

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

Minutes of the January 10, 2022 Meeting

Meeting #969 of the Hanover Township Northampton County Planning Commission scheduled for Monday, January 10, 2022 was convened at 7:30 p.m. by Dale Traupman, Secretary.

Planning Commission members in attendance:

Barry Check
Richard Kanaskie
Dale Traupman
Gordon Campbell
Brenda Happ
Martin Gilchrist
Richard Mannix

Others in attendance:

James Milot, Hanover Engineering Associates, Inc.
Judy Holladay, Planning Commission Clerk
Blake Marles, Esq.
Deanna L. Schmoyer, PE, D&D Engineering & General Construction, LLC
Joseph Bennett, Bennett Family Properties
William Erdman, PE, Keystone Consulting Engineers

REORGANIZATION

A motion by G. Campbell seconded by R. Mannix to nominate Barry Check for Chairman was approved.

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

A motion by B. Check seconded by B. Happ to nominate R. Kanaskie for Vice Chair was approved.

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

A motion by B. Check seconded by M. Gilchrist to nominate D. Traupman for Secretary was approved.

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

Chairman Check noted that Judy Holladay has been reassigned as Clerk for the Commission.

REVIEW OF MEETING MINUTES

A motion by D. Traupman seconded by R. Kanaskie to approve the minutes of the December 6, 2021 Planning Commission meeting as presented was approved.

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

DEVELOPMENTS, PLANNING & ZONING

Blake Marles, Esq., attorney for the Schoenersville Medical Center Project, explained that the applicant was seeking Preliminary/Record Land Development Plan approval. He proceeded to review the applicant's plan in conjunction with Hanover Engineering's letter of January 6, 2022.

A motion by B. Check seconded by R. Kanaskie recommending that the Board of Supervisors grant a waiver of sections as stated:

§159-10.H and 159-11.C – relative to the right of way and cartway

§159-11.G.(1) and 159-11.G(4) – right of way lines on Schoenersville Road

§159-11.J - curbing

§159-13.B - sidewalks

§159-73-7.D.(2) – driveway curb radii

§159-29.C.(1) – location of features within 200 feet of any part of the property

§159-25 – noise study requirement when a land development abuts any arterial road

for the reasons set forth as requested by the applicant in the January 10, 2022 letter from D & D Engineering and in conjunction with the Hanover Engineering review letter dated January 6, 2022 was approved.

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

A motion by B. Check seconded by R. Kanaskie recommending that the Board of Supervisors grant conditional approval of the preliminary lot development subject to the recommended waivers and in compliance with those recommendations and requirements of the Hanover Engineering letter dated January 6, 2022 and subject to an intersection signal analysis limited to timing only as per 185-22.E was approved.

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

COURTESY OF THE FLOOR

J. Milot stated that Hanover Engineering will annotate their letter to the Board of Supervisors to reflect that the entry lighting on Airport Road and the signal timing were part of tonight's discussion.

It was noted that the applicant could possibly be on the Board of Supervisors agenda for their first meeting in February. The applicant will need to clean up the plan to the extent it can be before submitting to the Board of Supervisors signed and sealed at least two weeks ahead of the meeting.

ENGINEERING REPORT

B. Check noted that at this time, no additional submissions have been received for the February Planning Commission meeting. The submission deadline is the 17th.

ADJOURNMENT

A motion by B. Check seconded by R. Kanaskie to adjourn the meeting at 8:30 pm was approved.

Judy Holladay
Planning Commission Clerk