

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

Minutes of the October 6, 2014 Meeting

Meeting #911 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, October 6, 2014, and convened at 7:30 P.M.

Planning Commission members in attendance:

Kenneth Vail	Barry Check
Vivian Zumas	Richard Kanaskie
Paul Pugielli	

Hanover Engineering Associates, Inc. represented by James Milot.

Motion was made by Vail, seconded by Check, to approve the minutes of the September 8, 2014 Planning Commission Meeting.

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

GLICA BETHLEHEM, LLC 6100 Bath Pike Hanover Corporate Center 2 – Lot 2
Preliminary/Record Land Development Plan
Jason Engelhardt (Langan Engineering) Marc Jonas, Esq. (Attorney) Kyle Fauth

This 31 acre property is zoned for the C2 Commercial Center District. Plan proposes a 3-story business use 290,265 square foot building for Guardian in the shape of an “H” two wings with a connector in the center. 1500 parking spaces will be provided for 1500 employees. A pedestrian trail is shown circling the property. Future development is a possible consideration.

Two (2) driveway accesses are proposed one to the north to Jandl Boulevard and one to the south, which will be the main entrance, to Sterner’s Way. Applicant advised that this plan will be revised to include an additional driveway to the north to Jandl Boulevard. The approximate distance between these driveways is 336 feet. Review is needed by the Township Engineer.

Loading area will be relocated to the northeast side of proposed building. Three (3) loading docks with three (3) oversized parking spaces are proposed. As an office use, deliveries will primarily be made by Fed Ex and UPS. Ordinance requires eight (8) off-street loading spaces. Deferral will be requested.

GLICA BETHLEHEM, LLC Continued

Existing on-site retention basin is located in the southwest area of this lot.

Off-site detention basin is located on the Traditions of America at Hanover property to the southeast. An additional outlet control structure is proposed to accommodate a proposed spray irrigation system for the landscaped areas. Proposed modifications to the off-site detention pond may create a need for additional access control/fencing. Impervious liner should not be penetrated. Agreement must be made with Traditions of America at Hanover.

Revised plans must include the following:

- Traffic Impact Assessment Study

- Water/sanitary sewer allocation request

- Erosion and Sedimentation Control Narrative

- Architectural elevations and sections

- Performance Standards Procedures

- Traditions of America at Hanover Condominium Association approval letter for proposed detention basin modifications

Truck turning templates should be provided.

Variance was requested to allow 25' lighting fixtures. Ordinance stipulates a height at 16'.

Applicant prefers not to provide a raised mountable concrete island. Interpretation will be made by the Zoning Officer/Township Solicitor.

Applicant proposes a building height of 52 feet. Maximum building height per Ordinance is 36 feet.

Sidewalks are required but not shown along Route 512. Planner Kanaskie advised that consideration be given to a potential future Lanta bus stop. Safe accommodations should be planned at this time. Deferral may be requested.

Planner Kanaskie recommended to bore under Sterner's Way, rather than open cut, for the spray irrigation line.

Applicant proposes Standard duty compacted paving rather than Heavy duty compacted paving. Geotechnical study should be provided. Waiver will be requested.

Waiver requested to use HDPE pipe in lieu of reinforced concrete pipe.

Comments were received from the Shade Tree Commission; letter dated October 6, 2014.

Applicant chose to make further revisions to Preliminary/Record Plan prior to seeking a formal recommendation for approval; consequently the Planning Commission took no formal action. Resubmittal will be forthcoming, addressing comments in Hanover Engineering's letter dated October 3, 2014, along with plan revisions.

PLANNING COMMISSION

Letter of resignation was received from Joseph Hilton. Letter of appreciation, thanking Mr. Hilton for his service, will be sent by the Planning Commission.

Planning Commission members were invited to attend the LVPC 2014 Awards Invitation.

Sylvia McLaughlin
Clerk – Planning Commission

