

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

Minutes of the December 7, 2015 Meeting

Meeting #923 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, December 7, 2015, and convened at 7:30 P.M.

Planning Commission members in attendance:

Kenneth Vail	Susan Lawless
Barry Check	Vivian Zumas
Richard Kanaskie	Paul Pugielli
Dale Traupman	

Hanover Engineering Associates, Inc. represented by James Milot.

Motion was made by Vail, seconded by Lawless, to approve the minutes of the September 14 2015 Planning Commission Meeting.

Lawless, yes; Check, abstain; Zumas, yes; Kanaskie, abstain; Pugielli, yes;  
Traupman, yes; Vail yes

Motion was made by Vail, seconded by Lawless, to approve the minutes of the November 2, 2015 Planning Commission Meeting.

Lawless, yes; Check, yes; Zumas, abstain; Kanaskie, yes; Pugielli, abstain;  
Traupman, yes; Vail, yes

LOT LOCATION PLAN 2380 and 2392 Jacksonville Road and 1204 Alyssa Place

Edward Schlaner, Jr. (Martin Schuler Company)

Lot Owners --- Gary and Deborah Mosser David and Angeline Brong

Jaap and Sonja Van Den Heuvel

Plan proposes a lot line adjustment between the three (3) existing residential lots with portions of Lot 1 to be conveyed to Lots 2 and 3. Lot 1 would be decreased in size. Lots 2 and 3 would be increased in size.

Determination on S.A.L.D.O. comments outlined in letter from Hanover Engineering dated December 2, 2015 will be made by the Board of Supervisors.

A copy of the proposed 10' wide access easement agreement for Lot 1 and the adjoining property to the north was requested. Deborah Mosser stated they own both properties and will provide easement agreement.

LOT LOCATION PLAN Continued

Waiver requested to allow Plan to be processed as a Lot Location Plan

Motion was made by Vail, seconded by Lawless, recommending that the Board of Supervisors grant requested waiver of Section 159-31.A for the reasons set forth by the Applicant and in conjunction with letter from Hanover Engineering dated December 2, 2015.

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

Motion was made by Vail, seconded by Lawless, recommending that the Board of Supervisors grant the Applicant's requested Lot Line Adjustment Plan based on the reasons set forth by the Applicant and in conjunction with the letter from Hanover Engineering dated December 2, 2015.

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

OFF-STREET PARKING ZONING ORDINANCE TEXT AMENDMENT

Motion was made by Vail, seconded by Lawless, to comment to the Board of Supervisors that the Planning Commission has no objections or recommendations for proposed ordinance at this time.

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

BREW PUB/MICROBREWERY ZONING ORDINANCE TEXT AMENDMENT

Motion was made by Vail, seconded by Lawless, to comment to the Board of Supervisors that the Planning Commission has no objections or recommendations for proposed ordinance at this time.

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

ENGINEER'S REPORT

Milot reported that construction is proceeding at the Village View Park.  
Fresh Pet is sponsoring a Township Dog Park which will be located at the Community Center Park area.

Sylvia McLaughlin  
Clerk- Planning Commission





