

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

Minutes of the September 14, 2009 Meeting

Meeting #860 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, September 14, 2009, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Joseph Hilton
Paul Kuehne	Jim Sterner
Kenneth Vail	Barry Check

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

Chairwoman Lawless welcomed Barry Check as a member of the Planning Commission.

Motion was made by Vail, seconded by Kuehne, to approve the minutes of the August 10, 2009 Planning Commission Meeting.

Hilton, yes; Kuehne, yes; Sterner, abstain; Vail, yes; Check, abstain;
Lawless, yes

<u>LVIP IV – LOT 45</u>	Minrad, Inc.	3950 Schelden Circle
Proposed WIP Tank Farm Addition		Revised Preliminary/Record Site Plan
Ronald Madison (Civil Engineer)		Chris Perrucci (Attorney)

Revised plan proposes a 1242 square foot containment area with a free flowing roof line at 1508 square feet. The WIP Tank Farm now includes ten (10) upright storage tanks for the storage of Sevoflurane or crude Sevoflurane.

MSDS sheets have now been provided. Planner Vail noted that the Flash Point is identified as Not Determined on the Safety Data Sheet. The flammability has not been defined. The Planning Commission recommends that Don Kohn or equivalent expert be utilized to investigate this WIP site for safety involvement and fire protection.

Comments have not been received from the Township Fire Marshal.

Truck turning templates, verifying the space is usable, must be provided to the Township Engineer.

Note on plan indicates that any Landscaping Requirement will be addressed by Minrad.

LIVP IV – LOT 45 MINRAD Continued

Madison stated that Plant Manager Teague testified at the Zoning Hearing that totes will be cleared from the parking area, as well as all outside storage, with the approval and construction of this WIP Tank Farm. The number of totes will be greatly reduced. Planner Kuehne recommends a prohibition of totes once the Tank Farm is approved and operational. Fork lift trucks have been handling a hazardous material. Minrad should have a storage plan for any needed totes and that storage should not be in the parking lot now or in the future. Planner Sterner stated that LVIP does not allow outside storage without their approval. Planning was concerned that outside storage would be changed from accessory parking areas to other locations note addressed by Township Ordinance SALDO Section 185-22.A(4) which specifically prohibits storage in parking areas. The Planning Commission recommends a note be added to plan stating there will be no outside storage at this facility. Note is requested to facilitate enforcement.

Waiver requests were outlined in letter from Ronald Madison dated August 24, 2009.

Motion was made by Lawless, seconded by Vail, recommending that the Board of Supervisors grant a waiver of requirements of SALDO Section 159-4.B(3) for the reasons set forth by the applicant in letter dated August 24, 2009.

Hilton, yes; Kuehne, yes; Sterner, yes; Vail, yes; Check, yes; Lawless, yes

Motion was made by Lawless, seconded by Vail, recommending that the Board of Supervisors grant a waiver of requirements of SALDO Section 159-29.E(6) for the reasons set forth by the applicant in letter dated August 24, 2009.

Hilton, yes; Kuehne, yes; Sterner, yes; Vail, yes; Check, yes; Lawless, yes

Motion was made by Lawless, seconded by Hilton, recommending that the Board of Supervisors grant a waiver of requirements of SALDO Section 159-29.F(4) and 159-30.B(F) for the reasons set forth by the applicant in letter dated August 24, 2009.

Hilton, yes; Kuehne, yes; Sterner, yes; Vail, yes; Check, yes; Lawless, yes

Motion was made by Lawless, seconded by Kuehne, recommending that the Board of Supervisors grant a waiver of requirements of SALDO Sections 159-30.D(5) & (6) for reasons set forth by the applicant in letter dated August 24, 2009.

Hilton, yes; Kuehne, yes; Sterner, yes; Vail, yes; Check, yes; Lawless, yes`

Motion was made by Lawless, seconded by Hilton, recommending that the Board of Supervisors grant a waiver of the requirements of Chapter 52 – Stormwater Management for the reasons set forth by the applicant in letter dated August 24, 2009.

