

**PLANNING COMMISSION**  
**Hanover Township    Northampton County**  
**3630 JACKSONVILLE ROAD**  
**BETHLEHEM, PA 18107**

Minutes of the January 14, 2013 Meeting

Meeting #895 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, January 14, 2013 and convened at 7:30 P.M.

Planning Commission members in attendance:

Kenneth Vail	Joseph Hilton
Barry Check	Vivian Zumas
Richard Kanaskie	

Hanover Engineering Associates, Inc. represented by James Milot.

REORGANIZATION

On the motion of Check, seconded by Hilton, the Planning Commission approved to appoint Kenneth Vail as Chairman.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail, abstain

On the motion of Check, seconded by Hilton, the Planning Commission approved to appoint Susan Lawless as Vice-Chairman.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail, yes

On the motion of Vail, seconded by Zumas, the Planning Commission approved to re-appoint Barry Check as Secretary.

Hilton, yes; Check, abstain; Zumas, yes; Kanaskie, yes; Vail, yes

On the motion of Check, seconded by Zumas, the Planning Commission approved to re-appoint Sylvia McLaughlin as Clerk.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail, yes

MINUTES

Motion was made by Hilton, seconded by Check, to approve the minutes of the December 10, 2012 Planning Commission Meeting.

Hilton, yes; Check, yes; Zumas, abstain; Kanaskie, yes; Vail, yes

HANOVER CORPORATE CENTER 2 – LOT 10 Preliminary Plan 5200 Jandl Boulevard  
Kevin Horvath (Keystone Consulting Engineers)  
Scott Bosco and Michael Gamzon (Griffin Land Nurseries)

Revised plan proposes two flex buildings on a 49.37 acre lot. Loading docks are located at the rear (north side) of each building....65 on the front building and 61 on the rear building. Parking is located in the front of each building. A combined driveway is proposed for this lot as well as Lot 1. Detention basin will serve this property and adjacent Lot 1.

Plan was reviewed, along with letters from Hanover Engineering, dated November 11, 2013, and waiver and deferral letter from Kevin Horvath of Keystone Consulting Engineers dated December 17, 2012.

Developer requests that planting screen easement be extinguished. Their Landscape Plan offers plantings throughout the entire site.

ZONING Section 185-14.I – Horvath advised the entire truck course will be screened negating the need for individual dumpster screening. This should be reviewed by the Township Zoning Officer.

Sections 185-17.A.(1) and 185-18.A.(1) – Directional signage will be provided.

Section 185-17.B and 185-18.B – A total of 398 parking spaces are shown. Alternative parking layouts show that 1175 parking spaces could be provided if needed. They will provide the number of parking spaces needed by their tenants. Horvath requested a deferral from showing the ultimate number of required parking.

Traditions resident John Westrick stated he has no objection with the deferral.

Section 185-20 – All tenants must provide a Performance Standard for their specific operation. Note should be added to plan stating that no truck idling will be allowed. They must comply with the Township Noise Ordinance.

Section 185-29.E.(4) – Deferral requested from constructing a mountable concrete island. Preference is a striped island mirroring what is provided on Sterner's Way. Turning templates are requested for all external and internal turning movements which do not encroach on parking and loading areas.

Traditions resident John Westrick is concerned that the macadam lane and eastern parking area would be used by trucks that are idling (a staging area).

Horvath advised this lane area will be striped for emergency only. It will not be a parking area.

Section 185-35.F.(2) – Both buildings are proposed at 40' in height. Line of sight profiles were provided. Looking north from Liberty Boulevard at a 4' to 8' berm with plantings at 6', the visual of proposed building #1 would be 5' to 8' of the building. When plantings would grow to 8' in height, view would be at the top of proposed Building #1.

Proposed buildings will be cut down into the site for grading purposes; therefore, building will not be 40' above existing ground level but rather at 34'.

HANOVER CORPORATE CENTER 2 – LOT 10 Continued

Traditions resident John Westrick stated originally buildings were going to be 6', 7' or 8' below grade. Building could be mitigated, less intrusive.

Milot advised that the relocation of the driveway resulted in the modified grading.

Section 185-39.B.(4) – A portion of Building 2 and its associated truck court and auxiliary parking area are located within the SCD. Additional soil testing may be required.

SALDO Section 159-11 – Deferral requested from the requirement to construct Steuben Road improvements. Plan should include a listing of the Steuben Road improvements.

Section 159-13.B.(1) – Deferral requested from providing sidewalks along Steuben Road, Jaindl Boulevard and proposed common driveway.

Traditions resident John Westrick has no objection.

Sections 159-28.B and 159-29.D.(14) – Fire Zones are shown on plan. Comments are needed from the Township Fire Marshal.

Section 159-29.C.(3) – Barn located in the northern portion of this site will be removed by Jaindl.

Construction Standards Section 67-8.F – Deferral requested for requirement of preserving existing tree row along the eastern property line. Planting screen is proposed.

Stormwater issues were discussed. Due to insufficient information at this time, Planners will not take action until all details are provided.

