

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

Minutes of the May 6, 2019 Meeting

Meeting #950 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, May 6, 2019, and convened at 7:30 P.M.

Planning Commission members in attendance:

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

Hanover Engineering Associates, Inc. represented by James Milot.

**REVIEW OF MEETING MINUTES**

Motion was made by Gilchrist, seconded by Campbell, to approve the minutes of the March 4, 2019 Planning Commission Meeting.

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

Note: There was no Planning Commission meeting in April 2019.

**DEVELOPMENTS, PLANNING & ZONING**

Farmhouse Village  
Preliminary Subdivision and Land Development Plan Submission  
6292 Hanoverville Road

David Harte – Vice President Pennsylvania Venture Capital

An introductory presentation to the proposed development was presented by Mr. Harte. The development resides in both Hanover Township and East Allen Township with the single-family homes on a public cul-de-sac in Hanover Township and private twin homes development and commercial establishments in East Allen Township. The applicant requested Planning Commission comments but was not expecting the Planning Commission to take any formal action at this meeting.

General discussion and comments were provided on the following items included in the Hanover Engineering letter of May 3, 2019:

- 1) An emergency access road is shown between the single-family homes and the twin homes. The surface has yet to be determined but needs to be a plowable surface.

- 2) Evaluate pedestrian movement and circulation between the public and private areas and access to the commercial area.
- 3) Street lighting on the cul-de-sac is needed and expected to be three or four lights.
- 4) Low lying wet areas were noted as an existing issue and the need for subsurface evaluation and stormwater management must be addressed.
- 5) The grading plan between the existing properties south of the development shows slope towards the detention areas thus relieving water retention areas that currently are a problem in the general area.
- 6) Address the need for sidewalks on west side of Jacksonville Road and in the cul-de-sac.
- 7) The direct access of lot 21 to Jacksonville Rd should be revisited.
- 8) Hanover Engineering indicated that there has been a long-standing wish for the ability of Hanover Twp residents to access the Nor-Bath Trail and for East Allen Twp. area to Hanover Twp. Parks and recreation. This development helps to establish that linkage.

### **COURTESY OF THE FLOOR**

Mr. Thomas Long was in attendance from the East Allen Township Planning Commission. He was interested in hearing the comments from the Hanover Township Planning Commission on the Farmhouse Village Development.

### **ENGINEER'S REPORT**

- 1) Biafore sinkhole notice of award issued.
- 2) Preliminary numbers for signal at Wegmans Drive and Stoke Park may be at warrants point.
- 3) Eastupland Associates in discussion of developing the area behind Best Western. (Refer to Hanover Engineering's letter dated April 1, 2019)
- 4) Burgess development progressing.
- 5) Nothing progressing at the northwest corner of Jaindl Blvd and Township Line Rd. (Flex buildings)
- 6) No additional information or action on the extension of Blair Road and development of the old Stoke Park Road area behind the auto dealer at the corner of Center and Rt. 22.

Barry Check  
Planning Commission Chairman