

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

Minutes of the October 7, 2013 Meeting

Meeting #902 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, October 7, 2013, and convened at 7:30 P.M.

Planning Commission members in attendance:

Kenneth Vail	Joseph Hilton
Barry Check	Vivian Zumas
Richard Kanaskie	Paul Pugielli

Hanover Engineering Associates, Inc. represented by James Milot.

Chairman Vail noted that Richard Kanaskie was omitted from the list of Planner attendees. With this inclusion, motion was made by Vail, seconded by Hilton, to approve the minutes of the September 9, 2013 Planning Commission Meeting.

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

THE 215 PROJECT 215 Township Line Road Preliminary/Record Land Development Plan  
Amit Mukherjee (Base Engineering) Guniz Alkhan (E&M Logistics)

Proposed on this 3.84 acre lot is a 13,200 square foot building containing a 3,200 square foot office use and a 10,000 square foot warehouse for the storage, packaging and distribution of textile products. No manufacturing will occur. Customer transactions will be conducted via internet. There will be no customer foot traffic. Vehicular traffic will be 1 UPS truck per day and 1 tractor trailer per month for delivery and pick-up.

Application was made with the Conservation District and D.E.P.  
Comments were received from the Shade Tree Commission; letter dated October 3, 2013.  
Comments are required from the Township Fire Marshal.

Waiver/deferral requests were reviewed.

Zoning Section 185-18.B & C - One off-street loading space is provided. Applicant states there is no need for 2 off-street loading spaces.

Motion was made by Vail, seconded by Hilton, to recommend to the Board of Supervisors that a favorable interpretation for relief be granted.

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

THE 215 PROJECT Continued

SALDO Section 159-13.B – Deferral requested from requirement to provide sidewalks along Township Line Road due to the steep topography and the fact that there are no existing sidewalks along this road.

Motion was made by Vail, seconded by Hilton, to recommend to the Board of Supervisors that a deferral be granted for the reasons set forth by the Applicant in reference of the letter dated October 4, 2013 from Hanover Engineering.

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

SALDO Section 159-15.F – Waiver is requested from providing a 10 foot planting screen and easement along Township Line Road. Any gaps between existing evergreen trees will be planted with new trees.

Motion was made by Vail, seconded by Kanaskie, to recommend to the Board of Supervisors to grant a waiver for the planting requirements with respect to the type of plantings required in consideration of the letter dated October 4, 2013 from Hanover Engineering and the recommendation of the Shade Tree Commission, letter dated October 3, 2013.

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

SALDO Section 159-15.I.(1) – Waiver requested as the proposed driveway radius distance to property line at 4' does not meet requirement of 10' from the property line. Developer was requested to consider adjusting the driveway slightly to the north, thus minimizing the radius relief as well as the encroachment of the sight triangle.

Motion was made by Vail, seconded by Kanaskie, to recommend to the Board of Supervisors to grant a waiver from requiring the full extent of the isolation distance of the radius to the property line to accommodate the existing stormwater structure and minimize the encroachment of the sight triangle on the adjacent property

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

SALDO Section 159-15.I (5) – Deferral requested from providing curbing.

Motion was made by Vail, seconded by Check, to recommend to the Board of Supervisors to grant a deferral.

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

THE 215 PROJECT Continued

SALDO Section 159-17.C(4) – Waiver requested relative to tree planting. If any existing trees die, they will be replaced.

SALDO Section 159-17.E.(1)- Waiver requested relative to tree protection fences. Developer will make reasonable efforts to preserve trees.

SALDO Section 159.C.(3) – Waiver requested from requirement to identify trees 4” or more in trunk diameter and 4 ½’ above original grade as Applicant intends to maintain and preserve all existing trees.

SALDO Section 159-29.C.(6).(a) – Waiver requested from requirement to identify woodlands.

SALDO Section 159-29.C.(6).(b) – Waiver requested from requirement to identify all trees/dripline locations.

Motion was made by Vail, seconded by Pugielli, to recommend to the Board of Supervisors that waivers be granted for the reasons set forth by the Applicant in reference to letter dated October 4, 2013 from Hanover Engineering and the recommendations by the Shade Tree Commission, letter dated October 3, 2013.

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

SALDO Section 159-29.C.(1) – Waiver requested from requirement to locate sewers/drains as connections will be made to existing laterals for public water and sewer.

Motion was made by Vail, seconded by Hilton, to recommend to the Board of Supervisors that a waiver be granted with respect to location of certain features on or within 200 feet of any part of the land in reference to the letter dated October 4, 2013 from Hanover Engineering.

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

CONSTRUCTION STANDARDS 67-9.A.(1) – Waiver requested from requirement as Applicant states there is 70 linier feet of storm piping with adequate ground cover above pipes, therefore, HDPE pipe is requested.

STORMWATER MANAGEMENT 152-11.G.(3) – Waiver requested to allow HDPE pipe.

Motion was made by Vail, seconded by Kanaskie, to recommend to the Board of Supervisors to grant waivers in reference to the letter dated October 4, 2013 from Hanover Engineering.

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

STORMWATER MANAGEMENT 152-9.1.I.(e) – Waiver requested with regard to location of infiltration basin.

