

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

Minutes of the January 7th, 2019 Meeting

Meeting #948 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, January 7<sup>th</sup>, 2019, and convened at 7:30 P.M.

Planning Commission members in attendance:

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

Hanover Engineering Associates, Inc. represented by Brien Kocher.

**REORGANIZATION**

On a motion by Kanaskie, second by Traupman to reappoint Barry Check as Chairman for 2019.

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

On a motion by Check, second by Campbell to reappoint Richard Kanaskie as Vice Chairman for 2019.

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

On a motion by Check, second by Gilchrist to reappoint Paul Pugielli as Secretary for 2019.

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

On a motion by Check, second by Kanaskie to reappoint Chelsey Outman as Planning Commission Clerk for 2019.

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

**REVIEW OF MEETING MINUTES**

Motion was made by Gilchrist, second by Campbell, to approve the Minutes of December 3rd, 2018 Planning Commission Meeting.

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

## **HANOVER TOWNSHIP SENIOR LIVING**

Re-Submission

Kevin Fruck – Principal Engineering Manager

Greg Elmore - Architect

Mr. Fruck requested Planning Commission comments for the Hanover Township Senior Living. Hanover Engineering comment letter of January 3rd, 2018 was reviewed, and the Planning Commission gave their comments.

Planning Commission actions for Hanover Township Senior Living:

On a motion by Check, seconded by Orinski, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 159-11.k and 67-6.I, regarding the curb line and right-of-way be graded at a slope of 3/8" for the reasons set forth by the applicant and in conjunction with the Hanover Engineering letter dated January 3<sup>rd</sup>, 2019.

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 deferral of Section 159-13 relative to sidewalks for the reasons set forth by the applicant and in conjunction with the Hanover Engineering letter dated January 3<sup>rd</sup>, 2019.

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 159-15.I.(1) and (3).(a), 73-4.D regarding the emergency access drive grade and depressed curbs for the reasons set forth by the applicant and in conjunction with the Hanover Engineering letter dated January 3<sup>rd</sup>, 2019 and pending any comments from PennDOT.

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 Section 159-25 regarding noise study for the reasons set forth by the applicant and in conjunction with the Hanover Engineering letter dated January 3<sup>rd</sup>, 2019.

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) regarding existing features within 200 feet for the reasons set forth by the applicant and in conjunction with Hanover Engineering letter dated January 3<sup>rd</sup>, 2019.

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) regarding slope at the bottom of the raingarden for the reasons set forth by the applicant and in conjunction with Hanover Engineering letter dated January 3<sup>rd</sup>, 2019.

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.B regarding a storm drain minimum velocity for the reasons set forth by the applicant and in conjunction with Hanover Engineering letter dated January 3<sup>rd</sup>, 2019.

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

On a motion by Check, seconded by Campbell, the Planning Commission recommends that the Board of Supervisors grant a waiver of Section 152.11.G.(3) and 67-9.A.(1) regarding the reinforced concrete piping with “O” rings for the reasons set forth by the applicant and in conjunction with Hanover Engineering letter dated January 3<sup>rd</sup>, 2019.

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 152.11.G.(4) regarding the pipe size of the storm sewer for the reasons set forth by the applicant and in conjunction with Hanover Engineering letter dated January 3<sup>rd</sup>, 2019.

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 approval of the Preliminary Lot Consolidation/Land Development Plan submission subject to the recommended waivers and deferrals and in compliance with those recommendation requirements in the Hanover Engineering letter dated January 3<sup>rd</sup>, 2019

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

**ADULT DAYCARE CENTER**

3864 Adler Place  
Conditional Use Plan

Planning Commission actions for Adult Daycare Center:

On a motion by Check, seconded by Kanaskie, to the Board of Supervisors from the Planning Commission that there are no objections to the Conditional Use Plan for the Adult Daycare Center at 3864 Adler Place, pending presentation to the Board of Supervisors regarding the traffic circulation and proposed drop-off and pick-up areas.

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

**ENGINEER'S REPORT**

PennDOT Meeting  
New Water Shed for stormwater  
Update on Comprehensive Plan

Chelsey Outman  
Planning Commission Clerk