

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

Minutes of the October 3, 2023 Meeting

Meeting #982 of the Hanover Township Northampton County Planning Commission scheduled for Tuesday, October 3, 2023 was convened at 6:30 pm by Dale Traupman, Chairman.

Planning Commission members in attendance:

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

Planning Commission members absent:

Michael Fina

Others in attendance:

Catherine E.N. Durso, Fitzpatrick, Lentz & Bubba, PC
Rocco Caracciolo, PE, Colliers Engineering
Bruce Anderson, PE, The Pidcock Company
Richard Thulin
Anthony Giovannini, Jr., Attorney, Broughal & DeVito, LLP
Mike Corriere, Attorney, Corriere and Andres, LLC
James Milot, Hanover Engineering Associates, Inc.
Judy Holladay, Planning Commission Clerk
Public – approximately 20

APPROVAL OF MINUTES

A motion by R. Mannix seconded by M. Gilchrist to approve the minutes of the August 8, 2023 Planning Commission meeting as presented was approved.

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

DEVELOPMENTS, PLANNING & ZONING

- 4000-4300 Airport Road - Conditional Use - The applicant is proposing a manufacturing/warehouse facility and asking for 50% warehouse space.

A description of the project was provided by representatives from Collier Engineering and Fitzpatrick, Lentz & Bubba. Following discussion by the Planning Commission members and public comments and concerns, this recommendation was made:

A motion made by D. Traupman and seconded by M. Gilchrist recommending that the Board of Supervisors grant conditional use to 4300 Airport Road PA, LLC, Hanover

Project H22-23 for conformance with Sections 185-38 and 185-34 of the Zoning Ordinance, to allow the amount of building area associated with storage for a proposed manufacturing use to exceed 25% of the square footage of the building was approved.

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

- Arcadia Industrial Development, 300 Gateway Drive – continued review

Bruce Anderson, Pidcock Engineering, reviewed the project. Following discussion by the Planning Commission members and comments and concerns from the public, these recommendations were made:

A motion made by D. Traupman and seconded by R. Kanaskie recommending that the Board of Supervisors grant a waiver from §159-11.D and §159-11.F related to cul-de-sac and dead end streets requirements as per the waiver letter submitted by Pidcock Company dated May 15, 2023 and revised October 2, 2023 was approved.

Vote: Borosky, yes; Campbell, Abstain (due to his personal opinion that there is an unresolved issue based on a comment made by Embassy Bank's attorney regarding Gateway Drive being a public vs private drive; Gilchrist, yes; Mannix, yes; Kanaskie, yes; Traupman, yes

A motion made by D. Traupman and seconded by R. Mannix recommending that the Board of Supervisors grant a deferral to §159-13 requiring a sidewalk along Gateway Drive and a sidewalk along Route 512 as per the waiver letter submitted by Pidcock Company dated May 15, 2023 and revised October 2, 2023 was approved.

Vote: Borosky, yes; Campbell, No; Gilchrist, yes; Mannix, yes; Kanaskie, yes; Traupman, yes

A motion made by D. Traupman and seconded by M. Gilchrist recommending that the Board of Supervisors grant a waiver from §159-15.I and Driveway ordinances 73-4.D., 73-6 D., and 73-7.D.(2) requiring installation of depressed curb across driveway and maximum curb return radii per the waiver letter submitted by Pidcock Company dated May 15, 2023 and revised October 2, 2023 was approved.

Vote: Borosky, yes; Campbell, No; Gilchrist, yes; Mannix, yes; Kanaskie, yes; Traupman, yes

A motion made by D. Traupman and seconded by D. Mannix recommending that the Board of Supervisors grant a waiver from §159-15.I.(5) and Driveway Ordinance 73-7.E.(1)(b) requiring a 30-foot maximum driveway width dimension to allow for a 36-foot driveway per the waiver letter submitted by Pidcock Company dated May 15, 2023 and revised October 2, 2023 was approved.

