

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

Minutes of the July 11, 2022 Meeting

Meeting #972 of the Hanover Township Northampton County Planning Commission scheduled for Monday, July 11, 2022 was convened at 7:30 p.m. by Barry Check, Chairman.

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

Emil Dilorio, Resident

Michael Margulies, Eclectic Architecture, LLC

Kevin Horvath, Keystone Consulting Engineers, Inc.

Mark Engel, Fresh Pet

Eric Schock, Esquire, Fitzpatrick, Lentz & Bubba

**REVIEW OF MEETING MINUTES**

**A motion by M. Gilchrist seconded by R. Mannix to approve the minutes of the May 2, 2022 Planning Commission meeting was approved.**

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

**DEVELOPMENTS, PLANNING & ZONING**

- 200 West Macada Road, Diiorio Residence Site Plan

Michael Margulies introduced the applicant's request for a residential addition to an existing single-family house. Zoning relief was requested and approved for the lot coverage, which is close to the conservation strip.

Kevin Horvath reviewed the request in conjunction with Hanover Engineering's letter of July 5, 2022.

**Motion by B. Check seconded by R. Kanaskie recommending that the Board of Supervisors grant a waiver to §152-10.I(10) of the requirements to install an underground detention basin with a slope of 0.5% towards the outlet structure; proposed design shows the basin with the bottom slope of 0%, for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated July 5, 2022.**

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

**Motion by B. Check seconded by D. Traupman recommending that the Board of Supervisors grant conditional approval of the 200 West Macada Road Site Plan subject to the recommended waiver and in compliance with those recommendations and requirements in Hanover Engineering’s letter dated July 5, 2022, and with the condition of a notation on the plan indicating “for private usage only.”**

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

- Hanover Corporate Center 2 (HCC2), Lots 6 & 7, Building 1 Site Plan

Eric Schock reviewed the applicant’s request for the addition of a wastewater treatment package plant and additional accessory structures in the loading area of Building 1.

**Motion by B. Check seconded by R. Mannix recommending that the Board of Supervisors grant conditional approval of the Site Plan for Hanover Corporate Center II (HCC2), Lots 6 & 7 in compliance with those recommendations and requirements in Hanover Engineering’s letter dated May 26, 2022 and subject to adding a notation on the plan outlining/describing approval from the Zoning hearing.**

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

## **COURTESY OF THE FLOOR**

No attendees

## **ENGINEERING REPORT**

- J. Milot requested that the Commission members review and be prepared to make any recommendations on the Naz Area Comp Plan at the August meeting
- 4200 Airport Road is scheduled for the August agenda
- update on the Traffic Impact Advisory Committee formation

## **ADJOURNMENT**

B. Check adjourned the meeting at 8:13 pm.

Respectfully submitted,

Judy Holladay  
Planning Commission Clerk

Approved August 1, 2022