

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

Minutes of the November 6, 2023 Meeting

Meeting #983 of the Hanover Township Northampton County Planning Commission scheduled for Monday, November 6, 2023 was convened at 7:30 pm by Dale Traupman, Chairman.

Planning Commission members in attendance:

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

Others in attendance:

Jason Buchta, Ott Consulting
Casey Bond, PE, Base Engineering, Inc.
S. Graham Simmons, Atty
Nathan Oiler, PE, RKR Hess
James Milot, Hanover Engineering Associates, Inc.
Judy Holladay, Planning Commission Clerk
Public and other Representatives for the Applicants – 11

APPROVAL OF MINUTES

The minutes for the October meeting were tabled until the next meeting.

DEVELOPMENTS, PLANNING & ZONING

- Muller Martini Land Development (4444 Innovation Way)

Jason Butchca, Civil Engineer with Ott Consulting presented the project, stating that the applicant is proposing a parking lot expansion of 28 spaces on the eastern side of the existing building close to the office space portion. The purpose is to allow relocation of the front entrance of the building so that the building can be divided and support an additional tenant. The project was discussed in conjunction with the applicant's waiver letter and Hanover Engineering's letter dated November 2, 2023.

A motion was made by D. Traupman and seconded by R. Mannix recommending that the Board of Supervisors grant a deferral of §159.29 [preliminary land development plan] until there is additional tenancy identified or there is a change in ownership, subject to the site plan being reviewed and approved by the Township staff.

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

A motion was made by D. Traupman and seconded by R. Kanaskie recommending that the Board of Supervisors grant a deferral of §159-10.H and 159-11.C, regarding the proper width of streets, for reasons stated by the applicant and in conjunction with Hanover Engineering's letter dated November 2, 2023.

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

A motion was made by D. Traupman and seconded by M. Fina recommending that the Board of Supervisors grant a deferral of §159-11.J, requiring installation of curbing along Airport Road, for reasons stated by the applicant and in conjunction with Hanover Engineering's letter dated November 2, 2023.

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

A motion was made by D. Traupman and seconded by M. Gilchrist recommending that the Board of Supervisors grant a deferral of §159-13, requirement for installation of sidewalks along Airport Road, for reasons stated by the applicant and in conjunction with Hanover Engineering's letter dated November 2, 2023.

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

A motion was made by D. Traupman and seconded by R. Mannix recommending that the Board of Supervisors grant a waiver of §159-25, requiring a noise study, for reasons stated by the applicant and in conjunction with Hanover Engineering's letter dated November 2, 2023.

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

A motion was made by M. Gilchrist and seconded by R. Kanaskie recommending that the Board of Supervisors approve the site plan subject to Hanover Engineering's recommendation letter dated November 2, 2023, and staff review in accordance with the waivers and deferrals discussed.

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

- Hindu Temple Society Land Development/Lot Consolidation Plan (4200 and 4220 Airport Road)

Casey Bond with Base Engineering presented the project stating that the applicant is proposing an addition to the main temple building worship space, additional parking and consolidation of 4200 and 4220 Airport Road, lots adjacent to one another. Discussed were the waiver request letter from the applicant and Hanover Engineering's recommendation letter dated November 2. No recommendations were made by the Planning Commission in order to allow the applicant additional time to determine if any further relief from ordinances will be needed.

- UHS/LVHN Behavioral Health Hospital Land Development (1755 West Macada Road)

Nathan Oiler, PE with RKR Hess, presented for the applicant stating that the proposed project will be a 144-bed acute in and out patient facility. Patients will have no long-term care needs. Discussed were the waiver request letter from the applicant and Hanover Engineering's review letter dated November 3, 2023. Members of the Planning Commission had no major objections to the waivers and deferrals requested. The applicant will resubmit their plan for final discussion and review.

COURTESY OF THE FLOOR

Q – Will there be a turn lane into the behavioral health facility?

A – The traffic study revealed no traffic impact to Schoenersville Road, and no additional turn lane will be needed at the driveway location.

Q - Is this facility for patients experiencing substance abuse?

A - No, primarily mental health issues

ENGINEERING REPORT

Nothing further was added.

NEW BUSINESS

Next scheduled meeting date is December 4, 2023.

ADJOURNMENT

R. Mannix moved to adjourn. Meeting adjourned at 9:05 pm.

Respectfully submitted,

Judy Holladay,
Planning Commission Clerk

Approved 1/8/24