

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

Minutes of the February 5, 2018 Meeting

Meeting #940 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, February 5, 2018, and convened at 7:30 P.M.

Planning Commission members in attendance:

Barry Check	Dale Traupman
Richard Kanaskie	Martin Gilchrist
Paul Pugielli	Gordon Campbell

Hanover Engineering Associates, Inc. represented by James Milot.

**REVIEW OF MEETING MINUTES**

The January Meeting minutes were not included in the packages delivered to the Planning Commission members. Review and Approval of these minutes will occur in the March Meeting.

**BURGESS FLEX CENTER**

3900 Burgess Place  
Land Development Plan

Jim Petrucci – Developer

Greg Davis – Attorney

Matt Chartrand – Civil Engineer – Boher Engineering

John Wichner – Traffic Engineer – McMahon Transportation Engineers & Planners

Mr. Petrucci provided their Company background and history.

Plan to redevelop the area of Highland and Courtney (formerly Guardian). Best usage would be big box but plan not well received by Board of Supervisors, the usage is redesigned to Flex.

Mr. Chartrand provided further information on the development plan and review of asterisked item in the Hanover Engineering's letter dated February 2<sup>nd</sup>, 2018. The redesign confines the truck area between the buildings and architectural features and landscaping buffering view from the street. Area consists of 3 buildings encompassing 470,000sf. Storm water management area at the corner of Courtney Street and Highland Ave. extend along Highland Ave. (Current storm water collection area). Parking configuration is adjustable based on building usage, current configuration would have 372 parking spaces vs 950 required. (Deferral request for future parking).

Mr. Wichner continued the discussion of traffic flow and expected traffic movement and turning lanes and was questioned about traffic flow onto the Highland Ave. and internal truck and car movement. Expected traffic is 15 trucks per hour in the morning and 19 trucks per hour in the afternoon. Discussed driveways - one to building #2 from Highland Ave via Burgess Place, three access drives to buildings #2 and #3 from Courtney St. (one truck entry, two automobile entries (employee parking areas)).

Mr. Chartrand continued the review. Discussed the width of the truck driveway from Courtney Street and Milot indicated that further review is necessary. The request for wavier should address the potential greater width if required.

The bio-filtration basin required further testing which may result in some changes. They are trying to comply with both MPDS requirements as well as Township requirements. Basin in not meant to retain water or be a detention area, it is primarily a dry bottom basin. A wavier is being requested to allow infiltration.

Planning Commission actions for Burgess Flex Center:

On a motion by Check, seconded by Kanaski, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 159-15.I.(5) and 73-7.E.(1) requiring a maximum driveway width of 30ft for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 2, 2018, and to permit a driveway width of 36 feet or greater subject to the review and approval of the Engineer for truck turning movement.

Kanaskie, yes; Pugielli, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Check, yes

On a motion by Check, seconded by Pugielli, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 159-29.C.(1) requiring that the Plans depict features within 200 feet of the subject property for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 2, 2018.

Kanaskie, yes; Pugielli, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Check, yes

On a motion by Check, seconded by Kanaski, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 159-29.C.(3) and 159.29.C.(6)(a) requiring the identification of the species and trunk diameter of existing trees and shade trees on the property for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 2, 2018.

Kanaskie, yes; Pugielli, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Check, yes

On a motion by Check, seconded by Traupman, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 159-29.D.(12) and 67-3.H.(3) requiring a 3inch thick binder course for light duty paving for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 2, 2018.

Kanaskie, yes; Pugielli, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Check, yes

On a motion by Check, seconded by Gilchrist, the Planning Commission recommends that the Board of Supervisors grant a deferral of Section 185-17.B and C to construct the required number of parking spaces for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 2, 2018.

Kanaskie, yes; Pugielli, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Check, yes

On a motion by Check, seconded by Pugielli, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 152.10.I.(4) and (9) requiring the bio-infiltration basin be lined with a synthetic impervious liner for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 2, 2018.

Kanaskie, yes; Pugielli, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Check, yes

On a motion by Check, seconded by Kanaski, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 152.11.g.(3) and 67-9.A.(1) requiring class III reinforced concrete pipe as the material for the storm sewer in the area outside of the public Right of Way for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 2, 2018.

Kanaskie, yes; Pugielli, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Check, yes

On a motion by Check, seconded by Gilchrist, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 152.10.I.(3) requiring a basin outlet configuration such that the proposed bio-infiltration basin will completely drain of water for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 2, 2018 and subject to the consideration for a need for emergency overflow connection.

Kanaskie, yes; Pugielli, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Check, yes

On a motion by Check, seconded by Pugielli, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 152.10.I,(10) requiring a basin minimum bottom slope of two percent towards the outlet structure for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 2, 2018.

Kanaskie, yes; Pugielli, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Check, yes

On a motion by Check, seconded by Kanaski, the Planning Commission recommends that the Board of Supervisors grant approval of the Applicants Preliminary Plan for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 2, 2018.

Kanaskie, yes; Pugielli, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Check, yes

**FRESHPET**

Appeal of Zoning Ordinance  
Relief from setback provision

The Zoning appeal was reviewed and the Planning Commission makes no additional comment or recommendation to the Board of Supervisors.

**WELLNESS CENTER**

Appeal of Zoning Ordinance  
Relief from sign/advertising provisions

The Zoning appeal was reviewed and the Planning Commission makes no additional comment or recommendation to the Board of Supervisors.

**Zoning Ordinance Amendment**

Home Occupation

The Zoning Ordinance Amendment was reviewed by the Planning Commission and a letter will be sent to the Board of Supervisors indicating that the Planning Commission has no comments, objections or recommendations for the proposed Ordinance amendment.

**Biafore Ave**  
Sanitary Sewer Main Replacement  
City of Bethlehem, State Grant Request

The Planning Commission affirms that the referenced sewer main project complies with the Township's Comprehensive Plan and has forwarded the letter supporting the project to the Board of Supervisors.

**PLANNING APPLICANTS**

David Orinski will be requested to attend the March meeting to allow current Board members whom have not previously had a chance to meet and question him.

Chelsey Outman has submitted a talent form and application to the Township for the position of Planning Commission Clerk.

**ENGINEER'S REPORT**

Nothing to report.

Barry Check  
Planning Commission Chairman

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

February 6, 2018

Board of Supervisors  
Hanover Township  
Northampton County  
3630 Jacksonville Road  
Bethlehem, PA 18017

Re: Burgess Flex Center  
3900 Burgess Place  
Hanover Township  
Northampton County, PA  
Preliminary Land Development Plan

Gentlemen:

The Preliminary Land Development Plan was reviewed at our meeting on February 5<sup>th</sup>, 2018.

Waiver and Deferral requested were reviewed and acted upon. They are reflected in our minutes which are attached for your review.

Our recommendation is to Approve the Preliminary Land Development Plan conditioned upon the Hanover Engineering letter dated February 2, 2018 and the conditions found herein.



Barry Check, PE  
Planning Commission Chairman

Cc: Township Engineer – Brian Kocher  
Cc: Township Solicitor – James Broughal, Esq.  
Cc: Zoning Administrator – Yvonne Kutz  
Cc: Township Manager – John Finnigan  
Cc: Bohler Engineering – Matthew Chartrand, PE