

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

Minutes of the June 1, 2020 Meeting

Meeting #958 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, June 1, 2020 and convened at 7:34 p.m. by Barry Check. Participants attended electronically and the meeting was conducted in compliance with Act 15 of 2020 signed by Governor Thomas W. Wolf on April 20, 2020 and effective the same day.

Planning Commission members in attendance:

Barry Check, Chairman  
Richard Kanaskie, Vice Chairman  
Paul Pugielli, Secretary  
Dale Traupman  
Martin Gilchrist  
Gordon Campbell  
David Orinski

Others in attendance:

James Milot, Hanover Engineering Associates, Inc.  
Judy Holladay, Planning Commission Clerk  
John Finnigan, Township Manager  
Erich Schock, Esq., Fitzpatrick, Lentz & Bubba,  
Sue Kandil, PE, Penn Technology Consulting, LLC  
Matthias Fenstermacher, VP, Serfass Construction Co.

**REVIEW OF MEETING MINUTES**

A motion by D. Traupman seconded by G. Campbell to approve the minutes of the March 2, 2020 Planning Commission Meeting was approved without objection.

A motion by G. Campbell seconded by B. Check to approve the minutes of the May 4, 2020 Planning Commission Meeting was approved without objection.

**DEVELOPMENTS, PLANNING & ZONING**

Discussion between representatives for the applicant led by Erich Schock, Esq. and members of the Commission regarding 257 Brodhead Road Preliminary/Record Land Development Plan sketches and required parking, referenced a letter from the applicant requesting waivers from sections of the Hanover Township Code. During the discussion, the review letter of May 29, 2020 from Hanover Engineering and the waiver letter from Penn Technology Consulting, LLC were reviewed and cross-referenced resulting in the following recommendations:

Motion by B. Check seconded by R. Kanaski recommending that the Board of Supervisors grant a waiver for §159-5.B (Subdivision and land development control) for reasons set forth by applicant in conjunction with Hanover Engineering's letter dated May 29, 2020.

*After further discussion and clarification by the Engineer, the motion was withdrawn.*

Motion by B. Check seconded by M. Gilchrist recommending that the Board of Supervisors grant a waiver for §159-17.E (Protection during construction) for reasons set forth by the applicant in conjunction with Hanover Engineering's letter dated May 29, 2020.

*Vote: Kanaskie, yes; Pugielli, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes; Check, yes*

Motion by B. Check seconded by R. Kanaski recommending that the Board of Supervisors grant a waiver for §159-29.C.(1), §159-29 C.(3) and (6)(a), (Existing features of the land) for reasons set forth by the applicant in conjunction with Hanover Engineering's letter dated May 29, 2020.

*Vote: Kanaskie, yes; Pugielli, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes; Check, yes*

Motion by B. Check seconded by M. Gilchrist recommending that the Board of Supervisors grant a waiver for §159-33 (Preliminary Plan) for the reasons set forth by the applicant in conjunction with Hanover Engineering's letter dated May 29, 2020 and subject to all parking being shown on the plan and subject to Zoning and Board of Supervisors' relief of parking or deferral to a later time.

*Vote: Kanaskie, yes; Pugielli, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes; Check, yes*

Motion by B. Check seconded by M. Gilchrist recommending that the Board of Supervisors grant a waiver for §159-13.B (Sidewalks, pathways and crosswalks) for the reasons set forth by the applicant in conjunction with Hanover Engineering's letter dated May 29, 2020.

*Vote: Kanaskie, yes; Pugielli, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes; Check, yes*

Motion by B. Check seconded by M. Gilchrist recommending that the Board of Supervisors consider a deferral of §185-17.B (Landscaping) in the construction of parking spaces for reasons set forth by the applicant in conjunction with Hanover Engineering's letter dated May 29, 2020.

*Vote: Kanaskie, yes; Pugielli, yes; Traupman, no; Gilchrist, yes; Campbell, yes; Orinski, yes; Check, yes*

Motion by B. Check seconded by M. Gilchrist to recommending that the Board of Supervisors grant conditional approval for the Record land development plan subject to the recommended waivers and deferrals and the compliance with those recommendations and requirements of Hanover Engineering's letter dated May 29, 2020 and the testimony of the applicant at the June 1, 2020 Planning Commission meeting.

*Vote: Kanaskie, yes; Pugielli, yes; Traupman, yes; Gilchrist, yes; Campbell, yes; Orinski, yes; Check, yes*

**COURTESY OF THE FLOOR**

None

**ENGINEER'S REPORT**

None

Meeting adjourned by B. Check at 9:08 pm.

Judy Holladay  
Planning Commission Clerk