

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

Minutes of the March 4, 2013 Meeting

Meeting #896 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, March 4, 2013, and convened at 7:30 P.M.

Planning Commission members in attendance:

Kenneth Vail	Susan Lawless
Barry Check	Richard Kanaskie
Paul Pugielli	

Hanover Engineering Associates, Inc. represented by James Milot.

Cancellation of the February 4, 2013 Planning Commission Meeting was properly advertised.

Approval of the minutes of the January 14, 2013 Planning Commission Meeting was tabled due to the lack of a quorum of Planners attending that meeting.

EXERCISE FACILITY AND NUTRITION BAR                      Conditional Use Application

3894 Courtney Street

Seth Tipton, Esq. (Attorney)              Michael Russek (Van Cleef Engineering)

Obie Roundtree (Exercise Facility Owner)

Applicant proposes to relocate existing exercise facility at 3864 Courtney Street to 3894 Courtney Street (Bethlehem Business Park Lots 62 and 63). Proposed exercise facility is shown at 8,056 square feet which is a decrease from the size of existing facility.

Building contains a dental and business offices on the West side ... central area is presently vacant ... eastern half contains a light manufacturing business (Particle Science). Parking exists in front and rear of building along with a loading dock in the rear. Parking calculations will be reviewed with the Township Engineer.

Roundtree advised that they offer group training as well as 1 on 1 training. Two other trainers assist him. Maximum usage at any one time would be 20 to 25 people. Total clientele is approximately 300. Hours of operation are from 4:30 a.m. to 8:00 p.m.

Three (3) existing storage trailers (PODS), owned by Particle Science, will be removed as Particle Science plans to extend into the vacant area of this building.

EXERCISE FACILITY AND NUTRITION BAR Continued

A small Nutrition Bar at approximately 690 square feet serving juices, protein shakes, protein bars and cookies is proposed. This would be an accessory use to the principle use as opposed to a separate retail facility. There will be no external marketing, no promotion as a retail facility

Motion was made by Vail, seconded by Pugielli, to send a letter to the Board of Supervisors recommending the granting of the Conditional Use Application dated January 23, 2013 subject to the compliance with recommendations and requirements outlined in letter from Hanover Engineering dated February 28, 2013. The Planning Commission views the requested Nutrition Bar as an incidental accessory use and recommends its approval conditioned upon the stipulation that there be no commercialization of the retail area.

Lawless, yes; Check, yes; Kanaskie, yes; Pugielli, yes; Vail, yes

HANOVER CORPORATE CENTER 2 – LOT 10 Griffin Land and Nurseries, Inc.  
5200 Jaindl Boulevard Preliminary Land Development Plan  
Kevin Horvath (Keystone Consulting Engineers) Michael Gamzon (President GLN)  
Scott Bosco (Vice President GLN)

Submission includes Preliminary Land Development Plan ... Alternate Parking & Loading Area Layout Plan ... Erosion and Sediment Pollution Control Plan ... Post-Construction Stormwater Management Plan ... Special Conservation District Overlay and Woodlands.

Land Development Plan cannot be recorded prior to the recording of the Lot Consolidation Plan.

Plan was review by the Planning Commission along with letter from Hanover Engineering dated March 1, 2013.

Developer will comply with comments received from the Shade Tree Commission; letter dated February 28, 2013. Replacement trees will be dispersed over entire lot.

Easement has been provided for an area north of proposed common driveway for a possible future Township/private roadway.

Existing barn and silo at the northern portion of this site will be removed.

Radius was modified on the west side of the common driveway to better facilitate right turns for trucks exiting the driveway. All turning templates will be reviewed by the Township Engineer.

Richard Brand, Traditions of America resident, asked what trees would be planted along Jaindl Boulevard. Will there be a traffic light at the new driveway? He was advised there would be both evergreen and deciduous trees along Jaindl. A stop sign would control traffic at driveway. No traffic light is proposed. Other concerns can be discussed with the Board of Supervisors.

HANOVER CORPORATE CENTER 2 – LOT 10 Continued

Waivers relating to Stormwater Management were requested. These are in addition to waivers/deferrals recommended for approval by Planning at its January 14, 2013 meeting. DEP regulations are being followed for proposed detention basin.

