

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

Minutes of the November 1, 2021 Meeting

Meeting #967 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Community Center, 3660 Jacksonville Road, Bethlehem, Pennsylvania, Monday, November 1, 2021 and convened at 7:30 p.m. by Chairman Barry Check.

Planning Commission members in attendance:

Barry Check, Chairman
Richard Kanaskie, Vice Chairman
Dale Traupman
Gordon Campbell
Brenda Happ

Others in attendance:

James Milot, Hanover Engineering Associates, Inc.
Anthony Giovannini, Jr., Esq.
Judy Holladay, Planning Commission Clerk
Blake Marles, Esq.
Deanna L. Schmoyer, PE, D&D Engineering & General Construction, LLC
Jim Holzinger, Esq., Boyer, Holzinger, Harak & Scomillo
Greg Elko, PE, Langan Engineering and Environmental Services, Inc.
Gregory Gulick, Owner
Arnold Alleyne, Willow Crest Farms, LLC
Emil Giordano, Esquire, Norris McLaughlin
Numerous Residents

A motion by B. Check seconded by R. Kanaskie to recommend Dale Traupman to serve as secretary for the remainder of the year was approved.

Vote: Kanaskie, yes; Traupman, abstain; Campbell, yes; Happ, yes; Check, yes

A motion by B. Check seconded by D. Traupman to approve the minutes of the October 4, 2021 Planning Commission meeting as corrected was approved.

Vote: Kanaskie, yes; Traupman, yes; Campbell, yes; Happ, yes; Check, yes

DEVELOPMENTS, PLANNING & ZONING

- Schoenersville Medical Office, 2201 Schoenersville Rd, Bethlehem, PA

Blake Marles, on behalf of the applicant, presented the history and background of the project from 2019. Deanna Schmoyer reviewed the comments from the October 28 Hanover Engineering letter. The applicant will be revising and resubmitting their waiver letter.

- Willow Crest Farms

Gordon Campbell recused himself from the Willow Crest Farms portion of the meeting

No additional information was submitted by the applicant before the meeting. The applicant's representative, Pete Terry with Benchmark Civil Engineering Services, reviewed the traffic study in conjunction with comments regarding traffic on the October 21, 2021 Hanover Engineering letter. Mr. Terry provided his professional background and certifications.

Emil Giordano, Esq., representing the Macada North residents, stated their opposition to the applicant's conditional use recommendation, specifically the definition of Garden Apartment and noting that additional traffic information is still needed for land development.

COURTESY OF THE FLOOR

Tim Edinger
304 Kevin Drive

- Resident requested a verification of the level of service five years out. Data was provided by Benchmark Civil Engineering Services.
- Resident suggested that more green time be allocated to prevent stacking when turning left from Stoke Park Road to Jacksonville Road.

Comments were accepted from the Board regarding the conditional use and additional improvements.

A motion by B. Check was seconded by D. Traupman to recommend to the Board of Supervisors to grant the Conditional Use Application of Willow Crest Farms subject to the letter dated October 21, 2021 from Hanover Engineering

Vote: Kanaskie, yes; Traupman, yes; Campbell, Abstain; Happ, yes; Check, yes

ENGINEERING REPORT

The progress of Kevin Drive and 2nd Terrace is basically completed.

ADJOURNMENT

B. Check adjourned the meeting at 9:30 pm.