

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

Minutes of the September 8, 2014 Meeting

Meeting #910 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, September 8, 2014, and convened at 7:30 P.M.

Planning Commission members in attendance:

Kenneth Vail	Susan Lawless
Joseph Hilton	Barry Check
Vivian Zumas	Richard Kanaskie
Paul Pugielli	

Hanover Engineering Associates, Inc. represented by James Milot.

Chairman Vail welcomed ten boy scouts from Notre Dame Troop 352, along with their leaders, who are attending this meeting as part of a merit badge requirement.

Motion was made by Vail, seconded by Check, to approve the minutes of the August 11, 2014 Planning Commission Meeting.

Lawless, yes; Hilton, yes; Check, yes; Zumas, yes; Kanaskie, yes; Pugielli, yes;
Vail yes

Wawa, Inc. 3300 Schoenersville Road Conditional Use Application
No one was present representing Wawa.

Wawa proposes to convert four (4) existing “gasoline only” fueling positions to combined “gasoline/diesel” fueling positions. Site is located within the PORR District (Planned Office, Research and Residential).

Previously approved Conditional Use Plan and Preliminary/Final Land Development Plans include notes prohibiting diesel fueling stations on this site. Zoning Ordinance stipulates that providing diesel fuel is not a permitted use. A Variance request, prior to proceeding with the request for Conditional Use, may be required. Determination must be made by the Zoning Officer and/or Township Solicitor.

Planners have concerns they would have wanted discussed.

Will tractor trailers access Stoke Park Road?

Would there be restrictions allowing only passenger vehicles only as opposed to also allowing fleet vehicles and tractor trailers?

Maneuverability for tractor trailers is questionable. Turning templates would need to be provided.

WAWA Continued

Motion was made by Vail, seconded by Lawless, to recommend to the Board of Supervisors to defer the decision on the Applicant's proposal until such time as the Zoning Officer has rendered an opinion as to the suitability for the proposal in the PORR District and the Planning Commission's review of the same.

Lawless, yes; Hilton, yes; Check, yes; Kanaskie, yes; Zumas, yes; Pugielli, yes;
Vail, yes

ENGINEER'S REPORT

Milot had nothing to report.

BOY SCOUT TROUP

Planning members, along with Milot, informed the scouts on the purpose and duties of the Planning Commission.

Wawa's proposal to add diesel fuel was explained to them.

Sylvia McLaughlin
Clerk – Planning Commission

