

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

Minutes of the July 11, 2023 Meeting

Meeting #980 of the Hanover Township Northampton County Planning Commission scheduled for Monday, June 11, 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

Planning Commission members absent:

Paul Borosky

Others in attendance:

James Milot, Hanover Engineering Associates, Inc.
Judy Holladay, Planning Commission Clerk
Mike Corriere, Atty
Bruce Anderson, Pidcock Co.
Richard Thulin, President, Arcadia Development
Public – approximately 60

APPROVAL OF MINUTES

A motion by G. Campbell seconded by M. Gilchrist to approve the minutes of the June 5, 2023 Planning Commission meeting as presented was approved.

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

DEVELOPMENTS, PLANNING & ZONING

- Arcadia Industrial Development, 300 Gateway Drive – Resubmission

D. Traupman addressed the history of this project and commentary on social media and stated that the rezoning from commercial to industrial was approved by the Township Supervisors in Nov 2022.

Richard Thulin, President of Arcadia Development Corp. and representing East Upland Land owners introduced himself to the Planning Commission and provided background to the project.

Bruce Anderson, Pidcock Company, presented the same exhibit from the May 1 Planning Commission meeting and commented on changes that have occurred with the plan and traffic patterns since that time. Mr. Anderson stated that the current plan reflects greater road improvements. Discussion followed by members of the commission. Hanover Engineering has not yet reviewed the revised plan, and the developer does not anticipate further variances, changes, waivers or deferrals other than those addressed in the June 2 Hanover Engineering review letter. The Developer has agreed to comply with all the comments in that letter. Some of the waivers and deferrals requested were reviewed again. The Commission members agreed that the waiver and deferral requests do not appear unreasonable, based on currently available information.

The floor was open to public comment. Concerns included additional truck traffic, traffic patterns, effects on the environment including air and water pollution, and lack of transparency or detailed information on agendas.

A motion by D.Traupman was seconded by G. Campbell to table any action on the Arcadia Development Plan until the revised plan is resubmitted and reviewed by Hanover Engineering

Roll Call Vote: G. Campbell, yes; M. Fina, no; M. Gilchrist, yes; R. Kanaskie, yes; R. Mannix, yes; D. Traupman, yes

- City of Bethlehem Act 537 Special Study

A motion was made by G. Campbell and seconded by M. Gilchrist that we recommend to the Board of Supervisors that Jay Finnigan, Township Manager respond to the City of Bethlehem with a thank you for the courtesy of reviewing the proposal, acknowledging there was no public comment at the July 11, 2023 Planning Commission meeting and supporting the preferred alternative to install the Chemically Enhanced Primary Treatment (CEPT) system.

Roll Call Vote: G. Campbell, yes; M. Fina, yes; M. Gilchrist, yes; R. Kanaskie, yes; R. Mannix, yes; D. Traupman, yes

COURTESY OF THE FLOOR

No further discussion

ENGINEERING REPORT

Another individual has agreed to be the additional business person on the Traffic Impact Fee Advisory Committee. We will resume the Land Use Assumptions preparation at the next meeting.

NEW BUSINESS

Next scheduled meeting date is August 7, 2023.

ADJOURNMENT

A motion by G. Campbell was seconded by R.Mannix to adjourn. Meeting adjourned at 10:00 pm.

Respectfully submitted,

Judy Holladay
Planning Commission Clerk

Approved 8/8/23