

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

Minutes of the August 8, 2023 Meeting

Meeting #981 of the Hanover Township Northampton County Planning Commission scheduled for Monday, August 08, 2023 was convened at 7:30 pm by Dale Traupman, Chairman.

Planning Commission members in attendance:

Richard Kanaskie
Gordon Campbell
Michael Fina
Martin Gilchrist
Richard Mannix
Dale Traupman
Paul Borosky

Others in attendance:

James Milot, Hanover Engineering Associates, Inc.
Anthony Giovannini, Jr., Broughal & DeVito, LLP
Judy Holladay, Planning Commission Clerk
Joe Uliana, J. M. Uliana & Associates
Representatives for the Developer - 3
Public – approximately 26

APPROVAL OF MINUTES

A motion by G. Campbell seconded by M. Gilchrist to approve the minutes of the July 11, 2023 Planning Commission meeting as presented was approved.

Vote: Borosky, yes; Campbell yes; Fina, yes; Gilchrist, yes; Mannix, yes; Kanaskie, yes; Traupman, yes

Mr. Traupman explained to the public the purpose of the Planning Commission stating that no proposed projects were being evaluated at this meeting.

DEVELOPMENTS, PLANNING & ZONING

- Review of potential text amendment to zoning ordinance Article VIII Section 185-38 providing for changes to Employment Districts and Regulations applicable to the AFHBD (Aircraft Flight Path Highway Business District)
- Review of potential text amendment to zoning ordinance Article III Section 185-22 Subsection E related to Traffic Impact Study

Joe Uliana presented the Majestic Hanover Flex Center proposal as it relates to the amended text of zoning ordinance Article VIII Section 185-38. He noted the improvements that the Master Plan Flex Center would provide, including lower density development and reduced traffic as compared to what potentially could be built under the existing Ordinance. He stated that the

plan is consistent with the NAZPlan, FutureLV regional plan, Northampton County Freight Based Land Use, and LVIA Area Freight Study.

Public comments primarily centered on noise, traffic, and the amount of warehousing in the Lehigh Valley.

Following a discussion with members of the Planning Committee and comments and concerns noted from the floor, the following motions were made.

A motion was made by M. Fina and seconded by R. Mannix to recommend to the Board of Supervisors that Hanover Township Zoning Ordinance Chapter 185, zoning; Article VIII Employment Districts and Section 185-38 regulations applicable to AFHBD Aircraft Flightpath Highway Business District be adopted as amended.

Vote: Borosky, yes; Campbell yes; Fina, yes; Gilchrist, yes; Mannix, yes; Kanaskie, yes; Traupman, yes

A motion was made by R. Kanaskie and seconded by M. Gilchrist to recommend to the Board of Supervisors that Hanover Township Zoning Ordinance Chapter 185, Zoning; Article III Regulations applicable to all districts and Section 185-22 additional regulations, subsection E be adopted as amended.

Vote: Borosky, yes; Campbell yes; Fina, yes; Gilchrist, yes; Mannix, yes; Kanaskie, yes; Traupman, yes

ENGINEERING REPORT

None

NEW BUSINESS

The next scheduled meeting date is Monday, September 11, 2023.

ADJOURNMENT

A motion was made by G. Campbell and seconded by D. Traupman to adjourn. Meeting adjourned at 8:54 pm.

Respectfully submitted,

Judy Holladay
Planning Commission Clerk

Approved 10/3/23