

**PLANNING COMMISSION**  
**Hanover Township Northampton County**  
**3630 JACKSONVILLE ROAD**  
**BETHLEHEM, PA 18107**

Minutes of the January 9, 2017 Meeting

Meeting #932 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, January 9, 2017 and convened at 7:30 P.M.

Planning Commission members in attendance:

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

Hanover Engineering Associates, Inc. represented by James Milot.

REORGANIZATION

On the motion of Lawless, seconded by Zumas, the Planning Commission approved to re-appoint Kenneth Vail as Chairman.

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

On the motion of Check, seconded by Vail, the Planning Commission approved to re-appoint Susan Lawless as Vice-Chairman.

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

On the motion of Lawless, seconded by Vail, the Planning Commission approved to re-appoint Barry Check as Secretary.

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

On the motion of Lawless, seconded by Vail, the Planning Commission approved to re-appoint Sylvia McLaughlin as Clerk.

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

MINUTES

Motion was made by Lawless, seconded by Vail, to amend the November 7, 2016 Planning Commission minutes regarding Hanover Corporate Center II, Lots 6 and 7, to reflect that the Applicant requested that no formal action be taken on its application.

Motion was made by Traupman, seconded by Vail, to correct the 3<sup>rd</sup> paragraph on page 3 under Hanover Corporate Center II, Lots 6 and 7. Sentence should read Two (2) buildings are proposed.

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

Motion was made by Lawless, seconded by Zumas, to approve the minutes of the December 5, 2016 Planning Commission Meeting.

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

HANOVER CORPORATE CENTR II – Lots 6 and 7

Preliminary/Record Lot Consolidation and Land Development Plans

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

Comments were received from the Lehigh Valley Planning Commission, letter dated January 5, 2017.

Horvath met with Township Engineer to discuss improving proposed full access driveway, resulting in the provision for a 3-way stop sign controlled intersection. Signs will read Stop/Do Not Block Intersection. A shared full access driveway for Buildings 1 and 2 is proposed along Jaindl Boulevard. Two secondary access driveways for vehicles only are along Jaindl Boulevard and Township Line Road. The emergency access is along Township Line Road.

Note will be added to the Plan stating if stacking at the full access driveway extends onto Jaindl Boulevard, the Applicant will be required to revise the full access driveway layout to eliminate the stacking.

79 parking spaces are proposed along the frontage of Building 2 ... 89 spaces along the west and south sides for Building 1. Deferral requested from providing required number of spaces. Plan outlines where future parking, if needed, would be located. Two 15-space reserved car parking areas are shown along the full access drive. Horvath stated these would be the last to be constructed. They would be needed if the use would shift from warehouse to a high employee type use. Note should be added to Plan.

Architectural Plans show the buildings will be beige and brown ... 2 entries along the front for Building 2 ... 1 front entry and 1 side entry for Building 1. Roof line is compliant.

Trip generation data will be noted on the Plan.

Planners have no objection to the removal of an existing 100 year old dwelling. This is a decision for the Board of Supervisors.

General Note 1 regarding loading space doors will be revised.

Screening is proposed along Jaindl Boulevard. Elevation at center line of road is 390' ... elevation of parking lot is 390' ... berm is 3' to 4'.

Street lights will be provided at each access point.

HANOVER CORPORATE CENTER II Continued

Waiver is requested from providing additional soil testing for the proposed spray irrigation system. Applicant will conduct pre-construction and post-construction infiltration testing and soil remediation, if necessary.

Detention Pond --- Waiver requested to allow deeper depths in proposed detention pond for the two, ten and 100 year storms. During the winter months, standing water (as much as 4') could remain in the basin. Water would be pumped dry in the summer. With a concern for public safety, Planners recommend fencing the detention basin.

Courtesy of the floor ---

Joe McKay, Constitution Drive, Traditions of America Hanover  
Concerned with the safety of proposed entrance. Would prefer incoming to be located at Township Line Road and exiting further east on Jandl Boulevard..

Increased volume and the speed of traffic.

Visibility of this proposal to TOA.

Concerned about possible blasting and foundation damage.

Responses from Planners and/or Milot

Township Line Road does not have necessary width and would not be able to provide turning Lane.

Screening is being provided.

