

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

Minutes of the December 5, 2016 Meeting

Meeting #931 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, December 5, 2016, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Vivian Zumas
Richard Kanaskie	Paul Pugielli
Dale Traupman	

Hanover Engineering Associates, Inc. represented by James Milot.

Motion was made by Lawless, seconded by Kanaskie, to table the approval the minutes of the November 7, 2016 Planning Commission Meeting., as email amendment from Chairman Vail should be discussed.

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

3355 HIGH POINT DAYCARE      LVCC PHASE II – Lot 13B  
Preliminary/Record Land Development Plan  
Michael Gable (Boucher & James)      Chris Pektor (Applicant)

Proposed is an 11,365 square foot Daycare with a 12,145 square foot fenced outdoor play area along with a 37 space parking lot and two 2 loading spaces. Driveway access is to High Point Boulevard. Proposed Daycare facility is a relocation of an existing Daycare within LVCC. Hours of operation are 6:00 a.m. to 8:00 p.m.

Trees that are being removed are being replaced. Additional landscaping is also being provided. Comments were received from the Shade Tree Commission; letter dated December 1, 2016.

Applicant anticipates limited truck traffic by Fed Ex/UPS/garbage truck. Planning has a concern regarding the maneuvering of trucks within the site. Note on plan should state that any truck traffic should not occur at times of Daycare drop off and pick up. Any deliveries that can be controlled by the Applicant should not be done at peak times.

Applicant will designate the front of the building for employee parking with parent parking at the side of proposed building. There will be no school bus transportation.

The foregoing items, regarding parking, should be outlined in the Performance Standards.

Architectural elevations should be provided. Proposed building height is 23 feet.

3355 HIGH POINT DAYCARE Continued

Trip Generation Summary should be provided.

Buffers are being provided. Concrete curbs exist at this site.

Fire protection will be provided. Fire hydrant is located in close proximity to proposed Daycare. Building will have automated sprinkler and alarms.

Details should be provided for proposed retaining wall and railing.

Corner of proposed building is 63.2' from infiltration facility. Township requires 100'. There is no basement for proposed building. Waiver will be requested. A Hold Harmless Agreement may be requested by the Township Solicitor.

Testing must be done with regards to the pre-development infiltration volume.

12" roof leaders for drainage are shown. Waiver will be requested from providing 15" pipe.

Several waivers are being requested from requirements under the Stormwater Management Ordinance. These will be reviewed at future meeting.

Applicant will address outstanding issues as well as comments outlined in letter dated December 1, 2016 from Hanover Engineering.

VALLEY WELLNESS CENTER Northgate II – Lot 4 4415 Innovation Way  
Record Land Development Plan  
Dr. Steven Mortazavi (Applicant)

Waiver requests were reviewed and acted upon by the Board of Supervisors at the time of Preliminary Plan approval.

Highway Occupancy Permit Plan was submitted to PennDot. Determination is being made on whether the right of way was conveyed to PennDot or remains with the Township.

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

Motion was made by Lawless, seconded by Kanaskie, to send a letter to the Board of Supervisors recommending approval of Record Land Development Plan subject to the Applicant's compliance with the items set forth in letter dated December 1, 2016 from Hanover Engineering.

Kanaskie, yes; Zumas, yes; Pugielli, yes; Traupman, yes; Lawless, yes

4098 BATH PIKE Land Development Sketch Plan  
Chris Modesto (Base Engineering)

Proposed are a 2,220 square foot Dunkin Donuts restaurant with drive-through window and a 2,000 square foot Arby's restaurant with a drive-through window, along with separate one-way entrance and exit driveways.

This 2.07 acre lot is located along the east side of Bath Pike (Route 512) between Highland Avenue and Brodhead Road.

Correspondence from Planner Check questioned allowance of drive-through food establishments. Township Engineer Milot stated he is not aware of anything that would specifically preclude allowance. Conditional Use approval would be required.

50 parking spaces are shown. Ordinance would require 84 parking spaces.

Queuing is a concern. 20' minimum is the acceptable distance in length for a queuing lane.

A minimum of 15 cars stacking area should be provided. 14 are shown on the Plan. Adequate stacking is a concern.

Plan proposes separate one-way entrance and exit driveways. 20' is the necessary separation distance between the driveways. Proposed separate driveways would offer better sight for exiting vehicles. Determination would need to be made by the Zoning Officer.

Traffic lane should not be adjacent to parking spaces. Pedestrian safety must be considered.

Screening to the North for the Lehigh Valley Monthly Meeting property should be considered.

Any lighting at this site should not adversely affect properties located across Route 512.

Sylvia McLaughlin  
Clerk – Planning Commission







