

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

Minutes of the July 14, 2014 Meeting

Meeting #908 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, July 14, 2014, and convened at 7:30 P.M.

Planning Commission members in attendance:

Kenneth Vail	Joseph Hilton
Barry Check	Richard Kanaskie
Paul Pugielli	

Hanover Engineering Associates, Inc. represented by James Milot.

Speaking for all members, Chairman Vail welcomed back Planner Hilton.

Approval of the minutes of the June 2, 2014 Planning Commission Meeting was tabled due to the lack of a quorum of Planners attending the meeting.

LVIP IV – LOTS 55/56 Freshpet Building Expansion 176 North Commerce Way
Preliminary/Record Land Development Plan
Paul Szewczak (Liberty Engineering)

Building expansion proposes three (3) loading zones and a separate driveway along the eastern portion of the property, also, two (2) additional loading zones along the northern side. No additional employees will be hired, therefore, no additional parking is proposed. Bollards and/or chains will be included to separate vehicular/truck traffic.

Application for previous expansion will be withdrawn, as this proposal supersedes that project.

Traffic tabulation of existing and proposed trips will be provided.

Applicant will comply with comments from the Shade Tree Commission; letter dated July 7, 2014.

Requested deferral and waivers were discussed.

Motion was made by Vail, seconded by Check, to recommend to the Board of Supervisors to grant a deferral of Zoning Section 185-17.B and C with regard to parking spaces for those reasons set forth by the Applicant and referencing letter from Hanover Engineering dated July 10, 2014.

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

LVIP IV – LOTS 55/56 FRESHPET Continued

Motion was made by Vail, seconded by Check, to recommend to the Board of Supervisors to grant a waiver of SALDO Section 159-17.A with regard to trees for those reasons set forth by the Applicant and referencing letter from Hanover Engineering dated July 10, 2014.

Hilton, yes; Check, 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 SALDO Section 159-29.C.(1) with regard to the distance of utilities for those reasons set forth by the Applicant and referencing letter from Hanover Engineering dated July 10, 2014.

Hilton, yes; Check, 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 SALDO Section 159-29.C.(3) and 159-29.C.(6)(a) with regard to trees for those reasons set forth by the Applicant and referencing letter from Hanover Engineering dated July 10, 2014.

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

Motion was made by Vail, seconded by Check, to recommend to the Board of Supervisors to grant a waiver of Stormwater Management Section 152-9.1.I.(4)(e) for those reasons set forth by the Applicant and referencing letter from Hanover Engineering dated July 10, 2014.

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

Waiver request from Stormwater Management Section 152-10.I(3) was withdrawn.

Motion was made by Vail, seconded by Pugielli, to recommend to the Board of Supervisors to grant a waiver of Stormwater Management Sections 152-10.I.(4) and (9) and Section 152-10.I.(10) for those reasons set forth by the Applicant and referencing letter from Hanover Engineering dated July 10, 2014.

Hilton, yes; Check, 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 Stormwater Management Sections 152-11.G.(3) and Section 152-11.G.(3)(4)(8) and (12) for those reasons set forth by the Applicant and referencing letter from Hanover Engineering dated July 10, 2014.

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

Motion was made by Vail, seconded by Kanaskie, to send a letter to the Board of Supervisors recommending approval of Preliminary/Record Land Development Plan in accordance with letter from Hanover Engineering, dated July 10, 2014, and deferral and waivers as presented.

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

LVIP IV – LOT 62 UNGERER & COMPANY 110 North Commerce Way
Building Expansion Preliminary/Record Land Development Plan
Paul Szewczak (Liberty Engineering)

Proposed is a 27,124 square foot building expansion consisting of 13,104 square feet for warehouse, 14,020 square feet for manufacturing and 481 square feet for office. Proposal will reorganize the manufacturing process, adding some new equipment and making it more efficient. No additional employees will be hired.

40 parking spaces will be built on adjoining lot owned by Ungerer. Parking will total approximately 90 spaces. This does not meet Ordinance requirement, however, future parking is available should there be a need for it.

New water and sanitary piping will be serviced through the parking lot. There is no water increase.

Applicant will comply with comments received from the Shade Tree Commission's letter dated July 7, 2014.

Requested deferrals and waivers were discussed.

Motion was made by Vail, seconded by Pugielli, to recommend to the Board of Supervisors to grant a deferral of Zoning Section 185-17, regarding parking spaces, for those reasons set forth by the Applicant and referencing letter from Hanover Engineering dated July 10, 2014.

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

Motion was made by Vail, seconded by Check, to recommend to the Board of Supervisors to grant a deferral of Zoning Section 185-18.B and C, regarding loading spaces, for those reasons set forth by the Applicant and referencing letter from Hanover Engineering dated July 10, 2014.

Hilton, yes; Check, 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 SALDO Sections 159-29.C.(1) and 159-30.C(3), regarding utilities, for those reasons set forth by the Applicant and referencing letter from Hanover Engineering dated July 10, 2014.

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

Motion was made by Vail, seconded by Check, to recommend to the Board of Supervisors to grant a waiver of Stormwater Management Section 152-9.1.I.(4)(e) for those reasons set forth by the Applicant and referencing letter from Hanover Engineering dated July 10, 2014.

Hilton, yes; Check, 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 Stormwater Management Section 152-9.1.K.(1) and Appendix G.C.(2) as request will be forthcoming, provided by the Applicant, for the reasons discussed this evening and referencing letter from Hanover Engineering dated July 10, 2014.

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

LVIP IV – LOT 62 UNGERER Continued

Motion was made by Vail, seconded by Pugielli, to recommend to the Board of Supervisors to grant waivers of Stormwater Management Section 152-10.I.(3)....Section152-10.I.(4) and (9) Section 152-10.I.(10) for those reasons set forth by the Applicant and referencing letter from Hanover Engineering dated July 10, 2014.

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

Motion was made by Vail, seconded by Check, to recommend to the Board of Supervisors to grant a waiver of Stormwater Management Section 152-11.G.(3) for those reasons set forth by the Applicant and referencing letter from Hanover Engineering dated July 10, 2014.

Hilton, yes; Check, 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 Preliminary/Record Land Development Plan for the reasons set forth by the Applicant and in reference to compliance with letters from Hanover Engineering dated July 10, 2014 and the Shade Tree Commission dated July 7, 2014.

PLANNING COMMISSION

Planner Kanaskie noted that water is ponding on the newly improved roadway where Bridle Path Road intersects with Jacksonville Road. Township Engineer Milot stated the Township is aware and a remedy to correct this situation is being determined.

Sylvia McLaughlin
Clerk – Planning Commission

