

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

Minutes of the December 3, 2018 Meeting

Meeting #947 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, December 3, 2018, and convened at 7:30 P.M.

Planning Commission members in attendance:

Martin Gilchrist	Barry Check
Richard Kanaskie	Gordon Campbell
Dale Traupman	Dave Orinski

Hanover Engineering Associates, Inc. represented by James Milot.

REVIEW OF MEETING MINUTES

Motion was made by Gilchrist, second by Orinski, to approve the Minutes of November 5, 2018 Planning Commission Meeting.

Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes, Check, yes.

FRESH PET

Re-Submission Land Development
Plan/Lot Consolidation

Paul Szewczak - Principal

Mr. Szewczak requested Planning Commission comments for the Fresh Pet #2 Addition. Hanover Engineering comment letter of November 29, 2018 was reviewed, and the Planning Commission provided comments on zoning, parking/driveway layout, and spray irrigation system.

Planning Commission actions for Fresh Pet:

On a motion by Kanaskie, seconded by Gilchrist, the Planning Commission does not object any relief of zoning ordinance Section 185-17.B and C, also Section 185-18.B and C, and also Section 183-35.F.(2) that may be granted by the Board of Supervisors based on the information presented on the record by the applicant and in reference to the Hanover Engineering Letter dated November 29, 2018

Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes; Check, yes

On a motion by Check, seconded by Kanaskie, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 73-7.D.(2) of a maximum radius for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated November 29, 2018.

Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes; Check, yes

On a motion by Check, seconded by Orinski, the Planning Commission recommends that the Board of Supervisors grant a waiver of SALDO Section 159-15.I.(5) and Chapter 73-7.E(1)(b) regarding driveway width for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated November 29, 2018.

Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes; Check, yes

On a motion by Check, seconded by Traupman, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 159-17.A regarding the trees being shown on the plan for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated November 29, 2018.

Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes; Check, yes

On a motion by Check, seconded by Orinski, the Planning Commission recommends that the Board of Supervisors grant a waiver of SALDO Section 159-29.C.(3) and 159-29.C.(6)(A) regarding size and species of trees on the plan for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated November 29, 2018.

Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes; Check, yes

On a motion by Check, seconded by Traupman, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 159-29.C(1) and 159-30.C.(3) to show existing utilities within 200 feet of the site for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated November 29, 2018.

Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes; Check, yes

On a motion by Check, seconded by Kanaski, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 152.10.I.(3) regarding pipe outlet arrangement for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated November 29, 2018.

Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes; Check, yes

On a motion by Check, seconded by Gilchrist, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 152.10.I.(10) relative to the slope at the bottom

of the retention basin for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated November 29, 2018.

Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes; Check, yes

On a motion by Check, seconded by Gilchrist, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 152.11.G.(3) and 67.9.A.(1) for the use of HDPE pipe for all aspects of the project for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated November 29, 2018.

Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes; Check, yes

On a motion by Check, seconded by Traupman, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 152-11.G.(7) relative to location of downstream off-site properties and drainage casement boundaries for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated November 29, 2018.

Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes; Check, yes

On a motion by Check, seconded by Kanaskie, the Planning Commission recommends that the Board of Supervisors grant conditional approval of the Preliminary/Record Land Development Plan and Lot Consolidation subject for recommended waivers and defferals and in compliance with those recommendation requirements of Hanover Engineering's letter dated November 29, 2018.

Kanaskie, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes; Check, yes

ENGINEER'S REPORT

Dunkin Donuts resubmitted
Hanover Senior Living to expect a follow-up submission
Preliminary Gulick Property Development submitted

Chelsey Outman
Planning Commission Clerk