

**PLANNING COMMISSION**  
**Hanover Township Northampton County**  
**3630 JACKSONVILLE ROAD**  
**BETHLEHEM, PA 18107**

Minutes of the March 6, 2014 Meeting

Meeting #905 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, March 6, 2014 and convened at 7:30 P.M.

Planning Commission members in attendance:

Kenneth Vail	Susan Lawless
Joseph Hilton	Barry Check
Richard Kanaskie	Vivian Zumas

Hanover Engineering Associates, Inc. represented by James Milot.

REORGANIZATION

On the motion of Hilton, seconded by Lawless, the Planning Commission approved to re-appoint Kenneth Vail as Chairman.

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

On the motion of Vail, seconded by Hilton, the Planning Commission approved to re-appoint Susan Lawless as Vice-Chairman.

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

On the motion of Vail, seconded by Hilton, the Planning Commission approved to re-appoint Barry Check as Secretary.

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

On the motion of Vail, seconded by Lawless, the Planning Commission approved to re-appoint Sylvia McLaughlin as Clerk.

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

Cancellation of the Planning Commission Meeting scheduled on January 13, 2014 was properly advertised. Cancellation of the Planning Commission Meeting scheduled on February 3, 2014 due to the snow storm was posted. Rescheduling of the March 3, 2014 Planning Commission Meeting to March 6, 2014 was posted.

MINUTES

Motion was made by Vail, seconded by Lawless, to approve the minutes of the December 2, 2013 Planning Commission Meeting.

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

HANOVER CORPORATE CENTER 2 – LOT 10 Griffin Land and Nurseries, Inc.  
Preliminary/Record Subdivision Plan  
Kevin Horvath (Keystone Consulting Engineers)  
Scott Bosco and Michael Gamzon (Griffin Land Nurseries)

Plan proposes to subdivide existing 49.37 acre lot into two lots --- Lot 10-1 on the south with 20.65 acres and Lot 10-2 to the north with 28.72 acres.

Waivers and deferrals were approved by the Board of Supervisors with the Land Development Plan. Proposed Subdivision Plan, being a new submission, all waivers and deferrals must be reviewed and voted upon.

This Plan cannot be recorded until the Land Development Record Plan is recorded.

Because of the function of use and type of building combined with the land topography, a waiver request is not required for Section 159-15.B(3) pertaining to the lot depth.

Motion was made by Vail, seconded by Hilton, to recommend to the Board of Supervisors to grant a deferral of Section 159-11 as documented in Hanover Engineering's letter dated February 28, 2014 and the Keystone Consulting letter dated March 6, 2014 for the reasons set forth by the Applicant and in referencing prior approval in the Land Development Plan.

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

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) as documented in Hanover Engineering's letter dated February 28, 2014 and the Keystone Consulting letter dated March 6, 2014 for the reasons set forth by the Applicant and in referencing prior approval in the Land Development Plan.

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

Motion was made by Vail, seconded by Lawless to recommend to the Board of Supervisors to grant a waiver of Section 159-29.C.(1) as documented in Hanover Engineering's letter dated February 28, 2014 and the Keystone Consulting letter dated March 6, 2014 for the reasons set forth by the Applicant and in referencing prior approval in the Land Development Plan.

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

Motion was made by Vail, seconded by Lawless to recommend to the Board of Supervisors to grant a waiver of Section 159-29.C.(2) as documented in Hanover Engineering's letter dated February 28, 2014 and the Keystone Consulting letter dated March 6, 2014 for the reasons set forth by the Applicant along with a note to be included on the Plan pertaining to the contour lines.

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

HANOVER CORPORATE CENTER 2 – LOT 10 Continued

Motion was made by Vail, seconded by Check, to recommend to the Board of Supervisors to grant a waiver of Section 159-29.C.(3) and (6)(a) as documented in Hanover Engineering's letter dated February 28, 2014 and the Keystone Consulting letter dated March 6, 2014 for the reasons set forth by the Applicant along with a note to be included on the Plan pertaining to tree preservation.

Lawless, yes; Hilton, yes; Check, yes; Kanaskie, yes; Zumas, 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 Subdivision Plan for those reasons set forth by the Applicant and in reference to Hanover Engineering's letter dated February 28, 2014.

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

HANOVER WOODS Stoke Park Road Sketch Plan

Dennis Benner, Esq. (B Land Company) Darrin Heckman (Lehigh Engineering)

Martin Hlay (Property Owner)

Applicant requested Planning Commission's input regarding a Sketch Plan proposing 15 single family residential lots along with a boulevard style cul-de-sac road. Property is 250 feet wide and 1200 feet long. Tree Preservation Ordinance applies to this heavily wooded seven (7) acre property.

Proposed road contains a center boulevard for the purpose of preserving trees, also, for handling stormwater. Road will be inverted, draining to the center island. Without curbing, area would act as a quality water swale. Stormwater Management will also be handled on Lot 12 and between Lots 9 and 10. Maintenance would be the responsibility of the Homeowner's Association.

Roadway is proposed as one-way. Planners are concerned whether an emergency vehicle and/or garbage truck would be able to maneuver the loop area. No curbing is proposed on interior of loop. Turning templates should be provided.

Site triangle at Stoke Park Road was requested to be extended.

A 14 foot lane would not be wide enough to support on-street parking. Plan should be reviewed to determine where parking would be allowed. This must be addressed.

Relief will be requested from the Zoning Hearing Board relating to non compliance with some Zoning issues.

Minimum lot size is 12000 square feet. Proposed homes will be 2700 square feet to 3500 square feet. Exterior materials will offer an upscale development. Driveway is approximately 50 feet in length with two (2) car side entrance garages. Two-story homes will have basements.

Iron railing is proposed along frontage of Stoke Park Road. Sidewalks will be provided along frontage as well as throughout proposed development. Access to Hlay Trail should be provided.

HANOVER WOODS Continued

Stoke Park Road widening is also proposed.

A 25 foot existing tree preservation buffer is proposed along the property abutting the Hanover Ridge Development. Planner Hilton feels this may be weak. Additional plantings should be provided.

Review will be needed from the Fire Marshal and the Colonial Regional Police. Comments were received from the Shade Tree Commission; letter dated February 25, 2014.

Planner Zumas commented that aesthetically the number of houses at 15 should be decreased. Proposal is too dense.

Martin Hlay of 3060 Center Street, Bethlehem, current owner of this property, stated his support for the Applicant's concept.

Discussion also referenced Hanover Engineering's letter dated February 28, 2014 regarding Applicant's conceptual plan.

Applicant expressed appreciation for Planning Commission feedback and stated that further progress is contingent on Applicant obtaining relief from the Zoning Hearing Board.

ENGINEER'S REPORT

Extension was received from Ungerer and Company.

Jacksonville Road will be closed in the future in order to complete the required improvements at the intersection at Bridle Path Road.

PLANNING COMMISSION

Susan Lawless was re-appointed to the Planning Commission for a 4 year term.

Sylvia McLaughlin  
Clerk - Planning