Hilton, yes; Kuehne, yes; Sterner, yes; Vail, yes; Check, yes; Lawless, yes

LVIP IV – LOT 45 MINRAD Continued

Motion was made by Lawless, seconded by Sterner, to send a letter to the Board of Supervisors recommending approval of the Revised Preliminary/Record Site Plan for Minrad subject to the applicant's compliance with the following:

- 1 – The applicant shall submit a truck turning template to Hanover Engineering to verify to their satisfaction that sufficient turning space is available in the area of the Tank Farm.
- 2 – The applicant shall obtain a full Safety and Hazard Review by Don Kohn or equivalent expert and consult with the Hanover Township Fire Marshal.
- 3 – The applicant shall comply with all recommendations set forth in Hanover Engineering's letter dated September 10, 2009, including adding a note on the plan stating the applicant will comply with the Township Ordinance as it pertains to accessory parking areas.
Hilton, yes; Kuehne, yes; Sterner, yes; Vail, yes; Check, yes; Lawless, yes

Planners discussed the storage issue at great length and make the following recommendation to the Board of Supervisors.

Motion was made by Lawless, seconded by Hilton, to send a letter to the Board of Supervisors recommending that they examine the use of outside storage in areas other than accessory parking in all locations, not limited to Minrad.

Hilton, yes; Kuehne, yes; Sterner, yes; Vail, yes; Check, yes; Lawless, yes

HANOVER CORPORATE CENTER 2 – LOT 10

5200 Jandl Boulevard Land Development Plan Preliminary/Record Plan
Bruce Anderson (The Pidcock Company)

Detention Basin and Infiltration Basin are proposed on Lot 10. Storm Piping will be directed into East Allen Township and into the Monocacy Creek. Approval is needed from DEP to discharge into the Monocacy Creek. Approval is also needed from East Allen Township. Detention Basin "D" located on Lot 1 will be eliminated.

Residential lots previously shown in East Allen Township have been removed. Basin liner, meeting Township codes, will be provided.

Jandl will replace 365 trees. Planting has been deferred but will be provided in conjunction with Land Development. Comments were received from the Shade Tree Commission; letter dated September 9, 2009.

Motion was made by Lawless, seconded by Sterner, to send a letter to the Board of Supervisors recommending Preliminary/Record Plan approval subject to compliance with all recommendations set forth in letter from Hanover Engineering dated September 10, 2009.

Hilton, yes; Kuehne, yes; Sterner, yes; Vail, yes; Check, yes; Lawless, yes

PATIO DEVELOPMENT PLAN for GENTIS ASSOCIATES LLC

325 Stoke Park Road Sketch Plan

Mark Bradbury (Martin, Bradbury & Griffith) Nicholas Gentis (Owner)

A 903 square foot outdoor patio is proposed on the northwest side of the former Steak & Ale Restaurant. Four parking spaces would be eliminated.

A concrete planter to be used as a planter must be substantial to act as a vehicle barrier. Seasonal patio will not have a roof. There will be table umbrellas. Natural gas fire pits will be located within the patio. Outdoor fire pits must be stationary and must adhere to fire codes in their location to the main restaurant.

Future restaurant will be a casual steakhouse, open daily from 11:00 a.m. to 10:00 p.m. Restaurant seating has been reduced from 280 to 250, which includes proposed patio seating.

Presently there are 131 parking spaces. Four spaces would be eliminated for proposed patio leaving a total of 127 spaces. The restaurant at 6250 square feet and the patio addition would require a total of 143 parking spaces.

Bradbury advised center islands could be removed to gain additional parking. The small trees that would be lost would be replaced. Planners advised that impervious coverage must be considered if islands are used for additional parking.

The required number of handicapped parking spaces must be checked. Their location must meet current codes.

Comments were received from the Shade Tree Commission; letter dated September 9, 2009. Landscaping shown on approved Site Plan must be replaced. Ornamental trees and shrubbery had been located previously at the site.

Letter of transmittal contains a statement asking for a waiver for Land Development. This decision is made by the Board of Supervisors.

A variance for parking spaces, because of the added patio, is subject to review by the Zoning Hearing Board.

Sylvia McLaughlin
Clerk – Planning Commission

