

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

Minutes of the August 12, 2013 Meeting

Meeting #900 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, August 12, 2013, and convened at 7:30 P.M.

Planning Commission members in attendance:

Kenneth Vail	Susan Lawless
Barry Check	Paul Pugielli

Hanover Engineering Associates, Inc. represented by James Milot.

Approval of the minutes of the July 8, 2013 Planning Commission Meeting was tabled due to the lack of a quorum of Planners attending that meeting.

NORTHGATE BUSINESS CENTER II – LOT 3 4482 Innovation Way

Preliminary/Record Land Development Plan

Michael Jeitner (Bohler Engineering)	Michael Dunn (Developer)
Joseph Piperato, Esq. (Attorney)	

Revised plan, waiver and deferral requests were reviewed.

Developer will request approval from the Board of Supervisors for proposed Rain Garden #2, located in the eastern side yard setback, approximately 12 feet from the property line.

Street trees have been added along Innovation Way. Interior plantings have also been added. Letter dated July 29, 2013 was received from the Shade Tree Commission.

Wall mounted light fixtures along the rear wall are shown at 24 feet above grade. It is felt this height is needed to provide proper light levels for safety at the loading dock area. This will be reviewed by the Zoning Officer and the Township Engineer.

Trip Generation calculations will be reviewed by the Township Engineer.

Sidewalk Easement along the eastern property line will be added. There is no recorded Drainage Easement.

Waiver request to provide a Noise Protection Study is being withdrawn. Proposal does not abut an arterial road.

Township Fire Marshal review is pending.

NORTHGATE BUSINESS CENTER II – LOT 3 Continued

Developer will match the previously allocated sanitary sewer flow of 3000 gallons per day.

Planner Check questioned the waiver request to provide 2 ½” of 19.0 mm binder course for proposed parking lot. Requirement is 3”. Dunn advised their preferred construction method is to provide a base of 8” of compacted stone, which they feel offers proper stability. A geo-technical report is requested. CBR must verify the pavement thickness. Township inspection is requested.

Motion was made by Vail, seconded by Lawless, to recommend granting a deferral of Zoning Section 185-22.C.(1)(e), pertaining to Architectural elevations and building floorplans, for those reasons set forth by the Applicant and with reference to comments in Hanover Engineering’s letter dated August 9, 2013.

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

Motion was made by Vail, seconded by Pugielli, to recommend granting a deferral of SALDO Sections 159-8, 159-13 and 159-17.C.(4), pertaining to the extension of Innovation Way, for those reasons set forth by the Applicant and with reference to comments in Hanover Engineering’s letter dated August 9, 2013. It is Planning’s understanding that this request will be presented to the Board of Supervisors.

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

Motion was made by Vail, seconded by Lawless, to recommend granting a waiver of SALDO Section 159-15.A, pertaining to permit Rain Garden #2 within the building setback, for those reasons set forth by the Applicant and with reference to Hanover Engineering’s letter dated August 9, 2013.

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

Motion was made by Vail, seconded by Check, to recommend granting a waiver of SALDO Section 159-29.C.(1) and 159-30.C.(3), pertaining to providing the locations of all sanitary, storm drains and similar features within 200 feet of any part of the land to be developed, for those reasons set forth by the Applicant and with reference to Hanover Engineering’s letter dated August 9, 2013.

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

Motion was made by Vail, seconded by Check, to recommend granting a waiver of Construction Standards Section 67-3.H.(3)(b), pertaining to permitting 2 ½” of 19.0 mm binder course in lieu of required 3” in the parking lot, for those reasons set forth by the Applicant this evening and subject to completion of a GEO Technical Report satisfactory to the Township and with reference to Hanover Engineering’s letter dated August 9, 2013.

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

NORTHGATE BUSINESS CENTER II – LOT 3 Continued

Motion was made by Vail, seconded by Lawless, to recommend granting a waiver of Stormwater Management Section 152-10.I.(3), Section 152-10.I.(8) and Section 152-10.I.(10), pertaining to proposed Rain Gardens, for those reasons set forth by the Applicant and with reference to Hanover Engineering's letter dated August 9, 2013.

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

Motion was made by Vail, seconded by Lawless, to send a letter to the Board of Supervisors recommending Record Plan approval presented this evening in conjunction with the will comply items that remain from the Hanover Engineering letter dated August 9, 2013.

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

SPECIALTY MINERALS INC. Conditional Use Application

Steven Goudsouzian, Esq. (Attorney)

Proposed one panel identification sign is a trademark of the company. It will be approximately 233 square feet, 15 feet high, located 160 feet from Route 22. Proposed lighting will face up onto proposed sign. There will be no glare, no flashing, no advertising.

Existing sign will be removed and replaced with proposed sign.

White Pine trees will be planted to the rear of proposed sign. Sign will not be visible from Highland Avenue.

Performance Standard Requirements will not be applicable.

Applicant was referred to PennDot for any approvals that PennDot may require, such as not to be located within 500 feet of the beginning or ending of the taper of the right-of-way of any exit or entrance ramp.

Motion was made by Vail, seconded by Pugielli, to send a letter to the Board of Supervisors recommending Conditional Use approval for the new sign contingent upon removal of existing sign and in reference to Hanover Engineering's letter dated August 9, 2013.

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

Clerk – Planning Commission

