

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

Minutes of the May 5, 2014 Meeting

Meeting #906 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, May 5, 2014, and convened at 7:30 P.M.

Planning Commission members in attendance:

Kenneth Vail	Susan Lawless
Barry Check	Vivian Zumas
Richard Kanaskie	Paul Pugielli

Hanover Engineering Associates, Inc. represented by James Milot.

Joseph Hilton recently was hospitalized. Planning members wish him a speedy recovery and look forward to his return to the Commission.

Cancellation of the Planning Commission Meeting scheduled on April 7, 2014 was properly advertised.

Motion was made by Lawless, seconded by Check, to approve the minutes of the March 6, 2014 Planning Commission Meeting.

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

UNGERER & COMPANY    LVIP IV – Lot 62    Preliminary/Record Land Development Plan  
Paul Szewczak (Liberty Engineering)

A 27,124 square foot sprinklered building expansion is proposed at the northeast corner of existing building. 13,104 square feet is designated for warehouse ... 14,020 square feet for manufacturing ... 481 square feet for office. Expansion is intended to improve production, as the additional space will result in a more efficient operation.

Ungerer manufactures food flavorings and various scents in both liquid and solid forms.

There are approximately 90 employees working 3 shifts. No additional employees will be hired for this expansion.

There will be no outside storage.

Some additional parking will be provided, however, developer will request a deferral from providing the required number of parking spaces for proposed addition.

Deferral will also be requested from providing the required number of off-street loading spaces. Township Engineer Milot requested that turning templates be provided.

UNGERER & COMPANY Continued

Performance Standard Procedures and MSDS Sheets must also be provided.

Water and Sanitary Sewer usage for existing and proposed use must be provided. No new allocations will be requested. The City of Bethlehem also requested verification of the water/sewer original allocations. Low water pressure had been reported in the past for Ungerer.

Details requested for layout, grading and Stormwater Management.

Underground Infiltration Basin will be provided. Waivers will be requested regarding 100' setback, NPDS requirement and minimum slope. Developer will follow the DEP requirements.

Developer will address outstanding issues, as noted in letter from Hanover Engineering dated May 2, 2014.

A letter outlining waiver and deferral requests will be submitted. Planners concur with these requests as discussed at this meeting.

Comments were received from the Shade Tree Commission.

FRESHPET BUILDING EXPANSION LVIP IV – Lots 55/56 Preliminary/Record Plan  
Paul Szewczak (Liberty Engineering)

A building expansion is proposed to improve operational efficiency. Plant will continue to be run as a “food grade” pet food manufacturing facility. Szewczak reported that an additional larger expansion will likely be proposed in the future.

Three (3) receiving docks are planned on the eastern end of proposed addition. 6 to 8 trucks daily are anticipated. Additional driveway is proposed. Signage should be provided directing vehicular/truck traffic.

No additional employees will be hired for this building expansion. No additional parking is proposed. Deferral will be requested with regard to parking space requirement.

A gap is shown at car parking lot. A barrier was requested to be provided. The intent is to keep car and truck traffic separate.

Township Engineer Milot requested that a Trip Summary be provided.

Details should be provided on location of all sanitary sewers, storm drains and waterlines on or within 200' of any part of the land to be developed.

Trees removed for proposed addition will be replaced.

Small Infiltration trench is proposed along with a perforated HDPE pipe.

FRESHPET BUILDING EXPANSION Continued

Developer will address outstanding issues as outlined in Hanover Engineering's letter dated May 2, 2014.

COURTESY OF THE FLOOR

Eric Peterson of 3210 Harmor Lane (Delta Manor)

Township resident Peterson advised Planning that he and many residents attended the recent Zoning Hearing Board Meeting with regard to the proposed Hanover Woods development. They objected to this proposal and he wanted to know its status.

Chairman Vail advised that he should check the Township Web Site for all minutes/agendas for updates.

Peterson also asked if the Township would buy this parcel and maintain it as a green space.

Chairman Vail advised that this would be a decision made by the Board of Supervisors and he should raise the issue with them.

Sylvia McLaughlin  
Clerk – Planning Commission