Bottom slope of 0% is proposed for a flat bottom detention basin. Wetland plantings will be provided. Planner Kanaskie advised that maintaining the plants may be difficult due to the wet conditions. Plants need to be cut so the intake is not clogged.

Detention basin is designed with a 5 to 1 slope. Several feet of water could remain in the basin up to six (6) days. Planner Lawless asked if the security of a fence was considered. Public safety is an issue.

HDPE pipe is requested in private areas only (building and parking drainage). Concrete pipe will be used in and along public roads as well as basin outlet.

Motion was made by Vail, seconded by Kanaskie, recommending that the Board of Supervisors grant a waiver of Stormwater Management Section 152-9.1.K.(1) to allow for modification to the infiltration and testing requirements for the proposed spray irrigation system for reasons set forth in letter dated February 11, 2013 from Kevin Horvath of Keystone Consulting Engineers, subject to the concurrence in concept details by the Township Engineer.

Lawless, yes; Check, yes; Kanaskie, yes; Pugielli, yes; Vail, yes

Motion was made by Vail, seconded by Lawless, recommending that the Board of Supervisors grant a waiver of Stormwater Management Section 152-9.1.M with regard to the maximum infiltration volume ratio for reasons set forth in letter dated February 11, 2013 from Kevin Horvath of Keystone consulting Engineers, subject to concurrence with Township Engineer.

Lawless, yes; Check, yes; Kanaskie, yes; Pugielli, yes; Vail, yes

Motion was made by Vail, seconded by Lawless, recommending that the Board of Supervisors grant a waiver of Stormwater Management Section 152-10.I.(7) with regard to allowing deeper depths for a spray irrigation system to meet DEP and Township water quality requirements for those reasons set forth in letter dated February 11, 2013 from Kevin Horvath of Keystone Consulting Engineers and subject to concurrence with the Township Engineer. The Planning Commission offers the following comment to the Board of Supervisors in an abundance of caution but not as a condition of the Planning Commission's recommended waiver --- consideration should be given to fencing or other protective measures for the detention basin as a safety precaution.

Lawless, yes; Check, yes; Kanaskie, yes; Pugielli, yes; Vail, yes

Motion was made by Vail, seconded by Pugielli, recommending that the Board of Supervisors grant a waiver to Stormwater Management Section 152-10.I.(3) regarding the requirements for the pipe outlet configuration for those reasons set forth in letter dated February 11, 2013 from Kevin Horvath of Keystone Consulting Engineers and subject to concurrence with the Township Engineer.

Lawless, yes; Check, yes; Kanaskie, yes; Pugielli, yes; Vail, yes

HANOVER CORPORATE CENTER 2 – LOT 10 Continued

Motion was made by Vail, seconded by Kanaskie, recommending that the Board of Supervisors grant a waiver to Stormwater Management Section 152-10-I.(10) for the minimum required detention basin bottom slope of 2% for those reasons set forth in letter dated February 11, 2013 from Kevin Horvath of Keystone Consulting Engineers and amended orally during presentation this evening to add modified/minimize stored water depths for the irrigation system. Granting waiver is subject to concurrence with the Township Engineer.

Lawless, yes; Check, yes; Kanaskie, yes; Pugielli, yes; Vail, yes

Motion was made by Vail, seconded by Pugielli, recommending that the Board of Supervisors grant a waiver to Stormwater Management Section 152-11.G(3) for the requirement that all storm sewer piping be Class III reinforced concrete piping for the reasons set forth in letter dated February 11, 2013 from Kevin Horvath of Keystone consulting Engineers and subject to concurrence with the Township Engineer.

Lawless, yes; Check, yes; Kanaskie, yes; Pugielli, yes; Vail, yes

Motion was made by Vail, seconded by Lawless, recommending that a letter be sent to the Board of Supervisors recommending Preliminary Land Development Plan approval subject to the waiver motions recommended this evening, as well as compliance with all requirements set forth in the March 1, 2013 letter from Hanover Engineering and the comments from the Shade Tree Commission in their letter dated February 28, 2013.

Lawless, yes; Check, yes; Kanaskie, yes; Pugielli, yes; Vail, yes

PLANNING COMMISSION

On behalf of all Planners, Chairman Vail thanked Susan Lawless for her years of dedicated leadership as Chairwoman of this Commission.

Sylvia McLaughlin  
Clerk – Planning Commission