Storm sewer interceptor minimum improvements fee was questioned by developer. They will convey stormwater directly to the Monocacy Creek. Stormwater will not go into the Township system. Planners refer this legal issue to the Township Solicitor.

Comments were received from the Township Shade Tree Commission; letter dated January 8, 2013.

Traditions resident Richard Brand asked if the exterior color was determined. He also stated that White Noise Alarms should be considered for their tenants rather than the standard back up alarms

Chairman Vail suggested he speak with developers pertaining to these issues.

HANOVER CORPORATE CENTER 2 – LOT 10 Continued

Motion was made by Vail, seconded by Hilton, recommending that the Board of Supervisors grant the Applicant a deferral of Zoning Section 185-17.B for reasons set forth in Applicant's letter of December 17, 2012 to Hanover Township, and in conjunction with Hanover Engineering's letter dated January 11, 2013. The number of parking spaces should be amended to the total of 398.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail, yes

Motion was made by Vail, seconded by Zumas, recommending that the Board of Supervisors grant a request for a modification of Zoning Section 185-35.F.(2) for permission to exceed the 38 foot building height to two 40 foot tall buildings.

Hilton, no; Check, yes; Zumas, yes; Kanaskie, yes; Vail, yes

Motion was made by Vail, seconded by Check, recommending that the Board of Supervisors grant a deferral from Zoning Section 185-29.E.(4) from constructing a concrete mountable median island and instead providing a painted island consistent with the island at opposite driveway in Sterner's Way in accordance with the Applicant's letter dated December 17, 2012.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail, yes

Motion was made by Vail, seconded by Kanaskie, recommending that the Board of Supervisors grant a deferral from SALDO Section 159-11 for the widening of Steuben Road along the frontage of the subject property in accordance with the Applicant's letter of December 17, 2012.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail, yes

Motion was made by Vail, seconded by Zumas, recommending that the Board of Supervisors grant a deferral of SALDO Section 159-13.B.(1) for the construction of sidewalks along Jaindl Boulevard, Steuben Road and along proposed common driveway.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail, yes

Motion was made by Vail, seconded by Check, recommending that the Board of Supervisors grant a waiver of SALDO Section 159-29-C.(1) to depict on the plan existing features within 200 feet of the subject property per the Applicant's letter dated December 17, 2012.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail, yes

Motion was made by Vail, seconded by Hilton, recommending that the Board of Supervisors grant a deferral of Construction Standards – Chapter 67 – Section 67-8.F for providing a standard planting screen within the 50-foot wide buffer yard adjacent to the northeasterly boundary of the subject property for the purpose of preserving the existing tree row per the Applicant's letter dated December 17, 2012.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail, yes

BETHLEHEM ORTHODONTICS      3076 Schoenersville Road      Site Plan  
Preliminary/Record Plan  
James Mohn (Motley Associates)

Revised plan proposes to raze existing vacant bank structure and construct a 6,475 square foot one-story dental office. Existing basement will remain and be used for dental records storage.

Zoning Section 185-14.C.(3) – Portion of existing parking lot, located within the front setback, will remain as is.

Section 185.17.F – Comments were received from the Shade Tree Commission; letter dated January 8, 2013. Five (5) shade trees will be added along Schoenersville Road.

Section 185-33.C – Two (2) off-street parking spaces were eliminated at the end of existing parking lot to alleviate the concern of vehicles backing into oncoming vehicles. Alignment has been softened.

SALDO Section 159-13B - Deferral requested from providing sidewalks along Schoenersville Road.

Section 159-15.F – Waiver requested from providing a 10' planting screen and easement along Schoenersville Road. Parking area is located within this area 4' from right-of-way.

Section 159-15.I – Improvements will be made within the right-of-way. PennDot plans show realignment. Mohn requested using these plans. Notes have been added to the plan. Realignment will be done at the time of Phase 2 construction; however, partial modification shall be done with this Phase 1. Milot stated the modifications lessen the skew. On the Traffic Signal Plan, driveway frontage should be consistent with other plans. Full drive-way will be addressed if/when future Phase 2 occurs. PennDot issues in the right-of-way should be addressed.

Section 159-16.D.(3) – Open Space fee requirement will be addressed by the Board of Supervisors.

Section 159-25 - Waiver requested from providing a Noise Study.

Section 159-28.B and 159-29.D.(14) – Proposed building will not be sprinklered. A Knox Box will be provided. Fire lane is proposed at the rear of proposed building. Comments were not received to date from the Township Fire Marshal.

Section 159-29.C.(1) – Water line will be extended from Valley Center Parkway. Utility information in the construction area has been noted on the plan. Waiver requested from requirement to identify utilities within 200' throughout entire site.

Section 159-20.N and 67-10.B – Existing lateral will be used. This should be shown on the plan.

