

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

Minutes of the April 2, 2018 Meeting

Meeting #942 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, April 2, 2018, and convened at 7:30 P.M.

Planning Commission members in attendance:

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| Barry Check | Martin Gilchrist |
| Richard Kanaskie | Dale Traupman |
| Paul Pugielli | |

Hanover Engineering Associates, Inc. represented by James Milot.

REVIEW OF MEETING MINUTES

Motion was made by Gilchrist, seconded by Kanaskie, to approve the minutes of March 5, 2018 Planning Commission Meeting.

Kanaskie, abstain; Pugielli, yes; Traupman, yes; Gilchrist, yes; Check, yes.

HANOVER TOWNSHIP SENIOR LIVING CENTER

4700-4702 Bath Pike

Land Development Plan and Conditional Use Plan

Kevin Fruck – Principal Engineering Manager

Greg Elmore – Architect

The applicants reviewed the Hanover Engineering comment letter with the Planning Commission. Mr. Fruck discussed the rain garden, retaining wall and water collection. He also provided a brief history on the plan. He explained that extensive testing was done to look at doing infiltration with an underground basin primarily around the building. However, some karst features were found including limestone and infiltration features that were not good. The Township and DEP and the Conservation District are looking at an alternate BNP System (Spray Irrigation System). The system will collect the water and pump it through spray nozzles. The entire site will be controlled by an underground basin that wraps around the site.

Mr. Elmore provided further information about Subdivision and Land Development, including the landscaping and tree requirements.

Jim Smith, a resident and neighbor to the center had some concerns about the lighting and noise. Both issues were addressed by Mr. Fruck and Mr. Elmore.

Mr. Gilchrist made a recommendation to the Chairman that the Planning Commission offer approval of Conditional Use to be considered by the Board of Supervisors.

A motion was made by Check, seconded by Kanaskie, that the Board of Supervisors approve the Conditional Use application as submitted by the applicant and as reviewed by Hanover Engineering in the letter dated March 30, 2018. The Land Development Plan was tabled to permit the applicant time to address the comments outlined in the Land Development review letter, also dated March 30, 2018.

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

PLANNING APPLICANTS

The Planning Commission Applicant, Mr. Orinski, gave a brief background about himself and explained to the Planning Commission Members why he would be interested in joining the board. The Planning Commission unanimously recommended the Board of Supervisors appoint Mr. Orinski to the Planning Commission, effective immediately.

ENGINEERS REPORT

Nothing to report.

Chelsey Outman
Planning Commission Clerk