

Martin, Bradbury & Griffith, Inc.

LAND DEVELOPMENT CONSULTANTS – PLANNERS – LAND SURVEYORS

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July 8, 2025

Ref: 3630-000

van den Heuvel

Record Plan

Attn: Mark Hudson
Township Supervisor
Hanover Township, Northampton County
3630 Jackson Road
Bethlehem, PA 18017-9302

RE: Jaap R. & Sonja A. van den Heuvel
2392 Jacksonville Road
Preliminary / Record Plan Review
Third Submission
Recived on May 15, 2025
Hanover Project H24-19

Responses from Martin, Bradbury & Griffith, Inc. below are in **bold** text. Original comments are by Brien R. Kocher, PE Hanover Engineering, Township Engineer dated May 30th, 2025.

A. GENERAL COMMENTS

1. This is the third submission and consists of the items listed in our distribution letter. The Applicant proposes a lot line adjustment and subdivision between two existing lots to create three residential lots, two with existing homes, within the R1-S Zoning District.

Although this is the third submission for this subdivision, this is the second submission for the proposed layout from Martin, Bradbury & Griffith, Inc. The original sketch plan by Keystone Consulting Engineers (KCE) created numerous issues and exorbitant costs, which include, but are not limited to, extending the length and width of the Rosewood Drive cul-de-sac and adding an egregious amount of impervious coverage to the subjected properties, all while having inaqudate infiltration due to a lack of storm sewers available in the area. The submission from Martin, Bradbury & Griffith, Inc. should stand on its own merits, and the plan from KCE should not be in consideration for this project.

2. The one current parcel, proposed Lot 3, accesses Jacksonville Road via an access easement for the driveway. The developer does not intend to change the access to the existing 2392 Jacksonville Road property.

Martin, Bradbury & Griffith, Inc.

We from Martin, Bradbury & Griffith, Inc. agree with this comment.

3. The Board of Supervisors, at the meeting on October 8, 2024, approved a waiver from connecting the two existing portions of Rosewood Drive.

We from Martin, Bradbury & Griffith, Inc. agree with this comment.

B. STORMWATER MANAGEMENT ORDINANCE– CHAPTER 152

Section 152 – The developer shall provide stormwater management in accordance with this section in the ordinance. There is currently no development proposed; however, the developer shall tabulate all impervious cover installed on the subject lots after, June 17, 1990, the date of Township adoption of the original Monocacy Creek Act 167 Stormwater Management Ordinance. Said tabulation shall be noted on the plans putting future owners on notice for the required stormwater management and/or plan review requirements. The Applicant requests a deferral of this section.

No additional impervious cover has been installed at either of the subject lots at 2480 Rosewood Drive and 2392 Jacksonville Road after June 17, 1990.

We have added the deferral requests to sheet 1 of 2 of the Record Plan of the van den Heuvel Minor Subdivision and Lot Line Adjustment Plan, Revision C, prepared by Martin, Bradbury & Griffith, Inc.

C. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE – CHAPTER 159

Section 159-11.D – Cul-de sacs shall have a minimum radius of fifty feet (50') for right-of-way and a curb radius of forty feet (40'). The existing Rosewood Drive does not meet cul-desac requirements and currently has no curb or sidewalk. The township may wish to consider formal dedication of the full right-of-way and installation of curbing. Currently the neighborhood does not have sidewalk. In addition to the dedication of additional right-of-way, the Township shall make a determination to accept the proposed areas of right-of-way vacation. The Applicant requests a deferral of this requirement.

We have added the deferral requests to sheet 1 of 2 of the Record Plan of the van den Heuvel Minor Subdivision and Lot Line Adjustment Plan, Revision C, prepared by Martin, Bradbury & Griffith, Inc.

Existing cul-de-sac is adequate for everyday traffic as is shown on the provided turning templates.

Section 159-11.H & J – All cartway and curb construction shall be in accordance with these sections. The existing Rosewood Drive has some existing curb, but none within the existing stub portion terminus of the roadway. The Applicant requests a deferral of this requirement.

We have added the deferral requests to sheet 1 of 2 of the Record Plan of the van den Heuvel Minor Subdivision and Lot Line Adjustment Plan, Revision C, prepared by Martin, Bradbury & Griffith, Inc.

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Section 159-12 – The applicant shall clarify/verify/update drainage and utility easements pending Township concurrence of areas of dedication and vacation.

