

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

Minutes of the April 4, 2016 Meeting

Meeting #926 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, April 4, 2016, and convened at 7:30 P.M.

Planning Commission members in attendance:

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

Hanover Engineering Associates, Inc. represented by James Milot.

Motion was made by Check, seconded by Lawless, to approve the minutes of the March 7, 2016 Planning Commission Meeting.

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

LEHIGH VALLEY CORPORATE CENTER II - Lot 10 3370 High Point Boulevard
Conditional Use Application
James Gentile (Polaris Bio Investors) Erick Schock (Attorney)

Existing Lot 10 is proposed to be subdivided into two lots. Subdivision Plan was not submitted. A limited service, longer stay, 3-story hotel with 105 room is proposed on Lot 10A. No bar, restaurant, lounge area, or banquet rooms will be included. An outdoor pool located on the northern side of proposed hotel is shown. Also included is a parking lot with 130 spaces.

Plan review was made by the Township Engineer with comments outlined in letter dated April 1, 2016.

A traffic signal may be needed in the future. At this time, traffic counts do not warrant signalization.

Zoning regulation allows a hotel use to be located 400' from an arterial street. Developer wishes to add an additional 500'. Variance will be requested from Zoning.

Planner Traupman's concern is the proximity to Residential areas. Zoning stipulates a distance of 400' from an R1-S Zoning District. There would be overnight use and activity at a hotel.

LEHIGH VALLEY CORPORATE CENTER II - Lot 10 Continued

Developer is requesting several Zoning Variances and will seek relief at a Zoning Board Hearing later this month.

Until Zoning decisions are made, the Planning Commission defers input at this time.

VALLEY WELLNESS CENTER Northgate II – Lot 4 4145 Airport Road
Preliminary Plan

Joseph Civitella (McTish, Kunkel & Assoc.) Dr. Steven Mortazavi

Civitella advised that the Zoning Hearing Board granted a Variance allowing a total of 240 parking spaces with the condition that the Wellness Center always remain a Membership Club.

Developer will provide plantings to meet Township Ordinance requirements on existing berms. Relief was given at the Northeast Corner of the property. There are no additional berm requirements on the West side next to the Township Park.

Determination from PennDot re lane/intersection improvements is pending. Handicapped pedestrian facilities at the intersection must be provided.

Submittal was reviewed by the Township Engineer with comments outlined in letter dated April 1, 2016.

Comments were received from the Shade Tree Commission, letter dated April 1, 2016.

Applicant will address comments. Requests will be made for Waivers and/or Deferrals. Final Plan will be submitted.

HINDU TEMPLE SOCIETY 4200 Airport Road Sketch Plan

Edward Schlaner, Jr. (Martin Schuler Co.) Hareh and Vikas Joshi (Church Members)

Proposed is a one-story, 3,680 square foot building addition with a basement along with a parking expansion in the open space.

Sketch Plan was reviewed by the Township Engineer with comments outlined in letter dated April 1, 2016.

In a letter dated January 13, 2004, the Zoning Hearing Board decision prohibits any further expansion. Schlaner stated the impervious cover ratio is much lower today than what was required in 2004.

Milot advised that the Township Ordinance stipulates that a non-conforming use can only be enlarged up to a maximum of 25%. This site has gone through several expansions. Applicant has already utilized their right to expand.

HINDU TEMPLE SOCIETY Continued

Meeting should be scheduled with the Zoning Hearing Officer who will advise on whether a solicitor should also attend. Interpretation must be made on Zoning Issues.

Church members Joshi advised that this original Temple has been in the Township for 25 years. They keep the Hinduism culture. Increased membership is the reason for proposed expansion.

COURTESY OF THE FLOOR

Bill Hoffman, Richard Wister and Tom Torack, residents of Traditions of America near Hanoverville Road

Residents in this Senior Community are disheartened about the visibility they have of the warehouses built across from their development. In accordance with plan presented in 2012, they should have had very little visibility. This is not the case, as the flex warehouse is very visible. What was built is not what was presented. They do not feel the berms are high enough and the plantings are not adequate. They now feel the value of their homes has decreased. They would like to know why residents are not informed of proposed projects.

Planners advised the group that the Township follows the State Municipal Code. For Zoning proposals, adjacent residents are notified.

The procedure on how a proposed plan goes through the process and finally receives approval from the Board of Supervisors was given.

They were advised that there is a Supervisor assigned to their district and it would be advisable to contact and talk with him.

This committee wants to know when and what will be proposed for the parcel of land on Sterner's Way. It is advisable that they check the Township web site and check the Planning and Supervisors agendas.

ENGINEER'S REPORT

Milot presented a plan outlining the Sewer Service Expansion Area. Secretary Check will sign drawing on behalf of the Planning Commission.

