

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

Minutes of the August 2, 2021 Meeting

Meeting #965 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, August 2, 2021 and convened at 7:30 p.m. by Chairman Barry Check.

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
Jeffrey Beavan, PE, Bohler Engineering
Erich Schock, Esquire, Fitzpatrick, Lentz & Bubba, PC
Howard Kutzler, Jaindl

Having accepted Mr. Pugielli's resignation from the Planning Commission due to an impending move out of the township, Mr. Check noted that this is Mr. Pugielli's final meeting.

REVIEW OF MEETING MINUTES

A motion by M. Gilchrist seconded by R. Kanaskie to approve the minutes of the July 12, 2021 Planning Commission meeting was approved.

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

DEVELOPMENTS, PLANNING & ZONING

- 90 Highland Avenue (Jaindl) Commercial Development Conditional Use

The applicant's plan along with Hanover Engineering's letter was reviewed.

Motion by B. Check seconded by R. Kanaskie recommending that the Board of Supervisors grant conditional use for 90 Highland Avenue & 3865 Adler Place as identified in applicant documents and in conjunction with the recommendations in Hanover Engineering's letter dated July 28, 2021.

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

- 90 Highland Avenue (Jaindl) Commercial Development Lot Consolidation and Land Development

The applicant's plan along with Hanover Engineering's letter was reviewed.

Motion by B. Check seconded by R. Kanaskie recommending that the Board of Supervisors grant a waiver of section 159-13.B requiring sidewalks along Bath Pike for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated July 28, 2021 and conditioned upon a direct sidewalk connection from the corner of Highland and Route 512 directly to the Wawa.

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 Section 159-13.C.(1) for the requirement to provide sidewalks within the street ROW along Highland Avenue for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter of July 28, 2021 and conditioned upon acquiring an access easement for the sidewalk along the private property.

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 Section 159-17.C.(4) for the location of street trees to be more than 50 to 75 feet and to be located outside of the ROW for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter of July 28, 2021.

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 of Section 159-29.C.(1) for the requirement to depict on the plan existing features within 200 feet of the subject property for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter of July 28, 2021.

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 Section 159-25 requiring a noise study due to the fact that the project abuts an arterial road (Bath Pike) for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter of July 28, 2021.

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 Section 159-29.C.(3) and 159-29.C.(6)(a) requiring identification of the species and trunk diameter (4 1/2 feet above grade) of all existing trees and shade trees on the property for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter of July 28, 2021.

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

Motion by B. Check seconded by D. Orinski recommending that the Board of Supervisors grant a waiver of Section 159-15.I(1) and 73-7.D to permit the commercial right-in only driveway at Highland Avenue to have a curb radii in excess of 55 feet maximum for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter of July 28, 2021.

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 a waiver of Section 159-34 to permit a Preliminary/Record Plan submission for the approval process for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter of July 28, 2021.

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

Motion by B. Check seconded by M. Gilchrist recommending that the Board of Supervisors grant a waiver of Section 152-9.I for the requirement to provide a minimum three inch orifice diameter for controlling discharge rates from detention facilities and to allow a 2.4 inch diameter subject to the Lehigh Valley Planning Commission's not approving the release rate associated with the three inch orifice for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter of July 28, 2021.

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

Motion by B. Check seconded by D. Orinski recommending that the Board of Supervisors grant a waiver of Section 152.10I(4) and 152.10I(9) to permit the existing surface detention basin to be modified with a clay liner instead of a synthetic impervious liner for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter of July 28, 2021.

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 of Section 152-10.I(7) to permit side slopes of 3:1 within the expansion area and ponding depths within the existing basin to be modified/expanded for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated July 28, 2021.

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

Motion by B. Check seconded by D. Orinski recommending that the Board of Supervisors grant a waiver of Section 152-17.F for the requirement of providing and installing one shade tree for every existing tree or shade tree to be removed from the subdivider's or developer's land as required for the construction of the subdivision or development for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated July 28, 2021.

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 conditional approval of the Preliminary/Record Lot Consolidation and Land Development Plan at 90 Highland Avenue & 3865 Adler Place subject to the recommended waivers and in compliance with those recommendations and requirements in Hanover Engineering's letter of July 28, 2021.

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

COURTESY OF THE FLOOR

No public was present.

ENGINEER'S REPORT

Mr. Milot stated that the Kevin Drive extension project was awarded to Semmel Excavating, Inc.

Meeting adjourned by B. Check at 9:06 pm.

Judy Holladay
Planning Commission Clerk