

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

Minutes of the September 11, 2017 Meeting

Meeting #937 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, September 11, 2017, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Barry Check
Richard Kanaskie	Paul Pugielli
Martin Gilchrist	

Hanover Engineering Associates, Inc. represented by James Milot.

Planning Commission meeting scheduled on August 14, 2017 was canceled as nothing was submitted for review.

Chairwoman Lawless welcomed Martin Gilchrist as a member of the Planning Commission.

Motion was made by Check, seconded by Pugielli, to approve the minutes of the July 10, 2017 Planning Commission Meeting.

Check, yes; Kanaskie, yes; Pugielli, yes; Traupman, yes via email;
Gilchrist, abstain; Lawless, abstain

HANOVER TOWNSHIP SENIOR LIVING 4700-4702 Bath Pike Sketch Site Plan
Kevin Fruck (Cornerstone Consulting) Earl Kunsman (Property Owner)

Property is located in the PIBD Zone along the east side of Bath Pike (Route 512) between Southland Drive and Sterner's Way. It is bordered on the north and south by residential properties, on the west by Bath Pike, and on the east by office and warehouse buildings.

Three (3) existing residential lots will be subdivided into two (2) lots.

Three (3) existing residential buildings will be demolished.

Proposed on Lot 1 (approximately 6.4 acres) is a Senior Living facility with 109 suites and a bed count of 140. The Assisted Living area would contain 87 suites and the Memory Care area would contain 22 suites. The maximum number of employees on any one shift would be 24. Presently, nothing is proposed for Lot 2 (approximately 2.4 acres). There is the possibility the Applicant may not subdivide the property.

HANOVER TOWNSHIP SENIOR LIVING Continued

Proposed driveway with a right in and right out access is in same location as existing driveway. Applicant met with PennDot. Applicant was advised that the PennDot Permit will place an Access Covenant Restriction on the lots, stipulating that proposed one driveway is the only access point. The Township would require that a note be added to plan stating what use is anticipated for Lot 2 and what trip generation is associated with the PennDot approval.

Sketch Plan proposes 71 off-street parking spaces. Center area in front is the drop off designation. Planner Kanaskie questioned the front access with pull in parking along the arc. Backing out at a curve would be a safety concern.

Patio area is located at the rear of proposed building.

Township resident Jim Smith of 4688 Bath Pike is the neighboring property to the south. He inquired about the loading area for deliveries and the screened dumpster site, which are located on the south side of proposed building. Smith gave approval for their location. Smith asked about buffering. A minimum 10' planting buffer along with an architectural treatment should be provided on this southern property line. Applicant will assure that the screening meets with Smith's approval.

Turning templates must be provided.

Traffic assessment must be provided.

Street light(s) should be provided at the access point. Consideration has not been given to date regarding signage in front of proposed building.

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

Screening will be provided along the northern and southern property lines as well as along the frontage.

Applicant was informed that there is truck parking to the rear. Earl Kunsman advised that this is a truck repair shop for CNS Wholesalers. Applicant was advised to provide screening/buffering to provide noise abatement.

Street trees will be provided along the southern Route 512 frontage.

PLANNING COMMISSION

David Orinski of 1199 Blair Road attended meeting and expressed his interest in serving on the Planning Commission.

Letter forwarded to Kenneth Vail.

ENGINEER'S REPORT

Milot advised that the completion of the intersection improvement at Route 512 and Brodhead Road had been delayed. Project is continuing.