Motion was made by Vail, seconded by Kanaskie, to recommend to the Board of Supervisors to grant a waiver for the reasons set for by the Applicant and in reference to the letter dated October 4, 2013 from Hanover Engineering.

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

THE 215 PROJECT Continued

STORMWATER MANAGEMENT 152-10.I.(4) and 152.10.I.(9) – Waiver requested from requirement to provide an impervious liner.

Motion was made by Vail, seconded by Zumas, to recommend to the Board of Supervisors to grant a waiver with respect to the requirement of an impervious liner only for the reasons set forth by the Applicant in reference to the letter dated October 4, 2013 from Hanover Engineering.

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

Motion was made by Vail, seconded by Hilton, to send a letter to the Board of Supervisors recommending approval of the Preliminary/Record Land Development Plan submitted to the Planning Commission this evening in reference to the letter from Hanover Engineering dated October 4, 2013.

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

DR. RAMI SALLOUM, DDS Conditional Use Application 3739 Bath Pike  
BRIGHT DENTAL OFFICE Preliminary/Record Development Plan 3739 Bath Pike  
Keith Lawler (Keystone Engineers) Joseph Piperato (Attorney) Dr. Rami Salloum, DDS

Plan proposes to convert an existing vacant single family ranch home into a dental office. Existing porch and detached garage will be razed. A 1008 square foot (24' x 42') addition is proposed. Basement is located beneath one half of existing home. Proposed addition will not have a basement. Office will contain 5 dental chairs.

16 parking spaces are proposed ... 1 being a handicapped space. Parking lot will have access to Fairview Street. Improvements will be made to Fairview Street, matching what was done by TD Bank to the north.

Zoning Ordinance stipulates that basement area be included in the calculation for required parking. Compressor will be stored in the basement.

Portions of existing building and proposed addition and proposed parking lot are located within required yard.

Existing driveway to Bath Pike (Route 512) will be removed. Lawler questioned whether they should consider reinforcing this driveway for emergency access only. Curb will be removed if emergency access is not desired. Turning templates must be provided and reviewed. PennDot will widen Route 512 in the future.

Trash location will be designated in area where garage will be removed.

Required off-street loading space is not needed.

BRIGHT DENTAL OFFICE Continued

Deferral requested from providing sidewalks along Fairview Street.

Proposed driveway should have a 20' minimum curb radius. 10' is proposed. Waiver is requested.

Waiver will be requested on requirement to provide a Noise Study, as well as identifying all existing features on or within 200' of any part of the land to be developed.

Comments were received from the Shade Tree Commission; letter dated October 3, 2013.

Conditional Use Hearing is scheduled on October 22, 2013.

**PRELIMINARY/RECORD PLAN**

Land Development Plan was discussed but action was deferred. Outstanding issues must be addressed. Letter outlining requested waivers/deferrals must be submitted.

**CONDITIONAL USE APPLICATION**

Motion was made by Vail, seconded by Zumas, to recommend to the Board of Supervisors to grant Conditional Approval of the Conditional Use Plan subject to satisfactory resolution of the parking issue identified in the Hanover Engineering letter dated October 4, 2013, and also for the reasons set forth by the Applicant.

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

SWB&R ASSOCIATES 3865 Adler Place Preliminary Land Development Plan  
Richard Roseberry (Maser Consulting)

Applicant is a marketing company, occupying the first floor of a 2-story building since 1984. They wish to modernize and propose a one-story office building expansion. Present location would be vacated and a new tenant found for this space. Total number of employees (25) would not increase. Proposed building would include their 25 employees...15 employees for PA Mentor ... and third future occupant.

Plan shows building expansion, a small parking area, including handicapped spaces, in front of the building, and an above ground detention basin to mitigate run-off from the roof. Existing detention basin, located on the West side of the property, was built to handle a 25 year storm.

Existing lot has 64 parking spaces. 70 are proposed. A deferral is requested on requirement to provide full build-out of the parking at 102 spaces.

Applicant will comply with comments from the Shade Tree Commission; letter dated October 3, 2013.

Waiver will be requested from providing a loading space, as none is needed.

SWB&R ASSOCIATES Continued

Northern portion of the parking lot will be resurfaced.

Comments are required from the Township Fire Marshal.

Note will be added to plan regarding the 50' front yard setback.

Northwest corner of property will be regraded.

Waivers will be requested from requirements for the underground basin as well as the minimum slope at the bottom at 2% toward the outlet structure.

Engineering issues must be addressed. Letter outlining waivers/deferrals must be submitted.

Motion was made by Vail, seconded by Hilton, to recommend to the Board of Supervisors to defer the requirement under Zoning Section 185-17.B requiring 102 parking spaces with the understanding that the Applicant will provide 70 parking spaces and referencing the Hanover Engineering letter dated October 4, 2013 and for the reasons set forth by the Applicant.

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

ENGINEER'S REPORT

Village View – Contract for Phase I was granted. Work should begin shortly.

To date, the Airport Authority did not give the option to purchase areas in our Township.

Intersection improvement of Jacksonville Road and Bridle Path Road should begin in approximately 3 weeks.

Sylvia McLaughlin  
Clerk – Planning Commission







