

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

Minutes of the September 9, 2013 Meeting

Meeting #901 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, September 9, 2013, and convened at 7:30 P.M.

Planning Commission members in attendance:

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| Kenneth Vail | Susan Lawless |
| Joseph Hilton | Barry Check |
| Paul Pugielli | Richard Kanaskie |

Hanover Engineering Associates, Inc. represented by James Milot.

Motion was made by Mr. Vail, seconded by Ms. Lawless, to approve the minutes of the August 12, 2013 Planning Commission Meeting.

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

The minutes of the July 8, 2013 Planning Commission meeting will be deferred due to not having enough members who were present to approve them.

UNGERER & COMPANY 110 North Commerce Way
Building Expansion
Mr. Paul Szewczak – Liberty Engineering

Two parcels on separate lots. Developer looking to expand the original lot 27,000 square feet to accommodate additional warehouse and manufacturing.

Planner Vail questioned if there is a significant change of occupancy.

Mr. Szewczak stated no; the need for the expansion is to accommodate new equipment.

Planner Vail asked what Ungerer and Company does.

Mr. Szewczak stated that fragrances and flavorings are produced in high concentrates and diluted later.

Mr. Szewczak stated that two main concerns for this expansion are the deferral of parking and installation of a storm water detention basin.

Planner Vail noted for the record that Planner Kanaskie is now in attendance.

Engineer Milot suggested that they submit the maximum number of employees and the number of shifts at the location to better calculate the parking requirements and deferral.

Mr. Szewczak discussed parking that was previously approved; noted that they meet all requirements of previous cover; the expansion is for an increase in production, modernization of the current plant and the need for more room to accommodate new equipment; and eliminates the outside storage previously addressed.

Planner Vail stated that what is being presented from a construction point of view makes a lot of sense; questioned the pedestrian safety of moving the current parking area for the employees across the street into the other buildings parking area during the construction.

Mr. Szewczak stated the employees will be crossing a private drive into a private driveway.

Planner Hilton questioned if there are any hazardous material in the building.

Mr. Szewczak stated that he does not have a list of all the materials; but the same materials will remain and the same process. A complete fire report will be submitted and a state of the art fire suppression system will be in place.

Engineer Milot noted that the Fire Marshall will have a chance to review the report.

Planner Check asked if they will be increasing production. The answer was yes. Planner Check also questioned whether the traffic will increase. The answer was yes possibly 2-3 additional trucks coming in and out and will not have a huge effect.

Planner Vail reiterated that the highlights for the conceptual plan are deferral of the parking, relocating the existing parking across the street, additional capacity due to the expansion and no changes in the daily procedure.

Planner Vail stated that normally this Board reviews all items listed in the Engineer's review letter but does not see the need to do that tonight unless anyone would like to review a specific item.

Engineer Milot stated he believes Mr. Szewczak has address all the key items and gave an overview of other items that were addressed in the letter and there is nothing out of the ordinary.

Planner Vail stated from what was presented tonight, he does not see and major issues or any objections.

Mr. Szewczak stated that they will work out all the issues and come back with a plan; they are not in a hurry; looking to start in the Spring but wanted to present the conceptual plan to the Planning Commission in advance.

Planner Vail commended Mr. Szewczak on looking out for his client's interests by coming in and discussing the proposal before asking for an approval without being ready.

Planner Vail noted that now there are enough members to vote on the July 8, 2013 minutes.

Motion was made by Mr. Vail, seconded by Mr. Hilton, to approve the minutes of the July 8, 2013 Planning Commission Meeting.

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

COURTESY OF THE FLOOR

Resident Paul Gerra of 1341 Cherry Avenue was present to express his concerns on the property owned by the airport by his home. He had questions regarding setbacks, what types of buildings would be allowed, potential noise and the noise ordinance, zoning, lighting and traffic.

Planner Vail advised Mr. Gerra to continue to check the Township website and watch the Planning Commission agendas as well as the Board of Supervisors. Encouraged him to come to the meetings and express his views on items pertaining to his concern.

ENGINEER'S REPORT

Engineer Milot reported that a pre-construction meeting will be held this week for Village View Park Phase I. The bid was awarded to Livengood Excavators at the Board of Supervisors August 27th meeting.

Engineer Milot noted that the off-site improvements are remain on hold for the TOA at Bridle Path Development; still awaiting clearance from utility companies for the work along the roadway.

Planner Vail asked Engineer Milot if their office received any calls regarding any traffic situations at the intersection of Jacksonville & Schoenersville due to Patient First' construction.

Engineer Milot stated other than intermittent and temporary problems on lane restrictions; he doesn't believe there has been anything on-going or excessive.

Motion was made by Mr. Vail, seconded by Ms. Lawless, to adjourn Meeting #901 of the Planning Commission at 8:00 P.M.

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

Lori A. Stranzl
Township Secretary

