

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

Minutes of the December 2, 2013 Meeting

Meeting #904 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, December 2, 2013, and convened at 7:30 P.M.

Planning Commission members in attendance:

Kenneth Vail	Susan Lawless
Joseph Hilton	Richard Kanaskie
Paul Pugielli	

Hanover Engineering Associates, Inc. represented by James Milot.

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

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

BRIGHT DENTAL OFFICE 3739 Bath Pike Preliminary/Record Development Plan
Keith Lawler (Keystone Consulting) Dr. Rami Salloum, DDS

Plan proposes to raze porch on existing house and the detached garage, construct a 1,008 square foot addition to existing house and convert it to a 2,329 square foot dental office. Sixteen (16) space parking lot with access to Fairview Street will be provided.

Proposed fenced trash storage area may be partially obstructed by a parking space. Location should be approved by the Zoning Officer. Trash pick-up should be arranged for off- hours.

Note should be added to plan stating the basement will be used only for storage and placement of mechanical equipment.

According to the applicant, a Loading Space is not needed for proposed dental office. If required, it would foreseeably adversely impact available parking.

Description of proposed machinery, operations and products, and specification for the mechanisms and techniques to be used should be provided.

Architectural elevations and building floor plan must be provided.

BRIGHT DENTAL OFFICE Continued

Applicant proposed that the existing driveway to Route 512 be replaced with a proposed reinforced grassed emergency access drive. Depressed curbing would remain. Proposed Signage should not be included, as it would draw attention to a Route 512 access, even though the intent is for emergency only. On the other hand, if there is no signage, an ambulance or fire truck may not know the emergency access exists. Following discussion, Planners took no position, as there are pros and cons to the proposal. Instead, the Planning Commission defers to the Township Fire Marshal for his opinion regarding this proposal.

A large deciduous tree is proposed along Route 512. Developer requests that this tree not be identified as a street tree, but rather count toward the required trees that must be provided. A cash contribution may be donated for the maintenance of existing trees in lieu of providing a street tree per Township discretion. The Planning Commission does not object to this proposal.

Traffic Impact Fee will be based on 8 trips.

Waives/deferral requests were reviewed.

Motion was made by Vail, seconded by Lawless, to recommend to the Board of Supervisors to grant a deferral of Section 159-13.B.1 regarding sidewalks along Route 512 for the reasons set forth by the Applicant and referencing letter from Hanover Engineering dated November 27, 2013.

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

Motion was made by Vail, seconded by Hilton, to recommend to the Board of Supervisors to grant a waiver of Section 159-13.C.(1) regarding sidewalks along Fairview Street for the reasons set forth by the Applicant and referencing letter from Hanover Engineering dated November 27, 2013.

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

Motion was made by Vail, seconded by Lawless, to recommend to the Board of Supervisors to grant a waiver of Section 159-15.F regarding a planting screen easement for the reasons set forth by the Applicant and referencing letter from Hanover Engineering dated November 27, 2013.

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

Motion was made by Vail, seconded by Lawless, to recommend to the Board of Supervisors to grant waivers of Section 159-15-I.1 with respect to driveway for the reasons set forth by the Applicant and referencing letter from Hanover Engineering dated November 27, 2013.

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

Motion was made by Vail, seconded by Hilton, to recommend to the Board of Supervisors to grant a waiver of Section 159-17.C.(4) with respect to street trees with the understanding that the Township will determine whether a cash contribution in lieu of a tree or a contribution for maintenance of existing trees for the Shade Tree Commission will be appropriate.

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

BRIGHT DENTAL OFFICE Continued

Motion was made by Vail, seconded by Lawless, to recommend to the Board of Supervisors to grant a waiver of Section 159-25 regarding the Noise Study for the reasons set forth by the Applicant and referencing letter from Hanover Engineering dated November 27, 2013.

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

Motion was made by Vail, seconded by Kanaskie, to recommend to the Board of Supervisors to grant a waiver of Section 159-29-C.(1) regarding the marking of existing features for the reasons set forth by the Applicant and referencing letter from Hanover Engineering dated November 27, 2013.

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

Motion was made by Vail, seconded by Pugielli, to recommend to the Board of Supervisors to grant a waiver of Sections 159-33 and 159-34 to submit a combined Preliminary/Record Plan for the reasons set forth by the Applicant and referencing letter from Hanover Engineering dated November 27, 2013.

Lawless, yes; Hilton, 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 in reference to the Hanover Engineering letter dated November 27, 2013.

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

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

Proposed is a 9,280 square foot, 1-story office building with a 1,560 square foot patio area. 69 parking spaces are proposed. Phase II will provide a parking lot expansion and an underground stormwater infiltration basin with connection to the KNBT storm sewer system.

Deferral is requested from requirement for 101 parking spaces. The additional parking could be provided if/when needed.

Developer will comply with comments from the Fire Marshal; letter dated November 8, 2013. Proposed building will be sprinklered.

Initially, developer requested a waiver and then a deferral from providing additional test pits, infiltration tests. Township Ordinance requires one (1) additional test pit, three (3) additional infiltration tests within the basin and a rock profile. Testing will minimize the potential for sink hole occurrence. Since the Ordinance must be followed, Planners favor complying at this time. Following discussion, Roseberry withdrew waiver/deferral requests.

Waiver/deferral requests were reviewed.

SWB&T ASSOCIATES Continued

Motion was made by Vail, seconded by Hilton, to recommend to the Board of Supervisors to grant a waiver of Section 185-17.B regarding parking spaces for the reasons set forth by the Applicant and referencing letter from Hanover Engineering dated November 27, 2013.

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

Motion was made by Vail, seconded by Hilton, to recommend to the Board of Supervisors to grant a waiver of Section 159-29.C.(1) for the reasons set forth by the Applicant and referencing letter from Hanover Engineering dated November 27, 2013.

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

Motion was made by Vail, seconded by Kanaskie, to recommend to the Board of Supervisors to grant a waiver of Section 67-9.A.(1) only with respect to future underground basin for the reasons set forth by the Applicant and referencing letter from Hanover Engineering dated November 27, 2013.

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

Motion was made by Vail, seconded by Kanaskie, to recommend to the Board of Supervisors to grant waivers of Section 152-10.I.(3) – Section 152-10.I.(4) and (9) – Section 152-10.I.(10) for the reasons set forth by the Applicant and referencing letter from Hanover Engineering dated November 27, 2013.

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

Motion was made by Vail, seconded by Hilton, to recommend to the Board of Supervisors to grant a waiver of Section 152-11.G.(3) with respect to the future underground basin for the reasons set forth by the Applicant and referencing letter from Hanover Engineering dated November 27, 2013.

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

Motion was made by Vail, seconded by Lawless, to send a letter to the Board of Supervisors recommending approval of Preliminary/Record Land Development Plan as submitted by the Applicant and amended this evening and in reference to Hanover Engineering letter dated November 27, 2013.

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

Sylvia McLaughlin
Clerk – Planning Commission

