

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

Minutes of the August 3, 2020 Meeting

Meeting #959 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, August 3, 2020 and convened at 7:35 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

Nate Fox, Esq., Advanced Health Care
Joe Walker, CEO, Advanced Health Care
Len McCurdy, Advanced Health Care
Victor Grande, PE, Rettew Associates
Spencer Somerhays
Mary Jo Johnson, Resident
Tom Dredge, Resident
Kim and Sean Cunningham, Residents

REVIEW OF MEETING MINUTES

A motion by M. Gilchrist seconded by R. Kanaskie to approve the minutes of the June 1, 2020 Planning Commission Meeting was approved without objection.

DEVELOPMENTS, PLANNING & ZONING

- “6292 Hanoverville Road Subdivision” Minor Subdivision

Motion by R. Kanaskie seconded by M. Gilchrist to table the agenda item related to “6292 Hanoverville Road Subdivision” Minor Subdivision until a future date.

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

- “Farmhouse Village Hanover” Major Subdivision (6292 Hanoverville Road Subdivision)

Motion by B. Check seconded by P. Pugielli to table the agenda item related to “Farmhouse Village Hanover” Major Subdivision until a future date.

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

- “Advanced Health Care” Minor Subdivision (3370 High Point Blvd – LVCC II, Lot 10)

After a discussion regarding referenced waivers and requirements in the Hanover Engineering letter dated July 30, 2020, the following motions were made:

Motion by B. Check seconded by D. Traupman recommending that the Board of Supervisors grant a waiver of §159-34 (Record Plan) (Preliminary Plan submission) for the reasons set forth by the applicant in conjunction with Hanover Engineering’s letter dated July 30, 2020.

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

Motion by B. Check seconded by R. Kanaskie recommending that the Board of Supervisors grant a waiver for §159-29.C.2 (Preliminary Plan -Existing Features of the Land) (USGS sea level datum) for the reasons set forth by the applicant in conjunction with Hanover Engineering’s letter dated July 30, 2020.

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

Motion by B. Check seconded by P. Pugielli recommending that the Board of Supervisors grant a waiver for §159-29.C(3) and (6)(a) (Preliminary Plan – Existing Features of the Land) (Tree locations and species) for the reasons set forth by the applicant in conjunction with Hanover Engineering’s letter dated July 30, 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 §159-13.B (Sidewalks, pathways and crosswalks) (Sidewalks) for the reasons set forth by the applicant in conjunction with Hanover Engineering’s letter dated July 30, 2020.

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

Motion by B. Check seconded by D. Traupman recommending that the Board of Supervisors grant approval of the subdivision subject to the recommended waivers and in compliance with those recommendations and requirements of Hanover Engineering’s letter dated July 30, 2020; waiver for 159-13.B (Sidewalks) shall be submitted by applicant formally by August 5.

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

- Zoning Ordinance Amendment - Administration and Penalties

No questions, no comments

Motion by M. Gilchrist seconded by B. Check recommending, with no comments, that the Board of Supervisors approve the proposed Zoning Ordinance Amendment Chapter 185, Article XII Administration and Penalties (to provide for changes to Appeals Violations and Penalties) referenced in the letter dated June 24, 2020 from James Broughal.

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

- Zoning Ordinance Amendment - Maximum Building and Structure Heights in Employment and Commercial Districts

Motion by B. Check seconded by R. Kanaski recommending, that the Board of Supervisors approve the proposed Zoning Ordinance Amendment to Chapter 185, Article VII providing for changes to Maximum Height of Buildings and Structures in the Employment and Commercial Districts referenced in the letter dated July 29, 2020 from James Broughal.

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

COURTESY OF THE FLOOR

Mary Jo Johnson, Resident
Kim & Sean Cunningham, Residents

The residents above all expressed concern regarding sight lines and low height of the berms as they currently exist. Their desire would be that the berms are raised. Mr. Check advised that the more appropriate time to discuss their concerns would be during the land development phase of the project, which will be on the agenda of the Planning Commission in October or November.

ENGINEER'S REPORT

None

Meeting adjourned by B. Check at 8:50 pm.

Judy Holladay
Planning Commission Clerk