

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

Minutes of the December 7, 2020 Meeting

Meeting #961 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, December 7, 2020 and convened at 7:32 p.m. by Chairman 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.
John Finnigan, Township Manager
Judy Holladay, Planning Commission Clerk
Len McCurdy, Advanced Health Care
Nate Fox, Esq., Advanced Health Care
Spencer Summerhays
Victor Grande, PE Rettew Associates
Mr. David Jaindl, Jaindl Land Company and 90 Highland LLC
Howard Kutzler, Jaindl Land Development
Robert Swahl, Bohler Engineering
Mr. Jeffrey Beavan, PE, Bohler Engineering
Erich Schock, Esquire, Fitzpatrick, Lentz & Bubba, PC
Tom Dredge, Langan
Peter Terry

REVIEW OF MEETING MINUTES

A motion by D. Traupman seconded by P. Pugielli to approve the minutes of the November 2, 2020 Planning Commission meeting was approved without objection.

DEVELOPMENTS, PLANNING & ZONING

After discussion regarding Advanced Health Care of Hanover Twp. Preliminary/Record Land Development Plan, LVCC Phase II, Lot 10A, 3370 High Point Blvd. in conjunction with Hanover Engineering's letter dated December 4, 2020 and hearing no comment from residents, the following motions were made.

Motion by B. Check seconded by R. Kanaskie recommending that the Board of Supervisors grant a deferral of §159-13.B (sidewalks) except as noted on the plan, for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated December 4, 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 of §159-17.F and 159-29.C(6)(b) (tree replacement) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated December 4, 2020.

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

Motion by B. Check seconded by Dale Traupman recommending that the Board of Supervisors grant a waiver of §159-29.C(2) (Site Elevations) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated December 4, 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 of §159-34 (Preliminary Record Plan) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated December 4, 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 of §159-9.2 (Vegetated Surface BMPs) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated December 4, 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 of §152-10.I(4) and (9) (underground basins) for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated December 4, 2020 provided that applicant includes a note found in the study in the plan for observance and signoff by Geologist.

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 approval of the Preliminary/Record Land Development Plan subject to the recommended waivers and deferrals and in compliance with those recommendations and requirements of Hanover Engineering's letter dated December 4, 2020.

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

Representatives from Jaindl Land Company Commercial Development (Wawa) presented an update to their Preliminary/Record Land Development Plan, 90 Highland Ave. A new waiver request letter will be submitted by the applicant.

COURTESY OF THE FLOOR

none

ENGINEER'S REPORT

None

Meeting adjourned by B. Check at 9:00 pm.

Submitted by:

Judy Holladay
Planning Commission Clerk