

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

Minutes of the April 1, 2013 Meeting

Meeting #897 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, April 1, 2013, and convened at 7:30 P.M.

Planning Commission members in attendance:

Kenneth Vail	Susan Lawless
Joseph Hilton	Barry Check
Vivian Zumas	Paul Pugielli

Hanover Engineering Associates, Inc. represented by James Milot.

Motion was made by Vail, seconded by Check, to approve the minutes of the January 14, 2013 Planning Commission Meeting.

Lawless, abstain; Hilton, yes; Check, yes; Zumas, yes; Pugielli, abstain; Vail, yes  
Approval was received by Planner Kanaskie via email.

Motion was made by Vail, seconded by Lawless, to approve the minutes of the March 4, 2013 Planning Commission Meeting.

Lawless, yes; Hilton, abstain; Check, yes; Zumas, abstain; Pugielli, yes; Vail, yes  
Approval was received by Planner Kanaskie via email.

PATIENT FIRST FACILITY – BETHLEHEM 2310 Schoenersville Road Record Plan  
Erich Schock, Esq. (Attorney) Scott Miller (Stackhouse Bensinger)  
Barbara Hendricks (PFC Bethlehem)

Plan proposes a 7,033 square foot medical office building, parking, stormwater management facilities and a combination underground/above-ground detention facility. Two existing driveways along Jacksonville Road will be removed. A new full-access driveway along Jacksonville Road will be constructed along with a right-in/out only driveway along Schoenersville Road. Submission was made to PennDot for the Highway Occupancy Permit. DEP permit was received.

Note, along with details, shall be added to plan with respect to the deferral of sidewalks along Jacksonville Road.

PATIENT FIRST FACILITY Continued

In response to the Shade Tree Commission's letter dated March 26, 2012, developer requests that the two (2) ash trees remain, as removing these trees will disturb the drip lines of other trees being preserved. These trees will be treated, however, if the Emerald Ash Borer attacks these trees, they will be removed at that time.

The Shade Tree Commission requests payment of \$400 per tree for the 70 trees that will not be planted on the site. Developer proposes making a payment of \$290 per tree. Determination must be made by the Township.

Developer will supply the variety for *Carpinus betulus*. They will protect the beech tree, which is to remain, per notes on the plan.

James W. Buss of 2361 Jacksonville Road advised that a fire hydrant had recently been placed on his property. Developer assured Buss that this had nothing to do with proposed project. Buss again requested that a fence be erected between his property and proposed medical facility. Planting buffer, as required by the Township, is shown on the plan. Hendricks stated they will add a white solid vinyl fence along the property line. They will discuss proposed fence with the Township Zoning Officer.

Motion was made by Vail, seconded by Zumas, recommending that a letter be sent to the Board of Supervisors recommending approval of the Record Plan presented this evening for Patient First Facility subject to compliance with all comments outlined in the March 28, 2013 letter from Hanover Engineering and referencing the March 26, 2013 letter from the Shade Tree Commission.

Lawless, yes; Hilton, yes; Check, yes; Zumas, yes; Pugielli, yes; Vail, yes

Sylvia McLaughlin  
Clerk – Planning Commission