Vote: Borosky, yes; Campbell, No; Gilchrist, yes; Mannix, yes; Kanaskie, yes; Traupman, yes

A motion made by D. Traupman and seconded by D. Mannix recommending that the Board of Supervisors grant a waiver from §159-25 requiring noise protection of a Land Development abutting Route 22 per the waiver letter submitted by Pidcock Company dated May 15, 2023 and revised October 2, 2023 was approved.

Vote: Borosky, yes; Campbell, No; Gilchrist, yes; Mannix, yes; Kanaskie, yes; Traupman, yes

A motion made by D. Traupman and seconded by R. Kanaskie recommending that the Board of Supervisors grant a waiver from §159-29.C.(1) requiring provision of existing topographic features within 200 feet of any part of the property per the waiver letter submitted by Pidcock Company dated May 15, 2023 and revised October 2 2023 was approved.

Vote: Borosky, yes; Campbell, No; Gilchrist, yes; Mannix, yes; Kanaskie, yes; Traupman, yes

A motion made by D. Traupman and seconded by M. Gilchrist recommending that the Board of Supervisors grant a waiver from §159-30 and §159-34 requiring Preliminary Plan approval to submit a Record Plan but allow a Preliminary and Record Plan combined in a single submission per the waiver letter submitted by Pidcock Company dated May 15, 2023 and revised October 2 2023 was approved.

Vote: Borosky, yes; Campbell, no; Gilchrist, yes; Mannix, yes; Kanaskie, yes; Traupman, yes

A motion was made by D. Traupman and seconded by D. Mannix recommending that the Board of Supervisors grant a waiver from §152-10.I.(6) and §152-10.I.(7) requiring the maximum basin depth and interior side slope of 5:1 horizontal to vertical. Due to property configuration, the applicant proposes a slope of 5.5 ft in the 2-year design storm, 6.25 in the 10-yr design storm and 8.25 ft in the 100- yr design storm. The proposed basin will be owned and maintained by the owner of the property and the basin will be surrounded by a durable permanent 4' high fence to preclude inadvertent entry per the waiver letter submitted by Pidcock Company dated May 15, 2023 and revised October 2 2023.

Vote: Borosky, no; Campbell, no; Gilchrist, yes; Mannix, yes; Kanaskie, yes; Traupman, yes

A motion made by D. Traupman and seconded by M. Gilchrist recommending that the Board of Supervisors grant a deferral to §185-17.B providing for the construction of the required off-street parking lot with a total of 283 spaces. The Developer is asking to defer 111 spaces per the letter submitted by Pidcock Company dated May 15, 2023 and revised October 2, 2023.

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

The Developer and Engineer stipulated that the Saldo requirements referenced in Hanover Engineering's letter dated September 29, 2023 would be met.

A motion made by D. Traupman and seconded by M. Gilchrist recommending that the Board of Supervisors grant conditional Preliminary/Record approval of the Lot Consolidation and Land Development Plan submitted by Arcadia Development Corporation for the proposed Industrial Development at 300 Gateway Drive in conjunction with the Hanover Engineering's Review letter dated September 29, 2023 and consideration by the Board of Supervisors regarding traffic on 512 and storm water run off.

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

ENGINEERING REPORT

Sheetz withdrew the sketchplan discussion at Southland and 512 from tonight's agenda due to a recent discovery of a Township protective easement on an open space of wooded area. In accordance with that recorded easement, that area is to remain wooded and would not facilitate the development of that parcel in the manner that Sheetz was planning. They plan to talk to the Township regarding the relinquishment of the easement before proceeding.

WAWA at Highland is still in discussion with Penn Dot to finalize road requirements and is proceeding with demolition of the bank building.

NEW BUSINESS

The next scheduled meeting date is Monday, November 6, 2023.

ADJOURNMENT

A motion was made by R. Mannix and seconded by R. Kanaskie to adjourn. Meeting adjourned at 9:05 pm.

Respectfully submitted,

Judy Holladay
Planning Commission Clerk

Approved 1/8/24