We have edited the areas of vacation and dedication and added the pavement easements to sheet 2 of 2 of the Record Plan of the van den Heuvel Minor Subdivision and Lot Line Adjustment Plan, Revision D, prepared by Martin, Bradbury & Griffith, Inc.

Section 159-13 – To provide adequate and proper nonmotorized traffic movement, sidewalks or pathways may be required within any subdivision by the Township. The existing roadway currently does not provide sidewalks. The Applicant requests a deferral of this requirement.

We have added the deferral requests to sheet 1 of 2 of the Record Plan of the van den Heuvel Minor Subdivision and Lot Line Adjustment Plan, Revision C, prepared by Martin, Bradbury & Griffith, Inc.

Section 159-15.D – All residential lots shall abut on a public street. Lot 3 does not have required frontage on a public street. The plans shall clearly indicate which lot lines are existing and which are proposed. Proposed lot numbers shall be added to Sheet 1.

Lot 3 shall continue to use the existing private driveway easement to Jacksonville Road, formally known as Chickentown Road. The line weight of the proposed lot lines has been darkened and callouts with leader lines have been added to each proposed lot line. Proposed lot numbers have been added to Sheet 1.

Section 159-15.G – Side lot lines shall be substantially at right angles or radial to street lines.

Side lots are shown at right angles and radial to the center point of Rosewood Drive cul-de-sac.

Section 159-15.I – The plans shall identify proposed lot corners where pins are to be set in accordance with this section.

The plans now show, “I.P. To Be Set” at proposed property corners in accordance with this section. Note #5 has been added to of sheet 2 of 2 of the Record Plan of the van den Heuvel Minor Subdivision and Lot Line Adjustment Plan, Revision D, prepared by Martin, Bradbury & Griffith, Inc.

Section 159-15.M – The plans shall identify proposed monuments to be set in accordance with this section.

The plans now show, “Mon. To Be Set (Typ.)” at proposed property corners in accordance with this section. Note #6 has been added to sheet 2 of 2 of the Record Plan of the van den Heuvel Minor Subdivision and Lot Line Adjustment Plan, Revision D, prepared by Martin, Bradbury & Griffith, Inc.

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Section 159-16.C – At the request of the Township Planning Commission and/or the Township Board of Supervisors, any developer shall be required to dedicate land to the Township for future street widening, for the purposes of the protection and preservation of the public's health and safety, and to conform with local and/or regional comprehensive street plans.

The owners of 2477 and 2480 Rosewood Drive have agreed to offer a pavement easement for the existing macadam on their properties as shown on sheet 2 of 2 of the Record Plan of the van den Heuvel Minor Subdivision and Lot Line Adjustment Plan, Revision D, prepared by Martin, Bradbury & Griffith, Inc.

Section 159-16.D(5) – The Board of Supervisors reserves the right to accept fees in lieu of land for open space and recreation requirements.

Jaap R. & Sonja A. van den Heuvel are amenable to reaching an agreement over fees in lieu of land.

Section 159-17.C – Shade trees shall be planted in all subdivisions and land developments including land abutting existing streets as required herein. The existing property contains several trees along the roadway. The Applicant requests a deferral of this requirement.

Jaap R. & Sonja A. van den Heuvel are amenable to reaching an agreement over fees in lieu of providing street trees.

Section 159-18.A – All subdivision and land developments shall be designed, constructed and maintained in full compliance with the stormwater management requirements described in Chapter 152, Stormwater Management, and/or any amendments thereafter.

We have added the deferral requests to sheet 1 of 2 of the Record Plan of the van den Heuvel Minor Subdivision and Lot Line Adjustment Plan, Revision C, prepared by Martin, Bradbury & Griffith, Inc.

Note #7 has been added to sheet 2 of 2 of the Record Plan of the van den Heuvel Minor Subdivision and Lot Line Adjustment Plan, Revision D, prepared by Martin, Bradbury & Griffith, Inc.

Section 159-20.B – Connection to a public sanitary sewer system shall be required in accordance with Township and City of Bethlehem standards.

A proposed sanitary lateral has been shown for proposed Lot #2 on sheet 2 of 2 of the Record Plan of the van den Heuvel Minor Subdivision and Lot Line Adjustment Plan, Revision D, prepared by Martin, Bradbury & Griffith, Inc.

