale will be constructed along the north property line, directing the flow to the proposed detention basin on Lot 10.

Pertaining to stormwater drainage, on 5 of the 49 acres on Lot 10, flow would be to the south. Lower Nazareth Township approval is required. All remaining acreage from Lot 10, Lot 1, Route 512 and Jaindl Boulevard would flow to the north. East Allen Township approval is required. Stormwater would ultimately drain into the Monocacy Creek. Basins will also provide detention and infiltration needs for Township Line Road, Steuben Road and proposed development of 4.95 acres in East Allen Township that is contiguous with Lot 10.

Current Township and DEP regulations mandate a reduction in the volume of Stormwater runoff which will be acquired by the proposed Infiltration Basin.

HANOVER CORPORATE CENTER 2 Continued

Proposed Detention Basin at 3 ½ to 4 acres in size will be a dry basin with side slopes meeting the Township Ordinance and designed to convey runoff from a 100 year storm. Detention Basin will be lined. Existing pond for reference is south of Hanover Road near Harriet Lane. Proposed basin is comprised to 5 outlet pipes with inlet grates in the middle of the basin. Emergency spillways are also provided. Water would be no deeper than 4 feet with an infiltration rate at 1” to 3” per hour. A 36” pipe will ultimately carry the water into Monocacy Creek. Submission has been made to DEP. Developer will follow DEP’s recommendation to pull back the mouth of the pipe, also to raise the invert pipe.

Pertaining to the Infiltration Basin, initial soil probes determined 110” of soil with no rock encountered. Percolation tests must be taken. Adequate testing will be done to assure proper basin location.

It is anticipated that construction will begin in the spring/summer of 2010.

Attorney Zator addressed Planners regarding a note on the plan stating the parcel of land located in East Allen Township and contiguous to Lot 10 shall not be conveyed and developed separately as a stand-alone parcel, but is subject to development only in connection with contiguous lands with which it is consolidated in the future for development. This note should remain for several slivers of land in East Allen Township along Route 512. Because the 4.95 acre parcel contiguous with Lot 10 is not needed for the Detention Basin, note should be removed. Planners advised Zator that determination must be made by the Township Solicitor.

ENGINEER’S REPORT

Intersection improvements to Route 512/Brodhead Road including highway widening ... additional west bound lane... reconstruction of 120 feet of west bound width on Brodhead Road due to pavement failure because of heavy truck traffic...cutting back existing medium on Route 512.

An additional south bound lane will be constructed extending to the Route 22 west bound exit. Additional lane will be built on the exit ramp from Route 22 coming down to Key Pontiac.

PLANNING COMMISSION

Planners discussed their attendance at the Board of Supervisors meetings and unanimously agreed to discontinue regular attendance. However, the Commission would be available to attend any meeting where it would be beneficial to do so. Attached letter forwarded to the Board of Supervisors.

Sylvia McLaughlin
Clerk – Planning Commission

