

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

Minutes of the April 4, 2011 Meeting

Meeting #874 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, April 4, 2011, 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

A moment of silence was observed in memory of former Planning Commission member Glenn Taggart.

Motion was made by Narlesky, seconded by Hilton, to approve the minutes of the January 10, 2011 Planning Commission Meeting.

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

Cancellation of the February 7, 2011 and March 7, 2011 Planning Commission Meetings was properly advertised.

<u>MASELLER ESTATE</u>	Lot Consolidation Plan	2261 & 2351 Jacksonville Road
John Lychak (Attorney)	Tom Morganelli (Millennium Design Services)	

Proposed is the consolidation of Lot 1, Zoned OI, which fronts on Jacksonville Road and Lot 2, currently Zoned R1-S, which fronts on Jacksonville road. A separate request proposed rezoning Lot 2 from R1-S to OI. Consolidation Plan offers the Jacksonville Road right-of-way dedication. No development or removal of existing structures are proposed at this time, however, house and swimming pool should be identified on the plan.

Site Data for the right-of-way calculation should be provided. Site Triangle at the intersection of Jacksonville and Schoenersville Roads should be shown.

All utility locations should be provided (gas, water, sewer, underground/overhead electric as well as traffic control mast arms, foundations and associated facilities). Existing and proposed water and sewer must be shown on plan. Septic system should be located. Assurance is needed that public service can be provided in the future.

MASTELLER ESTATE Continued

Waiver will be requested from providing Woodlands calculations. Lots fronting collector or arterial streets require a planting screen and easement which, as well as any other easements, must be shown on the plan. The Township understands that PPL intends to trim or remove approximately 38 trees under power lines on this property.

Signage located within tree row along Jacksonville Road should be shown.

Contours need not be provided at this time. Waiver will be requested.

Recreation/Open Space Requirement can be satisfied with a monetary contribution.

Drafting comments outlined in letter from Hanover Engineering dated April 1, 2011 will be addressed.

GREENWAY CREATIVE LEARNING CENTER 52 Highland Avenue
Conditional Use Application Day Care / Preschool
Deborah Miller (Greenway Creative Learning Center)

Day Care / Preschool Center is proposed as a Conditional Use for the eastern portion of building on Lot 17/18 in the Bethlehem Business Park. Facility would occupy 1,675 square feet. There are no interconnecting doors from other suites that can enter this facility.

Twelve (12) parking spaces are allotted for this use. Miller stated employees will utilize 3 to 5 spaces located on the south side of the building.

Proposal will be able to accommodate 31 to 35 children. They average 24 to 28 children 4 infants 5 young toddlers 6 older toddlers 8 pre schoolers 8 pre Kindergarten. Four families with two children each would enroll at this new location.

Hours of operation are from 6:00 a.m. to 6:00 p.m. Sporadic drop off is between 6:45 a.m. and 9:00 a.m. Child is brought to facility and signed in. Entrance will be through double fire safety doors, located in the northeastern area of building, which they will install. Upon discharge, you sign and then pick up your child. There is no drop off or pick up from the car. Peak pick up is between 3:30 p.m. and 5:00 p.m.

Traffic flows must be provided with proper line markings and arrows designating cars entering from Highland Avenue and exiting by way of Burgess Place.

Fenced outdoor area will be accessed by a door on the east wall. Children participate in a lot of outdoor activities ... nature based, yoga, reading. They do not leave the property.

Children are fed a one dish preparation for lunch. There is no delivery of prepared food.

The first Sunday of each month an open house / parent's workshop may be held.

GREENWAY CREATIVE LEARNING CENTER Continued

Fire Marshal approval is required.

Miller was requested to provide details of their floor plan for proposed facility along with the fenced in area parking utilization traffic flow design. Details outlined in letter from Hanover Engineering dated April 1, 2011 must be addressed.

Mona Campos and Jim Barber offered positive comments. Letters from the Burke family and Rebecca Olson were also favorable. Each family has children attending Greenway at the Whitehall location.

ENGINEER'S REPORT

Planner Kuehne questioned the status of signalization as recommended by the Impact Fee Committee ... specifically on Stoke Park Road at the proposed retirement residence and on Broadhead Road / N-S Commerce Way.

Milot advised that installation will coincide with Jaindl improvements along Route 512. Planners feel it would be beneficial for traffic control at the Route 512 intersection if signalization was installed prior to the improvement project.

Sylvia McLaughlin
Clerk – Planning Commission

