

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

Minutes of the September 12, 2016 Meeting

Meeting #928 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, September 12, 2016, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Barry Check
Vivian Zumas	Paul Pugielli
Dale Traupman	

Hanover Engineering Associates, Inc. represented by James Milot.

Planning Commission meetings scheduled on July 11 and August 1, 2016 were canceled as nothing was submitted for review.

Planner Traupman recommended that the sentence on Page 4 be amended to read as follows: Representatives from Traditions of America Hanover offered (etc)

Motion was made by Lawless, seconded by Check, to approve amended minutes of the June 6, 2016 Planning Commission Meeting.

Check, yes; Zumas, yes; Pugielli, yes; Traupman, yes;
Vail, yes via email; Lawless, yes

J. G. PETRUCCI CO, INC. 5000 Township Line Road
Preliminary/Record Land Development Plan
Joseph Correia (Petrucci Development) Jason Buchta (Ott Consulting)
Catherine Durso (Attorney)

Plan proposes a 48,600 square foot building with 42,100 square feet of warehouse space and 6,500 square feet of office space. Proposed is an assembly operation packaging company. Twenty (20) employees will work five (5) days per week with operating hours from 7:00 a.m. to 5:00 p.m. or 6:00 p.m.

An underground detention basin is proposed located along the frontage within the 60 foot setback from the Township Line Road centerline. Nothing would be built over this basin.

Plan proposes a parking lot with 33 parking spaces. 20 future spaces are also shown. Township requirement is 69 off-street parking spaces. Developer was requested to provide an additional 16 spaces.

J. G. PETRUCCI CO., INC. Continued

Proposed are five (5) loading docks, a drive-in door and four (4) trailer parking spaces. There will be four (4) to ten (10) deliveries on any given day. Calculations should be provided on the Plan.

Trip Generation Calculations should also be provided.

Two (2) separate access driveways to Township Line Drive are proposed. Limited site visibility through the driveway entrance to Township Line Road is a concern due to the curvature of the roadway. Site Distance data should be provided.

Turning templates at the access points and internally should be provided.

Developer may request a Waiver or Deferral from widening to a seventeen (17) foot wide half cartway width along the property frontage.

Planners requested lighting at the southern end of the property as truck traffic will be traveling during twilight/dark hours.

Deferral will be requested from providing sidewalks.

Majority of the trees will be removed to allow for development. Developer will provide required buffering and parking lot plantings. This will not meet the tree replacement requirement and a monetary contribution may be requested. Comments were received from the Shade Tree Commission, letter dated September 9, 2016.

Courtesy of the floor ---

Paul Arnold of Traditions of America Hanover stated concerns about any increase of truck traffic. Now there will be trailers along with box trucks. Township Line Road is narrow with a curve. Truck traffic should be directed to the Industrial Park.

Durso advised that signage is on the Plan directing traffic to the south. However, this is not enforceable as traffic is allowed to go either way on Township Line Road.

Milot advised that the developer voluntarily signed the truck access signage.

LEHIGH VALLEY CORPORATE CENTER DAYCARE LVCC Phase II – Lot 13B
3355 High Point Boulevard Conditional Use Plan
Michael Gable (Boucher & James)

Proposed is a 10,900 square foot Daycare facility. This is a relocation of existing daycare located in the Academy at LVCC. Enrollment will be approximately 172 children (previously stated to be 169 children), ranging from infant through pre-school age.

LVCC DAYCARE Continued

Gable stated he anticipates removing the northwest retaining wall, as he would prefer to create a level slope between this property and the neighboring property.

Retaining wall in area of trash enclosure along the southern property line is in the side yard setback but will remain.

Front yard setback is clear and open.

Proposed is an 80 foot right of way with 24' cartway southbound ...20' cartway northbound ... two lanes in each direction.

Developer will comply with maximum building height restriction of 23 feet. A cupola is proposed at the front of the building.

Parking is shown in front of proposed Daycare. Parking area proposed in the rear would be designated as a loading area for UPS and Mail trucks. Turning templates should be provided.

Lighting on the site will be on from 5:00 a.m. to 9:00 p.m. Daycare hours are from 6:30 a.m. to 7:00 p.m.

Land Development Plan has been submitted to the Township for review.

Motion was made by Lawless, seconded by Zumas, to send a letter to the Board of Supervisors, recommending approval of Conditional Use Plan for the Lehigh Valley Corporate Center Daycare subject to Applicant's complying with recommendations as set forth in letter from Hanover Engineering dated September 9, 2016.

Check, yes; Zumas, yes; Pugielli, yes; Traupman, yes; Lawless, yes

ENGINEER'S REPORT

Milot reported that Village View Park has been officially named First Responders Park. Dedication will be in the spring.

Sylvia McLaughlin
Clerk – Planning Commission

