

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

Minutes of the May 2, 2022 Meeting

Meeting #971 of the Hanover Township Northampton County Planning Commission scheduled for Monday, May 2, 2022 was convened at 7:30 p.m. by Richard Kanaskie, Vice Chairman.

Planning Commission members in attendance.

Richard Kanaskie  
Dale Traupman  
Gordon Campbell  
Martin Gilchrist  
Richard Mannix

Others in attendance:

James Milot, Hanover Engineering Associates, Inc.  
Judy Holladay, Planning Commission Clerk  
William Erdman, PE, Keystone Consulting Engineers  
Joel Wiener, Atty

**REVIEW OF MEETING MINUTES**

**A motion by D. Traupman seconded by M. Gilchrist to approve the minutes of the April 4, 2022 Planning Commission meeting as corrected was approved.**

*Vote: Traupman, yes; Campbell, yes; Gilchrist, yes; Mannix, yes; Kanaskie, abstain*

**DEVELOPMENTS, PLANNING & ZONING**

- 6292 Hanoverville Road – Minor Subdivision

William Erdman, Keystone Consulting Engineers, reviewed the waivers and deferral requests in conjunction with the Hanover Engineering letter dated April 29, 2022. After review and discussion, the following motions were made:

**Motion by R. Kanaskie seconded by D. Traupman recommending that the Board of Supervisors grant a deferral to §159-10.H, §159-11.C and J, and §159-29.D.(11) [cartway widening, curb and widening cross-section] until construction of the improvements associated with the Major Subdivision associated with this lot are commenced, or within two years of the recording of this Minor Subdivision Plan. Said improvements shall be secured in a method acceptable to the Township.**

*Vote: Traupman, yes; Campbell, yes; Gilchrist, yes; Mannix, yes; Kanaskie, yes*

**Motion by R. Kanaskie seconded by D. Traupman recommending that the Board of Supervisors grant a deferral to §159-13.B [sidewalks] for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated April 29, 2022, until**

**construction of the improvements associated with the Major Subdivision associated with this lot are commenced, or within two years of the recording of this Minor Subdivision Plan. Said improvements shall be secured in a method acceptable to the Township.**

*Vote: Traupman, yes; Campbell, yes; Gilchrist, yes; Mannix, yes; Kanaskie, yes*

**Motion by R. Kanaskie seconded by D. Traupman recommending that the Board of Supervisors grant a waiver to §159-15.B(3) [lot depth] for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated April 29, 2022.**

*Vote: Traupman, yes; Campbell, yes; Gilchrist, yes; Mannix, yes; Kanaskie, yes*

**Motion by R. Kanaskie seconded by D. Traupman recommending that the Board of Supervisors grant a waiver to §159-16.D [recreational and open space requirements] for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated April 29, 2022, with a note to be added that the fee be paid if one residence is built on the remaining property in lieu of the major subdivision. Said waiver is conditioned on the current Major Subdivision before the Township.**

*Vote: Traupman, yes; Campbell, yes; Gilchrist, yes; Mannix, yes; Kanaskie, yes*

**Motion by R. Kanaskie seconded by R. Mannix recommending that the Board of Supervisors grant a deferral to §159-17.C(4), and §159-17.F(2) [existing and replacement trees] for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated April 29, 2022 until construction of the improvements associated with the Major Subdivision associated with this lot are commenced, or within two years of the recording of this Minor Subdivision Plan. Said improvements shall be secured in a method acceptable to the Township.**

*Vote: Traupman, yes; Campbell, yes; Gilchrist, yes; Mannix, yes; Kanaskie, yes*

**Motion by R. Kanaskie seconded by D. Traupman recommending that the Board of Supervisors grant a waiver to §159-29.C(1) [street widths/features within 200'] for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated April 29, 2022.**

*Vote: Traupman, yes; Campbell, yes; Gilchrist, yes; Mannix, yes; Kanaskie, yes*

**Motion by R. Kanaskie seconded by M. Gilchrist recommending that the Board of Supervisors grant a deferral to §159-29.E(6) [sewer extension and water lateral] for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated April 29, 2022, until construction of the improvements associated with the Major Subdivision associated with this lot are commenced, or within two years of the recording of this Minor Subdivision Plan. Said improvements shall be secured in a method acceptable to the Township.**