Richard Brand, Betsy Ross Circle, Traditions of America Hanover

TOA has endured 3 continuous years of construction.

TOA proposes an Amendment to the Zoning Ordinance pertaining to new construction with regards to noise mitigation.

Response --- This should be presented to the Board of Supervisors. Process could be lengthy.

Chairman Vail asked Milot for the Zoning history of TOA. Originally, all of this land was zoned Agricultural. It then was changed to its current Zoning. TOA is an overlay within this Zoning, which required TOA to have special exceptions, which allowed the development.

Requests for waivers and/or deferrals were reviewed.

Motion was made by Vail, seconded by Lawless, to recommend that the Board of Supervisors grant the Applicant's deferral request of Zoning Section 185-17.B and C for the reasons set forth by the Applicant and in compliance with Hanover Engineering's letter dated January 4, 2017.

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

Motion was made by Vail, seconded by Check, to recommend that the Board of Supervisors grant the Applicant's deferral request of SALDO Section 159-13 for the reasons set forth by the Applicant and in compliance with Hanover Engineering's letter dated January 4, 2017.

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

HANOVER CORPORATE CENTER II Continued

Motion was made by Vail, seconded by Check, to recommend that the Board of Supervisors grant the Applicant's waiver request of SALDO Section 159-29.C(1) for the reasons set forth by the Applicant and in compliance with Hanover Engineering's letter dated January 4, 2017.

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

Motion was made by Vail, seconded by Kanaskie, to recommend that the Board of Supervisors grant the Applicant's waiver requests of Stormwater Management Sections 152-9.I.K.(1) – Section 152-10.I.(3) – Section 152-10.I.10) for those reasons set forth by the Applicant and in compliance with Hanover Engineering's letter dated January 4, 2017.

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

Motion was made by Vail, seconded by Zumas, to recommend that the Board of Supervisors grant the Applicant's waiver request of Stormwater Management Section 152-10.I.(7) subject to the installation of a fence in compliance with the applicable Ordinances of the Township and acceptable to the Township and in compliance with Hanover Engineering's letter dated January 4, 2017.

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

Motion was made by Vail, seconded by Check, to recommend that the Board of Supervisors grant the Applicant's waiver request of Stormwatr Management Section 152-11.F.(2) for those reasons set forth by the Applicant and in compliance with Hanover Engineering's letter dated January 4, 2017.

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

Motion was made by Vail, seconded by Lawless, to recommend that the Board of Supervisors grant the Applicant's waiver request of Stormwater Management Section 152-11.G.(4) for those reasons set forth by the Applicant and in compliance with Hanover Engineering's letter dated January 4, 2017.

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

Motion was made by Lawless, seconded by Vail, to recommend to the Board of Supervisors approval of the Preliminary/Record Lot Consolidation and Land Development Plan subject to recommended waivers and deferrals and in compliance with those recommendations and requirements of Hanover Engineering's letter dated January 4, 2017. With regard to Zoning Sections 185-17.A and 185-18.A, Subsection d, the Planning Commission recommends that the Board of Supervisors accept the Applicant's proposal for two 15-space reserved car parking areas along the full access drive so long as a note is placed on the Plan stating that such spaces, reserved for employee use only, are to be built only if and when necessary and/or at the direction of the Board of Supervisors.

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

3355 HIGH POINT DAYCARE LVCC Phase II Lot 13B  
Preliminary/Record Land Development Plan  
Michael Gable (Boucher & James)

Plan for Daycare shows a 20' radius at the driveway access. Township Engineer recommends consideration for a wider access. Applicant does not feel it is necessary as they receive perhaps one (1) truck daily. A 30' radius should be a consideration. Planners recommend that the applicant review this matter with the Township Engineer.

Truck movement is a concern for Planner Check. Explanation was given on truck movements. Note has been added to the Plan restricting deliveries.

Architectural view was provided with the Plan.

Review and comments are needed from the Township Fire Marshal.

Infiltration facility is located 60' from proposed Daycare. Testing on site has been done. Proposed Daycare does not have a basement.

Waiver requests were reviewed and acted upon.

Motion was made by Vail, seconded by Lawless, to recommend that the Board of Supervisors grant the Applicant's waiver request of Stormwater Management Section 152-9.I.I.(14)(b) for the reasons set forth by the Applicant and in compliance with Hanover Engineering's letter dated January 4, 2017.

