

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

Minutes of the July 11, 2011 Meeting

Meeting #877 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, July 11, 2011, and convened at 7:30 P.M.

Planning Commission members in attendance:

Joseph Hilton	Paul Kuehne
James Narlesky	Jim Sterner
Barry Check	

Hanover Engineering Associates, Inc. represented by James Milot.

Motion was made by Kuehne, seconded by Check, to approve the minutes of the June 6, 2011 Planning Commission Meeting.

Kuehne, yes; Sterner, abstain; Narlesky, yes; Check, yes; Hilton, yes

DEWIRE ESTATES – LOT 14     Lot Grading/Record Plan     1203 Alyssa Place  
Angie Brong (Lot Developer)

A single home is proposed on Lot 14 ... the first in the Dewire Estates. Original development agreement stipulates a certain percentage of Woodlands be maintained along all of the lots. Zoning Hearing Board granted a variance for Lot 14, allowing lot coverage of 26%. Lot will meet the 35% for Woodlands preservation. Lacking an overall Estates development plan, each lot will have to maintain the average percentage of Woodlands. This may be achieved with replacement trees.

Comments were received from the Shade Tree Commission; letter dated July 8, 2011.

Motion was made by Hilton, seconded by Narlesky, to send a letter to the Board of Supervisors recommending approval of the Lot 14 Dewire Estates Lot Grading/Record Plan subject to compliance with the details outlined in letter from Hanover Engineering dated July 8, 2011.

Kuehne, yes; Narlesky, yes; Sterner, yes; Check, yes; Hilton, yes

Motion was made by Hilton, seconded by Sterner, recommending that the Township become proactive in meeting with the lot owner(s), new developer and Hanover Engineering to resolve any and all matters connected with the grading and the preservation of the Woodlands in this development.

Kuehne, yes; Narlesky, yes; Sterner, yes; Check, yes; Hilton, yes

ZONING ORDINANCE AMENDMENT – CHAPTER 185, SECTION 185-45

Proposed Ordinance Amendment was reviewed along with response letter dated June 8, 2011. Amendment is proposing to adopt the State regulations that enforce building codes uniformly. Language in existing Ordinance is incompatible with State regulations for Occupancy and Resale. In the past the Township issued multiple Occupancy Certificates to a building. The State interpretation is that an Occupancy Permit is issued once on the initial occupancy. Afterwards, it should be a Resale Certificate.

Zoning Officer should have a uniform check list for inspections which should be communicated to Township residents.

Public education on code requirements should be given to Township residents. Notification should be done in a general way via Hanoverview Newsletter and Township web site. Every resident should be informed of the content of the new codes.

Planners discussed their concern about the wording in “F” under Section 185-45. Points of discussion centered on the following:

Unsafe and uninhabitable should be defined. They are open ended descriptive words.

What determination is there to revoke a Certificate?

It is stated a Certificate could be retroactively revoked if something is found afterwards.

Property receiving a Resale Certificate could change hands and years later a violation could be found and Occupancy would be void.

Property owner is given 10 days written notice of intent to revoke Certificate of Occupancy.

Would this mean an eviction?

Reasonable time frame should be stipulated to enable property owner to request a hearing.

Planners questioned revoking the Occupancy Permit for a code violation.

Motion was made by Hilton, seconded by Sterner, to send a letter to the Board of Supervisors recommending approval of proposed Zoning Ordinance Amendment provided that “F” under Section 185-45 is deleted. The following corrections should be made ---

1<sup>st</sup> page – last paragraph – 4<sup>th</sup> line from bottom add (B.C.O.) after Building Code Official Under Section 3 – “C” – (1) – next to last line should read ---- inspection by the B.C.O.

Kuehne, yes; Narlesky, yes; Sterner, yes; Check, yes; Hilton, yes

Motion was made by Hilton, seconded by Kuehne, to send a letter to the Board of Supervisors recommending that several things be done connected with the implementation of proposed Ordinance Amendment. A written listing of uniform inspection items should be established and communicated to Township residents. Hanover Township should inform the public in a general way the code requirements via the Hanoverview Newsletter and the Township web site.

Kuehne, yes; Narlesky, yes; Sterner, yes; Check, yes; Hilton, yes

Sylvia McLaughlin – Planning Clerk