*Vote: Traupman, yes; Campbell, yes; Gilchrist, yes; Mannix, yes; Kanaskie, yes*

**Motion by R. Kanaskie seconded by R. Mannix recommending that the Board of Supervisors grant a waiver to §159-34 [Preliminary Plan approval before Record Plan submission] for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated April 29, 2022.**

*Vote: Traupman, yes; Campbell, yes; Gilchrist, yes; Mannix, yes; Kanaskie, yes*

**Motion by R. Kanaskie seconded by M. Gilchrist recommending that the Board of Supervisors grant conditional approval of the Preliminary/Record Land Development Plan for 6292 Hanoverville Road Subdivision (Minor) subject to the recommendations for waivers and deferrals and in compliance with those recommendations and requirements of Hanover Engineering’s letter dated April 29, 2022.**

*Vote: Traupman, yes; Campbell, yes; Gilchrist, yes; Mannix, yes; Kanaskie, yes*

- Farmhouse Village – Major Subdivision Plan/Development

William Erdman, Keystone Consulting Engineers, reviewed the waivers and deferral requests in conjunction with the Hanover Engineering letter dated April 29, 2022. After review and discussion, the following motions were made:

**Motion by R. Kanaskie seconded by M. Gilchrist recommending that the Board of Supervisors grant a waiver to §159-11.D [length of cul-de-sac] for the reasons set forth by the applicant and in conjunction with Hanover Engineering’s letter dated April 29, 2022.**

*Vote: Traupman, yes; Campbell, yes; Gilchrist, yes; Mannix, yes; Kanaskie, yes*

**Motion by R. Kanaskie seconded by R. Mannix recommending that the Board of Supervisors grant a waiver to §159-29.C(1) [features within 200’] for the reasons set forth by the applicant and in conjunction with Hanover Engineering’s letter dated April 29, 2022.**

*Vote: Traupman, yes; Campbell, yes; Gilchrist, yes; Mannix, yes; Kanaskie, yes*

**Motion by R. Kanaskie seconded by D. Traupman recommending that the Board of Supervisors grant a waiver to §159-34 [Preliminary Plan approval before Record Plan submission] for the reasons set forth by the applicant and in conjunction with Hanover Engineering’s letter dated April 29, 2022.**

*Vote: Traupman, yes; Campbell, yes; Gilchrist, yes; Mannix, yes; Kanaskie, yes*

**Motion by R. Kanaskie seconded by M. Gilchrist recommending that the Board of Supervisors grant a waiver to §152-10.I(4) and (9), §152-10.I.(6)(c), §152-10.I.(6)(d) and §152-10.I.(10) [storm water] for the reasons set forth by the applicant and in conjunction with Hanover Engineering’s letter dated April 29, 2022 and the developer providing a hold harmless and indemnification agreement acceptable to the Township Solicitor.**

*Vote: Traupman, yes; Campbell, yes; Gilchrist, yes; Mannix, yes; Kanaskie, yes*

**Motion by R. Kanaskie seconded by M. Gilchrist recommending that the Board of Supervisors grant conditional approval of the Preliminary Record Land Development Plan for Farmhouse Village Hanover Subdivision (Major) subject to the recommended waivers and deferrals and in compliance with those recommendations and requirements of Hanover Engineering’s letter dated April 29, 2022.**

*Vote: Traupman, yes; Campbell, yes; Gilchrist, yes; Mannix, yes; Kanaskie, yes*

## **COURTESY OF THE FLOOR**

none

## **ENGINEERING REPORT**

Mr. Milot stated that the Board of Supervisors has authorized the reconvening of the Traffic Impact Fee Advisory Committee. Information was distributed regarding the process. Members are yet to be determined, but a recommendation has been made that Planning Commission members participate. Mr. Milot will report back to the Township. He anticipates having a roster in place by the next meeting.

**ADJOURNMENT**

R. Kanaskie moved to adjourn the meeting at 9:12 pm.

Submitted by:

Judy Holladay  
Planning Commission Clerk