

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

Minutes of the November 7, 2016 Meeting

Meeting #930 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, November 7, 2016, and convened at 7:30 P.M.

Planning Commission members in attendance:

Kenneth Vail	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 Kanaskie, to approve the minutes of the October 3, 2016 Planning Commission Meeting.

Lawless, approval via email; Check, yes; Zumas, abstain; Kanaskie, yes; Pugielli, yes; Traupman, abstain; Vail yes

CONDITIONAL USE APPLICATION Michael and JoAnn Mandell 1524 Colgate Drive
Solar Panel Installation

Michael Mandell (Property Owner) Dylan Kautz (K.C. Green Energy)

A flush mounted solar energy system with 30 black panels is proposed on the South facing roof. Minimum efficiency cannot be achieved on the North facing roof. Installation will follow building code requirements.

Motion was made by Vail, seconded by Zumas, to send a letter to the Board of Supervisors recommending approval of the Conditional Use Application for those reasons set forth by the Applicant and in compliance with the comments in Hanover Engineering's letter dated November 4, 2016.

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

J. G. PETRUCCI CO., INC. Hanover Flex Center 500 Township Line Road
Preliminary/Record Lot Consolidation and Land Development Plan

At the written request of Jason Buchta, plan review was tabled.

HANOVER CORPORATE CENTER II – Lots 6 and 7

5010 and 5040 Jandl Boulevard and 215 Township Line Road

Preliminary/Record Lot Consolidation and Land Development Plans

Kevin Horvath (Keystone Consulting Engineers) Erich Schock (Attorney)

Plan proposes the consolidation of Lots 6 (8.14 acres), Lot 7 (4.54 acres) and property at 215 Township Line Road (3.84 acres) to create a 16.48 acre lot.

Applicant requested that no formal action be taken on this application.

Two (2) buildings are proposed with both proposed as flex warehouses. Building #1 consists of 99,000 square feet and Building #2 consists of 94,300 square feet. Assumption is 70% warehouse use... 30% light industrial use. Proposed building will be designed in compliance with Township warehouse regulations. Building height will be 38' ... building setback 130'. Proposed usage is in conformance with the requirements of the Township Ordinance.

One full access driveway is proposed along Jandl Boulevard and two limited access driveways for vehicles only along Jandl Boulevard and Township Line Road, along with a (gated or signed) emergency access drive along Township Line Road. .04 acres will be dedicated for the Township Line Road right-of-way.

Horvath stated the number and arrangements of the driveways offers a separation of trucks and passenger cars, providing improved circulation.

Highest volume of traffic will come from the West.

Milot expressed a concern about the proximity of the 24' access aisle leading into the passenger vehicle parking area. Because of the close proximity of that intersection to the Jandl Boulevard curb line, cross traffic may lead to a truck extending onto Jandl Boulevard. Consideration must be given to this concern.

With reference to the Emergency Road Access, consideration should be given to a slight southern relocation, making this a preferred straight access.

Turning templates and signage should be provided.

Parking is shown on the Plan along with reserved parking areas. Deferral is requested from providing required number of parking spaces. Trailer parking areas are located at the rear of the buildings. Truck loading spaces are also shown.

Portions of Building 1 car parking area and the southwest corner of proposed Building 2 car parking area are within the 100' setback boundary. Horvath advised they will provide additional plantings (evergreen, deciduous and large shrubbery). The existing berm is 3' to 4' in height. Comments were received from the Shade Tree Commission, letter dated November 1, 2016.

Deferral will be requested from providing sidewalks.

Proposed is a detention/retention basin which will collect and store water temporarily for distribution by a spray irrigation system. An inlet box will serve as an emergency overflow. Storage volume in basin is 4'. Basin will drain at the end of a rain event. Proposed are 4 to 1 side slopes. Waivers will be requested on both depth and side slopes. Lined bottom is proposed.

Consideration should be given to a concrete channel bottom. Providing a fence should also be a consideration. Spillway design should be considered.

Applicant will address outstanding issues as well as comments in letter dated November 4, 2016 from Hanover Engineering.

Courtesy of the floor ---

Paul Arnold, Constitution Drive, Traditions of America Hanover

Truck entrance which is close to the curb on Jandl Boulevard will complicate traffic. It is unsafe will add noise.

Low berm height is a concern. 38' building height is from the grade at the building. Low berm will visually make building perceptively higher.

Their community is across the street. Back up alarms can be heard.

Hours of operation have not been noted. This could mean noise 24 hours every day.

Prefer truck entrance off Township Line Road.

Anthony Scaramuzzimom, American Way, Traditions of America Hanover

It is difficult to leave and/or enter their community. With increasing truck traffic, it is feared someone will be killed.

Truck vibration effects their community. Anthony experiences severe vibration from traffic.

Richard Brand, Betsy Ross Circle, Traditions of America Hanover

Requests relief from noise.

Resident for 3/12 years. From 3 warehouses when he moved into community, there are now 12.

Requests that the Township look at the noise code. He would like a Township regulation mandating broadband alarms.

There are depressions near the storm drains. Truck traffic hitting these depressions rattles their walls.

Gentlemen asked who they could contact for relief. Chairman Vail suggested they talk with the Township Administration, also Lehigh Valley Planning Commission.

ENGINEER'S REPORT

Milot reported that traffic signalization at Broadhead and North and South Commerce Drives is ongoing.

Sylvia McLaughlin
Clerk – Planning Commission

ZONING ORDINANCE TEXT AMENDMENT REVIEW MEDICAL MARIJUANA

Motion was made by Vail, seconded by Check, to send a letter to the Board of Supervisors, recommending adoption of the proposed Zoning Ordinance Text Amendment for Hanover Township Northampton County Pennsylvania on points of Medical Marijuana.

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

