

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

Minutes of the May 4, 2020 Meeting

Meeting #957 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, May 4, 2020 and convened at 7:30 p.m. by Barry Check. Participants attended electronically and the meeting was conducted in compliance with Act 15 of 2020 signed by Governor Thomas W. Wolf on April 20, 2020 and effective the same day.

Planning Commission members in attendance:

Barry Check, Chairman; Richard Kanaskie, Vice Chairman; Paul Pugielli, Secretary; Dale Traupman, Martin Gilchrist, Gordon Campbell, David Orinski

Others in attendance:

James Milot, Hanover Engineering Associates, Inc.  
Judy Holladay, Planning Commission Clerk  
John Finnigan, Township Manager  
Anthony Giovanni, Broughal & DeVito  
Erich Schock, Esq., Fitzpatrick, Lentz & Bubba,  
Nate Fox, Esq., Obermayer  
Joe Walker, CEO Advanced Health Care  
Lynn McCurdy, AHC Construction  
Victor Grande, Project Manager  
Jim Gentile, Landowner  
Stephanie Koenig, Esq., Fitzpatrick, Lentz & Bubba  
Tom Joyce, Faulkner Subaru  
Michael Preston, Ott Consulting  
Joel Wiener, Esq. , Wiener and Wiener LLP  
Sue Kandil, PE, Penn Technology Consulting, LLC

**DEVELOPMENTS, PLANNING & ZONING**

- *Jaindl Special Exception, 90 Highland Avenue*

Erich Schock, Esquire, Fitzpatrick, Lentz & Bubba gave a brief explanation regarding the Jaindl Special Exception request for gasoline service at 90 Highland Avenue and summary of the April 3, 2020 correspondence from Hanover Engineering.

There were no comments from residents.

**Motion was made by B. Check and seconded by M. Gilchrist to recommend approval to both the Board of Supervisors and Zoning Hearing Board of the special exception request by Jaindl Land Company regarding the property at 90 Highland Avenue per their February 2020 petition.**

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

- *Advanced Health Care Conditional Use, 3370 High Point Boulevard*  
Nate Fox, Attorney, Obermayer, Rebmann Maxwell & Hippel LLP, representing Advanced Health Care, provided background for their conditional use request for a transitional care/skilled nursing facility to provide rehabilitative service on a short-time basis to patients recovering from an acute care event.

There were no comments from residents.

**Motion by M. Gilchrist seconded by B. Check to provide a letter to the Board of Supervisors recommending approval of the Application for Conditional Use from Advanced Health Care regarding the property located at 3370 High Point Boulevard with assurance from the developer and developer's engineer that they can meet the requirements as outlined by correspondence dated February 28, 2020 from Hanover Engineering.**

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

- *Faulkner Conditional Use, 370/380 Stoke Park Road*  
Stephanie Koenig, Esq., representing Faulkner Subaru provided background for the Application for Conditional Use to permit dealer vehicle storage, an off-site parking area for the temporary storage of automobiles in connection with the operation of the Dealership.

There were no comments from residents.

**Motion by B. Check seconded by D. Traupman to provide a letter to the Board of Supervisors recommending approval of the Application for Conditional Use to the property at 370/380 Stoke Park Road as requested by Faulkner Subaru with compliance to the recommendations outlined in correspondence dated February 28, 2020 from Hanover Engineering.**

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

- *Universal Adler Conditional Use, 3864 Adler Place*  
Joel Wiener, Esq. representing Universal Adler, LLC provided background for the conditional use request for property located at 3864 Adler Place to provide adult rehabilitation services (adult day care).

There were no comments from residents.

**Motion by M. Gilchrist seconded by B. Check to provide a letter to the Board of Supervisors recommending approval of the Application for Conditional Use to the property at 3864 Adler Place by Universal Adler LLC, based on a positive response to the requirements set forth in the Hanover Engineering Review letter dated April 3, 2020.**

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

- *257 Brodhead Road Redevelopment Sketch*

Eric Schock, Esq. discussed the sketches for 257 Brodhead Road and the items outlined in the Hanover Engineering letter dated April 30, 2020. No action taken. A proper plan addressing square foot usage in the building and parking required needs to be submitted in a timely fashion to meet the June timeframe requested by the Developer.

**COURTESY OF THE FLOOR**

None

**ENGINEER'S REPORT**

None

Motion by B. Check seconded by M. Gilchrist to adjourn.  
Meeting adjourned at 9:24 pm.

Judy Holladay  
Planning Commission Clerk