

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

Minutes of the October 4, 2021 Meeting

Meeting #966 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Community Center, 3660 Jacksonville Road, Bethlehem, Pennsylvania, Monday, October 4, 2021 and convened at 7:35 p.m. by Chairman Barry Check.

Planning Commission members in attendance:

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

Others in attendance:

James Milot, Hanover Engineering Associates, Inc.
Anthony Giovannini, Jr., Esq.
Judy Holladay, Planning Commission Clerk
Jim Holzinger, Esq.
Greg Elko, PE, Langan Engineering and Environmental Services, Inc.
Gregory Gulick, Owner
Arnold Alleyne, Willow Crest Farms, LLC
Numerous Residents

REVIEW OF MEETING MINUTES

A motion by M. Gilchrist seconded by R. Kanaskie to approve the minutes of the August 2, 2021 Planning Commission meeting was approved.

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

Gordon Campbell recused himself from the Willow Crest portion of the meeting as he is a resident of Macada North. Quorum of five remained.

DEVELOPMENTS, PLANNING & ZONING

- Willow Crest Farms Conditional Use
- Willow Crest Farms Preliminary Record Subdivision and Land Development Plan

At the request of Attorney Jim Holzinger, the Planning Commission agreed to hear the presentation of the Conditional Use Application and the Preliminary Record Subdivision and Land Development Plan simultaneously. Greg Elko, Langan Engineering, spoke briefly about the history of the project and changes made to the plans since the last submission. Referencing Hanover Engineering letters dated October 1, 2021, Mr. Elko discussed in greater detail the requirements and recommendations as set forth for the project. Mr. Elko noted that the developer would be complying with the majority of these, but a

few waivers or deferrals would be requested by the applicant (primarily concerning the undeveloped Lot 2).

The Planning Commission requested data on traffic volumes, but the applicant did not have the report in hand and the Traffic Engineer was not at the meeting. The applicant indicated that both the report and the Engineer would be available at the next PC meeting.

The Planning Commission tabled the Willow Crest Farms Conditional Use Application and Subdivision and Land development pending further revisions and clarifications by the applicant.

No actions were taken.

COURTESY OF THE FLOOR

Peter Lehr, Esq., spokesperson for Macada North Neighbors Association, stated that the group is in opposition to both the conditional use and the land development plan. He related the following main points as opinions of the group:

- Disagree with the applicant's definition of Garden Apartments, and the conditional use should not be approved per the Township's Zoning Ordinance
- The use does not comply with section 185-28 of the zoning ordinance.
- The use does not comply with section 185-28.G(1) of the zoning ordinance.
- Mr. Lehr stated that he had issues with some information in the engineering review letter. He felt that we don't have all the information necessary to evaluate the traffic impact associated with this development.

He requested that the Planning Commission recommend to the Board of Supervisors that they appoint special counsel to represent the Township at the upcoming conditional use hearing. Mr. Lehr also reminded the PC that the granting of waivers should be based on MPC definitions of hardship or unique circumstances. The group should not recommend acting on the Conditional Use and Land Development Plan at this meeting.

Tim Edinger
304 Kevin Drive

Mr. Edinger related three concerns/suggestions as follows:

- It was mentioned that there is no desire to have traffic flow from Route 512 through the development to Blair Road but doesn't want traffic coming from 512 exiting through Kevin Drive or 2nd Terrace Drive. Consider abandonment of Old Stoke Park Road. He also suggested that the owner place a covenant on the plan indicating that 512 not connect to Kevin Drive or 2nd Terrace Drive
- Recommended that the fees collected in lieu of land dedicated to the Township for recreation be used for the park on Macada North.
- Buses picking up/dropping off children in am and pm will conflict with traffic. While cross walks are to be added, a further request would be for a bus pull-off on Blair Road with parking perpendicular into the park area.

Roger Cornish
444 Kevin Drive

- He informed the PC that he consulted with an attorney in Virginia, and if we did not perform due diligence, the Commission members could be held legally liable. He expressed concerns regarding the traffic count, which he feels will be much greater than the number of cars

referenced by the applicant. He also indicated that Blair Road would be a “death trap” and implied that this project approval would only be the result of bribery.

Susan Gibisser
557 Timothy Drive

- Will any of the drainage areas have natural vegetation?
- Will the existing tree lines be left in a natural state?
- Why is the Township is not requiring open space in Lot 2?
- Are there walkways being created from one section to the other?
- Where does the road in lot 2 exit?
- I would not like to see sidewalks in Macada North. It would disrupt the street trees and take away the small yard frontages that exist.

ENGINEER’S REPORT

Mr. Milot stated that the Kevin Drive extension is progressing well. The new section of Kevin Drive is being utilized as a temporary roadway until it is paved. The existing paving of the old emergency access between Kevin Drive and 2nd Terrace was being removed today. Specific plans for the bridge are unknown. The Township is taking the position that we cannot own and maintain the bridge, but other access is being provided for the residents.

A unanimous decision was made to send a letter to the Board of Supervisors recommending that Brenda Happ be appointed to the vacant seat of the Planning Commission.

Meeting adjourned by B. Check at 9:21 pm.

Judy Holladay
Planning Commission Clerk