

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

Minutes of the October 5, 2009 Meeting

Meeting #861 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, October 5, 2009, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Joseph Hilton
Paul Kuehne	James Narlesky
Kenneth Vail	Barry Check

Hanover Engineering Associates, Inc. represented by Jim Milot.

Motion was made by Hilton, seconded by Vail, to approve the minutes of the September 14, 2009 Planning Commission Meeting.

Hilton, yes; Kuehne, yes; Narlesky, abstain; Vail, yes; Check, yes; Lawless, yes

1,144 ACRE LOT CONSOLIDATION PLAN Lehigh-Northampton Airport Authority
Preliminary/Final Lot Consolidation Plan
Joseph Civitella (McTish, Kunkel & Assoc) Brian Sinnwell (Airport Authority)

Airport proposes to consolidate numerous separate parcels into one (1) lot consisting of a net acreage of 1,144 acres. Approximately nine (9) acres are within Hanover Township – Northampton County. This single lot, identified as Parcel “H”, will be recorded as a consolidated deed. If deeded as one parcel, the Airport feels it would be easier to manage.

Planner Kuehne advised that the Airport Lot Location Plan, reviewed by the Planning Commission on July 17, 2006, has not been signed nor recorded to date.

S.A.L.D.O. comments are as follows:

Section 159-10E – Street classifications will be identified.

Section 159-10H - Right-of-way along existing streets should be shown for the benefit of future developers and PennDot. Deferral request should be withdrawn.

Section 159-11C – Deferral is requested from providing additional pavement widening of existing streets.

Section 159-12B – Metes and bounds should be shown for all existing easements. If easements are for development, such as road, drainage, etc., each future developer must provide easements.

Section 159-15A – Lot area and building restriction lines within Hanover Township should be provided.

Section 159-15M - Monument and iron pins should be shown at major control points.

Section 159-31 – Total property acreage is greater than the maximum two (2) acres. Waiver is requested.

Planners questioned the land located north of Gregory's Steak House. Airport purchased this land through a Noise Grant. It is a restricted runway protection zone and nothing will be developed on this land.

Hanover Engineering was asked to review this submittal in conjunction with the prior application submitted in or about July of 2006 to insure that both applications are in compliance with all engineering, planning and Township recommendations and requirements.

Airport will request Lot Consolidation from all involved municipalities. Planning comments will be addressed.

Sylvia McLaughlin
Clerk – Planning Commission