

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

Minutes of the February 1, 2010 Meeting

Meeting #864 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, February 1, 2010, and convened at 7:30 P.M.

Planning Commission members in attendance:

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

Hanover Engineering Associates, Inc. represented by James Milot.

Milot noted a correction to the minutes of the January 18, 2010 Planning Commission Meeting. On Page 3, third line, sentence should read ...continuing east along the north side of Hanoverville Road.

Noting this correction, motion was made by Narlesky, seconded by Hilton, to approve the minutes of the January 18, 2010 Planning Commission Meeting.

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

LVIP IV – LOT 23 Newly Weds Foods Building Addition Revised Preliminary Plan
Paul Szewczak (Liberty Engineering)

In the interim between plan submittal and this meeting, developer addressed issues outlined in review letter from Hanover Engineering dated January 7, 2010. A major concern was the down stream stormwater conveyance. This has been addressed to the satisfaction of the Township Engineer. Future parking was also evaluated and there is now adequate capacity.

Trip Generation Traffic Calculations have been provided. Information has been added with comparison of trips generated by employees as well as the building square footage. Township Engineer is in agreement with a waiver for the required Traffic Study.

Deferral is requested on the number of Parking Spaces. Plan shows that required spaces can be provided on the lot and if constructed would meet conveyance requirements for the site. Deferral is requested on the number of Off-Street Loading Spaces. Nine (9) loading spaces are required. There are six (6) existing loading spaces, one (1) is proposed and two (2) future. Planners concur with deferral as Hanover Engineering confirmed that lot can support future parking spaces without adverse impact upon conveyance requirements for the site and provided that appropriate note will appear on the plans consistent with the approval of the Township Engineer.

LVIP IV – LOT 23 Continued

Submittal was forwarded to the Township Fire Marshal. His comments have not been received to date.

Developer will comply with comments in letter dated January 6, 2010 from the Shade Tree Commission.

Grading and drafting details need to be addressed. Soil testing will be completed.

Motion was made by Lawless, seconded by Sterner, recommending that the Board of Supervisors grant a waiver the requirement to provide a Traffic Study in Zoning Section 185-22E.

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

Motion was made by Lawless, seconded by Hilton, to send a letter to the Board of Supervisors recommending approval of Revised Preliminary Plan for LIVP IV – Lot 23 subject to compliance with all conditions set forth in the January 7, 2010 letter from Hanover Engineering.

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

Sylvia McLaughlin
Clerk – Planning Commission

