

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

Minutes of the July 8, 2013 Meeting

Meeting #899 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, July 8, 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.

Cancellation of the Planning Commission Meeting, scheduled on June 3, 2013, was properly advertised.

Motion was made by Hilton, seconded by Check, to approve the minutes of the May 6, 2013 Planning Commission Meeting.

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

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

Proposed Land Development Plan cannot be recorded until the Lot Consolidation Plan is recorded. No additional waivers or deferrals were requested.

Proposed use is classified as a Warehouse rather than a Truck Terminal. Applicant cannot exceed 65 dock doors on the north side of the rear of Building 1 ... 61 dock doors on the north side of the rear of Building #2.

Modified Maintenance Agreement was approved by the Board of Supervisors.

Proposed driveway at the western side of the site aligns with existing Sterner's Way. This driveway is located within the Planting Screen and Replacement Tree Easements. Trees/plantings will be provided in other areas on this site.

The man-door locations will be shown on Revised Architectural Plans.

Revised Access-Driveway Easement Agreement should be submitted to the Township. Comments were received from the Township Fire Marshal.

HANOVER CORPORATE CENTER 2 – LOT 10 Continued

Motion was made by Vail, seconded by Zumas, to send a letter to the Board of Supervisors recommending Record Land Development Plan approval subject to compliance with comments and recommendations in Hanover Engineering's letter dated July 5, 2013.

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

HANOVER CORPORATE CENTER 2 – LOT 10 Inquiry

Applicant asked for Planning's comments regarding a potential future subdivision of the parcel for separate ownership of the two proposed structures. The general consensus was if no Zoning issues would be created by such a subdivision, the Planning Commission would not object in principle, subject to compliance with all applicable laws, ordinances and regulations.

NORTHGATE BUSINESS CENTER II – LOT 3 4482 Innovation Way

Preliminary/Record Land Development Plan

Michael Jeitner (Bohler Engineering) Ryan Dunn (Innovation Way, LP)

Joseph Piperato, Esq. (Attorney)

Proposed is a 67,200 square foot "L" shaped flex building comprised of 52% for general office ... 23% for light industrial ... 25% for warehouse space. Loading docks will be located to the rear. Location is along the northern side of Airport Road with access via Innovation Way.

Submittal is a modification of a Site Plan presented in 2007 and recorded in 2008. Some improvements had been installed. Attorney Piperato stated confirmation was given by Township Solicitor Broughal, affirming that the Ordinance as of 2007 would apply for the following:

- Zoning Section 185-38.I.(2) Total impervious coverage approved at 60%
- Zoning Section 185-38.J Parking setback approved at 20 feet
- Zoning Section 38.M.(12) 50 foot wide berm buffer approved along western property line
- Zoning Section 185-39.B.(4) Small area of parking lot previously approved encroached into the Special Conservation District

Existing on the site are water, electric and sewer underground facilities ... stormwater facilities with inlets installed ... swales installed ... stormwater management basin installed ... some curbing and macadam installed.

Performance Standards, Architectural elevations, waiver and/or deferrals will be submitted with revised plans.

Comments were received from the Shade Tree Commission. Landscape Plan will be furnished.

Rain Gardens are proposed for this site which will collect the roof run-off, filter the water, collecting it into an under drain prior to discharging into the stormwater system. Bottom will be lined with a PVC liner.

Access Easement for the driveway connection to the private driveway on the Muller Martini Mailroom Systems property should be provided.

NORTHGATE BUSINESS CENTER II – LOT 3

Attorney Piperato advised the extension of Innovation Way will be discussed with Township Solicitor Broughal.

Township Fire Marshal review is pending.

Developer will address outstanding issues noted in letter from Hanover Engineering dated July 5, 2013.

Sylvia McLaughlin
Clerk – Planning Commission