Motion was made by Vail, seconded by Hilton, recommending to the Board of Supervisors that the Applicant be granted a deferral of SALDO Section 159-13.B (Sidewalks, Pathways and Crosswalks) for the reasons set forth in the Applicant's letter dated October 9, 2012.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail, yes

Motion was made by Zumas, seconded by Check, recommending no action be taken on this request. PC will defer the request/requirement for the developer to pay the calculated requirement for SALDO Section 159-16.D.(3) and allow the developer to negotiate what the Board of Supervisors and he agree upon.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail, yes

Motion was made by Vail, seconded by Check, recommending to the Board of Supervisors to waive SALDO Section 159-15.F (Lots/Landscaping) per the Applicant's request in accordance with Applicant's letter dated October 9, 2012.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail, yes

Motion was made by Vail, seconded by Zumas, recommending to the Board of Supervisors that the Applicant's request for a waiver of SALDO Section 159-25 (Noise Protection) be granted in accordance with the reasons set for in Applicant's letter dated October 9, 2012.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail, yes

Motion was made by Vail, seconded by Hilton, recommending to the Board of Supervisors to waive SALDO Section 159-29.C.(1) to show all utilities within 200' of the site for the reasons stated this evening by the Applicant of which Applicant intends to supplement his letter dated October 9, 2012 to formally memorialize said waiver request.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail, yes

Motion was made by Vail, seconded by Zumas, recommending that a letter be sent to the Board of Supervisors recommending Preliminary/Record Plan approval subject to the Applicant's complying with all recommendations set forth in the January 11, 2013 letter from Hanover Engineering.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail, yes

HANOVER HIGHLANDS - LOT 3 Stoke Park Road Land Development Plan  
Preliminary/Record Plan  
Carly Patterson (Pennoni Associates)

Revised Plan proposed a 5,824 square foot professional office building, associated parking lot, stormwater management, landscaping, etc.

Split rail fence along the top of proposed wall may not provide an adequate barrier to headlights shining onto Stoke Park Road. Line of site must be checked. A solid fence may need to be provided.

Outdoor equipment will be located to the rear of proposed building to be shown on plan.

Deferral requested from constructing Fairview Street to collector road standards. There may be a future financial burden with a deferral which may not be seen at the present time but which will impact them. Burden to correct any problem is theirs. Notation must be added to plan. Milot requested that details on the line of grade be provided.

Comments have not been received from the Township Fire Marshal to date.

Comments were received from the Shade Tree Commission; letter dated January 8, 2013.

Waivers and deferrals requested in letter dated January 14, 2013 from Fitzpatrick, Lentz and Bubba.

Motion was made by Vail, seconded by Check, recommending to the Board of Supervisors that the Applicant receive a deferral of the requirements of SALDO Section 159-10.H – Section 159-15.I.(5) – Section 159-29.D.(3) – Section 159-29.D.(4) (pertaining to the construction of Fairview Street) for those reasons set forth in the Applicant's attorney's letter dated January 14, 2013 and subject to the requirements of Hanover Engineering's letter dated January 11, 2013.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail, yes

Motion was made by Vail, seconded by Zumas, recommending to the Board of Supervisors that the Applicant be granted a deferral of Construction Standards 67-3.B.(1) and 67-3..I.(3) (pertaining to the construction of Fairview Street) north of proposed driveway as outlined in counsel's letter dated January 14, 2013, and subject to the requirements of Hanover Engineering's letter dated January 11, 2013.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail, yes

Motion was made by Vail, seconded by Zumas, recommending to the Board of Supervisors that the Applicant be granted a deferral of SALDO Section 159-13.B with respect to sidewalks along Stoke Park Road, Wegmans Drive and the northern portion of Fairview Street north of proposed driveway per counsel's letter dated January 14, 2013 and subject to requirements in Hanover Engineering's letter dated January 11, 2013, if any.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail, yes

HANOVER HIGHLANDS – LOT 3 Continued

Motion was made by Vail, seconded by Hilton, recommending to the Board of Supervisors that the Applicant be granted a waiver of SALDO Section 159-29.C.(1) to show all utilities within 200' of the site for the reasons set forth at this meeting, and to be supplemented by written request to follow, and in accordance with Hanover Engineering's letter dated January 11, 2013, if there are any recommendations to that effect.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail, yes

Motion was made by Vail, seconded by Zumas, recommending to the Board of Supervisors that the Applicant be granted a waiver from SALDO Section 159-34 to allow applicant to proceed as Preliminary/Record in accordance with oral request made at this meeting and to be supplemented in writing and in conjunction with Hanover Engineering's letter dated January 11, 2013 for commentary, if any.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail, yes

Motion was made by Vail, seconded by Kanaskie, recommending to the Board of Supervisors that the Applicant be granted a waiver of STORMWATER MANAGEMENT Section 152-9.1.J from infiltrating the recharge volume per the Applicant's letter dated December 17, 2012 and subject to requirements of the Hanover Engineering's letter dated January 11, 2013, if any.

Motion was made by Vail, seconded by Zumas, recommending that a letter be sent to the Board of Supervisors recommending Preliminary/Record Plan approval subject to the Applicant's complying with all recommendations set forth in the January 11, 2013 letter from Hanover Engineering.

Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Vail

Sylvia McLaughlin  
Clerk – Planning Commission





