

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

Minutes of the February 6, 2017 Meeting

Meeting #933 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, February 6, 2017, and convened at 7:30 P.M.

Planning Commission members in attendance:

Kenneth Vail	Susan Lawless
Barry Check	Paul Pugielli
Dale Traupman	

Hanover Engineering Associates, Inc. represented by James Milot.

Motion was made by Lawless, seconded by Check, to approve the minutes of the January 9, 2017, Planning Commission Meeting.

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

HANOVER FLEX CENTER J. F. Petrucci, Inc. 5000 Township Line Road
Preliminary/Record Lot Consolidation and Land Development Plan
Catherine Durso (Attorney) Joseph Corrie (Triple Net Investments)
Jason Buchta (Ott Constructing)

Plan proposes a 48,600 square foot building with 42,100 square feet for warehouse space and 6,500 square feet for office space. 20 employees would be hired.

A 33 space parking lot with separate employee driveway is proposed south of building 36 future parking spaces with separate driveway to the north of building. Northern driveway would handle truck traffic. Seven (7) provisional spaces are located along the northern driveway. Note should be added to the Plan stating the provisional parking spaces would be the last to be constructed.

Plan proposes five (5) loading docks, a drive-in door and four (4) trailer parking spaces. An underground infiltration basin and underground detention basin and spray irrigation system are proposed to provide stormwater management volume and rate controls.

A portion of proposed southern parking lot, underground detention basin with spray irrigation system and a portion of future northern parking lot are located within the setback line.

HANOVER FLEX CENTER Continued

Deferral is requested from widening Township Line Road. Applicant is providing additional paved areas with striping at the entrance of the northern driveway which should allow adequate turning area for exiting trucks.

Comments were received from the Shade Tree Commission, letter dated February 3, 2017. 22 trees will be replaced. Applicant will make a monetary contribution in lieu of replacing 58 trees. Waiver is requested from identifying the species of all existing trees.

Courtesy of the floor --- Paul Arnold of Constitution Drive, Traditions of America Hanover He is concerned with and objects to any additional truck traffic. Attorney Durso advised that the applicant will erect a sign on their property stipulating No Left Turn going north on Township Line Road.

Waiver and deferral requests were reviewed and voted upon.

Motion was made by Vail, seconded by Lawless, recommending that the Board of Supervisors grant of deferral of Sections 159-10.H and 159-11.C for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 1, 2017.

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

Motion was made by Vail, seconded by Check, recommending that the Board of Supervisors grant a waiver of Section 159-11.M.(2) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 1, 2017.

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

Motion was made by Vail, seconded by Lawless, recommending that the Board of Supervisors grant a deferral of Section 159-13 for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 1, 2017.

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

Motion was made by Vail, seconded by Pugielli, recommending that the Board of Supervisors grant a waiver of Sections 159-15.I.(1) and 73-7 for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 1, 2017.

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

Motion was made by Vail, seconded by Check, recommending that the Board of Supervisors grant a waiver of Sections 159-29.C.(1) and 159-30.C.(3) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 1, 2017.

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

Motion was made by Vail, seconded by Traupman, recommending that the Board of Supervisors grant a waiver of Sections 159-29.C.(3) and 159-C.(6)(a) with respect to identification of existing tree species and in conjunction with Hanover Engineer's letter dated February 1, 2017.

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

HANOVER FLEX CENTER Continued

Motion was made by Vail, seconded by Pugielli, recommending that the Board of Supervisors grant a waiver of Sections 152-11.6.(3) and 67-9.A.(1) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 1, 2017

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

Motion was made by Vail, seconded by Lawless, recommending that the Board of Supervisors grant approval of the Applicant's Preliminary/Record Lot Consolidation and Land Development Plan subject to the afore mentioned waivers and deferrals and in conjunction with Hanover Engineering's letter dated February 1, 2017.

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

SOLAR ENERGY SYSTEMS Zoning Ordinance Text Amendment

Solar Text Amendment was reviewed by Planners.

Motion was made by Vail, seconded by Lawless, recommending that the Board of Supervisors approve proposed Zoning Ordinance Solar Energy Systems Text Amendment referencing Township Solicitor James Broughal's letter dated January 24, 2017.

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

ENGINEER'S REPORT

Milot reported that installation of the traffic signal at Broadhead and Commerce Way is completed. PPL was finalize signal before it becomes operational.

Sylvia McLaughlin
Clerk – Planning Commission