Note #8 has been added to sheet 2 of 2 of the Record Plan of the van den Heuvel Minor Subdivision and Lot Line Adjustment Plan, Revision D, prepared by Martin, Bradbury & Griffith, Inc.

Section 159-21.A – Connection to a central water system shall be required in accordance with Township and City of Bethlehem standards.

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A proposed water supply line has been shown for proposed Lot #2 on sheet 2 of 2 of the Record Plan of the van den Heuvel Minor Subdivision and Lot Line Adjustment Plan, Revision D, prepared by Martin, Bradbury & Griffith, Inc.

Note #9 has been added to sheet 2 of 2 of the Record Plan of the van den Heuvel Minor Subdivision and Lot Line Adjustment Plan, Revision D, prepared by Martin, Bradbury & Griffith, Inc.

Section 159-24 – The Township shall determine if streetlights are to be provided.

Jaap R. & Sonja A. van den Heuvel are amenable to discussion over this section.

Section 159-29.D(6) – The offer for dedication plan notation shall be updated upon Township concurrence of dedicated improvements.

There is a section for dedication on sheet 1 of 2 of the Record Plan of the van den Heuvel Minor Subdivision and Lot Line Adjustment Plan, Revision C, prepared by Martin, Bradbury & Griffith, Inc..

Section 159-30.C.(9) – The Applicant shall set include a date set for the completion of all proposed and required improvements.

This is a minor subdivision plan. A date of completion for the proposed and required improvements shall be incumbent upon the developer and included in their plans.

Section 159-30.D.(4) – A copy of the agreement with sewer and water utilities indicating specific approval for each proposed extension shall be included with the plan submission.

Section 159-34 – The Applicant shall clarify whether this is supposed to be a preliminary plan review or a preliminary/record plan review. If it is intended to be a preliminary/record plan review, a waiver of an approved preliminary plan would be required. Also, the “final” in the plan title shall be changed to “record.”

The plans have been changed to read as, “record.”

Section 159-44 – All requests for modification (waiver or deferral) shall be submitted in writing and include a justification for each request. Upon approval by the Board of Supervisors, a note shall be added to the Plan listing all waivers, deferrals and Zoning Ordinance design approvals, along with any conditions and the meeting date of the Board of Supervisors action.

Jaap R. & Sonja A. van den Heuvel and Martin, Bradbury & Griffith, Inc. will comply with this section.

D. ZONING ORDINANCE – CHAPTER 185

Section 185-12.C. – Lot 3 does not appear to have a front lot line.

The front lot line of Lot 3 is an existing nonconformity that has existed since the creation of the existing lot.

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Section 185-12.C. – The Zoning Officer shall review the lot configurations/building restriction layouts.

Jaap R. & Sonja A. van den Heuvel and Martin, Bradbury & Griffith, Inc have not received any comments from the Zoning Officer for previous submissions.

Section 185-26.F.(2) – The minimum front yard setback for a dwelling within the R1-S Zoning District is 35 feet. The existing dwelling on Lot 3 encroaches within the front yard setback.

The front lot line of Lot 3 is an existing nonconformity that has existed since the creation of the existing lot.

Section 185-26.F.(2) – The applicant shall verify and label the minimum lot width for all 3 lots along the required setback line.

The widths along the front yard setback lines have been included in Notes #1, 2, and 3 of sheet 2 of 2 of the Record Plan of the van den Heuvel Minor Subdivision and Lot Line Adjustment Plan, Revision D, prepared by Martin, Bradbury & Griffith, Inc. This information was also included on the pervious submission.

Section 185-44.A – A zoning permit shall be required prior to the erection, construction, or alteration of any building, structure or any portion thereof.

This is a minor subdivision plan. Required zoning permits shall be incumbent upon the developer prior to the erection, construction, or alteration of any building, structure or any portion thereof.

E. TECHNICAL COMMENTS

1. Label or provide a legend for all plan symbols/features.

A legend for all plan symbols and features have been added to both sheet of the Plan.

2. The Township shall consider any additional comments provided by the Township Zoning Officer, Township Solicitor, Public Works, Emergency Services, etc.

Jaap R. & Sonja A. van den Heuvel and Martin, Bradbury & Griffith, Inc have not received any comments from the the Township Zoning Officer, Township Solicitor, Public Works, Emergency Services, etc. at this time.

Very Truly Yours,
Martin, Bradbury & Griffith, Inc.

Mark A. Bradbury
President