

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

Minutes of the November 3, 2014 Meeting

Meeting #912 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, November 3, 2014, and convened at 7:30 P.M.

Planning Commission members in attendance:

Kenneth Vail	Susan Lawless
Barry Check	Vivian Zumas
Paul Pugielli	

Hanover Engineering Associates, Inc. represented by James Milot.

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

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

GLICA BETHLEHEM, LLC 6255 Sterner's Way Hanover Corporate Center 2 – Lot 2
Preliminary/Record Land Development Plan
Jason Engelhardt (Langan Engineering) Marc Jonas, Esq. (Attorney)

Revised plan was reviewed along with letter from Hanover Engineering dated October 31, 2014.

Two (2) driveway accesses are proposed, one to Sterner's Way and one to Jaindl Boulevard. The northern access is now shown at a central location. Intent is for trucks to enter and exit from the Jaindl Boulevard access. Truck turning templates must be provided. Waiver is requested to allow width at 40' (two 15' wide lanes and a 10' wide curbed island) for driveway along Sterner's Way.

Open area has been eliminated.

Loading area has been relocated to the northeast side of proposed building. Two (2) loading docks are shown along with three (3) off-street loading spaces. Waiver is requested from providing eight (8) spaces as required per Ordinance. Plan must show where spaces can be added, if needed, in the future.

Parking lot has been consolidated.

GLICA BETHLEHEM, LLC Continued

Trail alignment has been simplified. Trail is an amenity for employees, however, there will be no restriction for public use. Mid-block crossing of the trail at Jandl Boulevard should be relocated either to the interior or to the sidewalk at the entrance, thus allowing for more pedestrian visibility.

An additional outlet control structure is proposed in the existing on-site basin to accommodate proposed spray irrigation. Basin is located on the Traditions of America at Hanover property. Approval letter along with ownership and maintenance agreement from Traditions is being negotiated and will be provided. Depth of pond has been reduced from 5' to 3'. Following Planning's discussion, Jonas amended original request for a waiver of a fence to be provided around detention pond to a deferral.

Light fixtures at a height of 25' are shown on the plan. Ordinance stipulates a height at 16'. If variance is not received from the Zoning Hearing Board, applicant must comply with the 16' height.

Signal warrant analyses and/or volume vs capacity analyses should be provided for all access points.

Building height is proposed at 52'. Maximum height per Ordinance is 36'. First floor ceiling height is proposed at 12', second and third floors at 9' with 3' in between floors.

Deferral is requested for providing sidewalk along Route 512 and a small section along Sterner's Way. Bus stop is not proposed at this time.

Applicant will comply with comments outlined in letter from Shade Tree Commission dated October 29, 2014.

Requested deferrals and waivers were discussed and acted upon.

Motion was made by Vail, seconded by Lawless, to recommend to the Board of Supervisors to grant a deferral from the requirements of Section 159-13 with regard to sidewalks for the reasons set forth by the Applicant and referencing letter from Hanover Engineering dated October 31, 2014.

Lawless, yes; Check, yes; Zumas, yes; Pugielli, yes; Vail, yes

Motion was made by Vail, seconded by Lawless, to recommend to the Board of Supervisors that the mid-block crossing of the trail at Jandl Boulevard be relocated for the reasons set forth in Hanover Engineering's letter dated October 31, 2014 (Item #3 under Section 159-13).

Lawless, yes; Check, yes; Zumas, 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 Section 159-15.I.(5) and 73-7.E.(1)(b) relating to driveway width for the reasons set forth by the Applicant and referencing letter from Hanover Engineering dated October 31, 2014.

Lawless, yes; Check, yes; Zumas, yes; Pugielli, yes; Vail, yes

GLICA BETHLEHEM, LLC Continued

Motion was made by Vail, seconded by Check, to recommend to the Board of Supervisors to grant a waiver of Section 159-25.A from providing sound data or constructing a sound barrier for the reasons set forth by the Applicant and referencing letter from Hanover Engineering dated October 31, 2014.

Motion was made by Vail, seconded by Zumas, to recommend to the Board of Supervisors to grant a waiver of Section 159-29.B.(1) and 159-29.C.(1) for the reasons set forth by the Applicant and referencing letter from Hanover Engineering dated October 31, 2014.

Lawless, yes; Check, yes; Zumas, 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 67-3.H.(3) for the reasons set forth by the Applicant and referencing letter from Hanover Engineering dated October 31, 2014.

Lawless, yes; Check, yes; Zumas, yes; Pugielli, yes; Vail, yes

Motion was made by Vail, seconded by Check, to recommend to the Board of Supervisors to grant waivers of Section 67-9.A.(1) and Section 152-11.G.(3) for the reasons set forth by the Applicant and referencing letter from Hanover Engineering dated October 31, 2014.

Lawless, yes; Check, yes; Zumas, yes; Pugielli, yes; Vail, yes

Motion was made by Vail, seconded by Pugielli, to grant the Applicant's amended request for a deferral of Section 152-10.I.6 and Section 152-15.B.(16) with regard to proving a fence contingent on their ability to reach an agreement with the owner of the off-site detention pond for the reasons set forth by the Applicant and referencing letter from Hanover Engineering dated October 31, 2014.

Lawless, yes; Check, yes; Zumas, yes; Pugielli, yes; Vail, yes

Motion was made by Vail, seconded by Check, to send a letter to the Board of Supervisors Recommending approval of the Preliminary/Record Land Development Plan subject to compliance with the letter from Hanover Engineering dated October 31, 2014, including the waivers and deferrals recommend by the Planning Commission this evening.

Lawless, yes; Check, yes; Zumas, yes; Pugielli, yes; Vail, yes

ENGINEER'S REPORT

Milot updated Planners on various developments in the Township.

Sylvia McLaughlin, Clerk

