

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

Minutes of the June 5, 2023 Meeting

Meeting #979 of the Hanover Township Northampton County Planning Commission scheduled for Monday, June 5, 2023 was convened at 7:30 pm by Dale Traupman, Chairman.

Planning Commission members in attendance:

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

Planning Commission members absent:

Richard Kanaskie

Others in attendance:

James Milot, Hanover Engineering Associates, Inc.
Judy Holladay, Planning Commission Clerk
Lewis Rauch II, Lehigh Engineering Associates, Inc.
Philip Albright, Lehigh Engineering Associates, Inc.
Graham Simmons, Norris McLaughlin Attorneys at Law
Nathan Oiler, RKR Hess Associates

APPROVAL OF MINUTES

A motion by R. Mannix seconded by M. Gilchrist to approve the minutes of the May 1, 2023 Planning Commission meeting was approved.

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

DEVELOPMENTS, PLANNING & ZONING

- School Sisters of St. Francis Convent Addition – Resubmission

After an overview of the existing site and project plan by Mr. Lewis Rauch, engineer for the project, requested waivers and deferrals were reviewed. Questions were taken from the floor and the following motions were made:

A motion by M. Gilchrist and seconded by G. Campbell recommending that the Board of Supervisors grant a deferral of §159.13B(1) to provide a sidewalk along Bridle Path Road, from the existing paved access drive to the Monocacy Creek Bridge, for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated June 2, 2023 was approved.

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

A motion by M. Gilchrist and seconded by G. Campbell recommending that the Board of Supervisors grant a waiver of §152-29.C(3) and (6)(a), requiring the location and species of all trees four inches or more in trunk diameter at a height of 4.5' above grade to be

identified on the Plan for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated June 2, 2023 was approved.

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

A motion by M. Fina and seconded by M. Gilchrist recommending that the Board of Supervisors grant a waiver of §159-34 requiring a preliminary plan approval prior to the submission of a Record Plan for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated June 2, 2023 was approved.

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

A motion by G. Campbell and seconded by R. Mannix recommending that the Board of Supervisors grant a waiver of §185-17.B and C requiring a parking tabulation for the entire facility for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated June 2, 2023 was approved.

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

A motion by G. Campbell and seconded by R. Mannix recommending that the Board of Supervisors grant conditional approval of the Preliminary/Record Land Development Plan subject to the recommended waivers and deferrals and in compliance with those recommendations and requirements of the Hanover Engineering's letter dated June 2, 2023 was approved.

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

- LVHN – UHS Behavioral Health Hospital – Sketch Plan

Nathan Oiler of RKR Hess Associates, project engineer, introduced the sketch plan for a proposed 144 bed Behavioral Health Hospital on the vacant lot of Macada Road and Schoenersville Road. Discussion included the permitted zoning for the unit, aspects of landscaping, lighting, grading, traffic, and other preliminary project topics. The applicant will return at a future date with a land development application.

COURTESY OF THE FLOOR

None

ENGINEERING REPORT

Mr. Milot noted that there is still a need for additional members for the Traffic Study Report Committee. He will solicit business park members.

NEW BUSINESS

The next scheduled meeting is July 10 at the municipal building. A final determination of date and location will be made in the next couple of weeks. If a change is made, it will be advertised.

ADJOURNMENT

A motion was made by D. Traupman and seconded by R. Mannix to adjourn at 9:04 pm.

Respectfully submitted,

Judy Holladay
Planning Commission Clerk

Approved 7/11/23