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

Motion was made by Vail, seconded by Kanaskie, to recommend that the Board of Supervisors grant the Applicant's waiver requests of Stormwater Management Sections 152-10-I.(3) – Section 152-10.I.(4) and (9) – Section 152-10.I.(10) for the reasons set forth by the Applicant and in compliance with Hanover Engineering's letter dated January 4, 2017.

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

Motion was made by Vail, seconded by Lawless, to send a letter to the Board of Supervisors recommending approval of the 5355 High Point Daycare Preliminary/Record Land Development Plan subject to compliance with Hanover Engineering's letter dated January 4, 2017.

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

LEHIGH VALLEY ACADEMY TEMPORARY CLASSROOMS

1650 Valley Center Parkway      Conditional Use Plan  
Justin Massie (Terraform Engineering)      Erich Schock (Attorney)  
Holly Parkinson (Academy Director of Operations)

A temporary classrooms building is proposed within the parking lot adjacent to 1650 Valley Center Parkway. This proposed building will accommodate ten (10) classrooms, an office and restroom facilities. The capped total enrollment for the Academy is 1950 students.

Grades 7 through 12 will occupy proposed classrooms. Subjects taught here will not require any specialized staff. Students rotate on a 90 minute schedule. They would not be housed the entire day.

The temporary modular classrooms, being placed on the pavement, will take up 52 parking spaces. They will be leased and removed when no longer needed. This is an interim measure, as it is anticipated that the school will be able to occupy the building at 1660 Valley Center Parkway in 2024. That building is presently occupied by others.

Bus staging for drop-off and pick-up will not change.

Motion was made by Vail, seconded by Traupman, to recommend that the Board of Supervisors grant approval of the Applicant's Conditional Use Plan for the reasons set forth by the Applicant and in compliance with Hanover Engineering's letter dated January 4, 2017, subject to the continuation of the pick-up and drop-off area, and that the use of the temporary classrooms terminate upon the planned occupancy of the 1660 Valley Center Parkway building.

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

4098 BATH PIKE LAND DEVELOPMENT      Sketch Plan  
Amit Mukherjee (Base Engineering)

Proposed is a 2,200 square foot Dunkin Donuts restaurant with a drive-through window and an adjoining 3,200 square foot retail space.

60 off-street parking spaces are required. Applicant proposes 49 shared spaces, deferring the construction of 11 spaces. If there is a non-concurring need for parking spaces, this would be allowed.

PennDOT will be contacted to obtain a Highway Occupancy Permit for proposed separate one-way entrance and exit driveways to Bath Pike (Route 512). Township relief will be required from providing a 200' separation between driveways. A left turn is not allowed onto Route 512.

Deferral will be requested from providing sidewalks along the Route 512 frontage.

4098 BATH PIKE LAND DEVELOPMENT Continued

Mukherjee advised the Land Development Plan will address tuning templates .... loading space .... demarcation for emergency access .... street lights near driveways .... street trees.

Conditional Use approval is required for a restaurant with a drive-through window.

C&S GROCERS, INC.            Sketch Plan  
Blake Marles (Attorney)      Scott McMackin (Cowan Associates)

Plan proposes to consolidate four (4) existing properties and two (2) unopened streets. A 226 space truck parking lot and staging area is proposed on the consolidated purchased properties along Route 512.

Marles advised that C&S leases the former Walgreen's building at 125 Commerce Way. An agreement of sale with the Kunsman families would provide a more suitable permanent parking solution. In the event C&S no longer occupies the Walgreen facility, this land could not be used for parking. A determination on accessory use under certain circumstances is outlined in letter dated December 1, 2016 from the Township Zoning Administrator Yvonne Kutz.

There will be no access onto Route 512.

The two (2) unopened streets are shown as private driveways on the Zoning Map.

Some proposed parking has been removed, addressing concerns about encroachment into setback areas. Buffering will be provided.

Reanalysis of the parking at 125 Commerce Way must be provided.

Turning templates must be provided.

Deferral will be requested from providing sidewalks along Route 512 and North Commerce Way.

Sylvia McLaughlin  
Clerk – Planning Commission









