

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

Minutes of the April 1, 2024 Meeting

Meeting #987 of the Hanover Township Northampton County Planning Commission scheduled for Monday, April 1, 2024 was convened at 7:30 pm by Barry Check, Chairman.

Planning Commission members in attendance:

Barry Check  
Richard Kanaskie  
Gordon Campbell  
Richard Mannix  
Michael Fina  
Paul Borosky

Others in attendance:

James Milot, Hanover Engineering Associates, Inc.  
Judy Holladay, Planning Commission Clerk  
Casey Bond, PE, Base Engineering, Inc.  
Edward Schlaner, PE, Martin Schuler Company  
Deborah Moser  
Public - 8

**APPROVAL OF MINUTES**

**A motion by R. Mannix and seconded by Michael Fina to approve the minutes of the March 4, 2024 Planning Commission meeting was approved.**

*Vote: Campbell, yes; Fina, yes; Borosky, yes; Kanaskie, yes; Mannix, yes; Check, Yes*

**DEVELOPMENTS, PLANNING & ZONING**

- Hindu Temple Society Land Development/Lot Consolidation Plan

Casey Bond with Base Engineering presented an overview of the project involving the consolidation of the existing temple lot with an existing residential property and conversion of the residential dwelling to a religious use. Also proposed are the expansion of the existing temple building, modification of the exit driveway, addition of a pickup area, and expansion of the parking lot. Requested waivers and deferrals were discussed in conjunction with Hanover Engineering's letter dated March 29, 2024.

**A motion made by B. Check seconded by R. Kanaskie recommending that the Board of Supervisors grant a deferral of §159-11.J related to the installation of curbing on the property frontage for reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated March 29, 2024 was approved.**

*Vote: Campbell, yes; Fina, yes; Borosky, yes; Kanaskie, yes; Mannix, yes; Check, Yes*

**A motion made by R. Mannix seconded by M. Fina recommending that the Board of Supervisors grant a deferral of §159-13.B related to sidewalks along the property frontage, for reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated March 29, 2024 was approved.**

*Vote: Campbell, yes; Fina, yes; Borosky, yes; Kanaskie, yes; Mannix, yes; Check, Yes*

**A motion made by B. Check seconded by M. Fina recommending that the Board of Supervisors grant a waiver of §73-7.C related to location of driveways being no less than ten feet of the property boundary for reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated March 29, 2024 was approved.**

*Vote: Campbell, yes; Fina, yes; Borosky, yes; Kanaskie, yes; Mannix, yes; Check, Yes*

**A motion made by B. Check seconded by G. Campbell recommending that the Board of Supervisors grant a waiver of §73-7.D.(2) related to the maximum and minimum radius of curbs for commercial properties for reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated March 29, 2024 was approved.**

*Vote: Campbell, yes; Fina, yes; Borosky, yes; Kanaskie, yes; Mannix, yes; Check, Yes*

**A motion made by B. Check seconded by R. Mannix recommending that the Board of Supervisors grant a waiver of §73-7.E.(1)(B) related to the width of access driveway approaches for reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated March 29, 2024 was approved.**

*Vote: Campbell, yes; Fina, yes; Borosky, yes; Kanaskie, yes; Mannix, yes; Check, Yes*

**A motion made by B. Check seconded by M. Fina recommending that the Board of Supervisors grant a waiver of §159-15.I(5) to allow the driveways to continue to exist without curbs and a deferral until such time as curb is installed along the road frontage, for reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated March 29, 2024 was approved.**

*Vote: Campbell, yes; Fina, yes; Borosky, yes; Kanaskie, yes; Mannix, yes; Check, Yes*

**A motion made by B. Check seconded by R. Kanaskie recommending that the Board of Supervisors grant a waiver of §159-25 related to a noise study, for reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated March 29, 2024 was approved.**

*Vote: Campbell, yes; Fina, yes; Borosky, yes; Kanaskie, yes; Mannix, yes; Check, Yes*

**A motion made by B. Check seconded by P. Borosky recommending that the Board of Supervisors grant a waiver of §159-34 related to the approval of a Preliminary Plan prior to the Record Plan, for reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated March 29, 2024 was approved.**

*Vote: Campbell, yes; Fina, yes; Borosky, yes; Kanaskie, yes; Mannix, yes; Check, Yes*

**A motion made by B. Check seconded by G. Campbell recommending that the Board of Supervisors grant a waiver of §159-29.C(1) related to identification of all features within 200 ft of the property on the plan, for reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated March 29, 2024 was approved.**

*Vote: Campbell, yes; Fina, yes; Borosky, yes; Kanaskie, yes; Mannix, yes; Check, Yes*

**A motion made by B. Check seconded by R. Kanaskie recommending that the Board of Supervisors grant a waiver of §152-10.I.(4) and (9) related to the synthetic impervious liner of a detention basin, for reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated March 29, 2024 was approved.**

*Vote: Campbell, yes; Fina, yes; Borosky, yes; Kanaskie, yes; Mannix, yes; Check, Yes*

**A motion made by B. Check seconded by P. Borosky recommending that the Board of Supervisors grant conditional approval of the Preliminary/Record Land Development and Lot Consolidation Plans for the Hindu Temple Society at 4200 & 4220 Airport Road subject to the recommended waivers and deferrals and in compliance with those recommendations and requirements of Hanover Engineering's letter dated March 29, 2024 was approved.**

*Vote: Campbell, yes; Fina, yes; Borosky, yes; Kanaskie, yes; Mannix, yes; Check, Yes*

- 4000-4030 Airport Road Land Development

The applicant for this project requested to be withdrawn from the agenda to allow more time for further discussion with the engineers.

- Mosser Lot Location

Edward Schlaner with Martin Schuler Company presented an overview of this project. The applicant proposes to relocate an existing lot line from the lot at 2380 Jacksonville Road to the lot at 2396 Jacksonville Road. The owner, Deborah Mosser, stated that the second dwelling on the property will be converted to a garage. Additional notations should be made on the plans and satisfaction of the zoning officer must be obtained. No action was taken.

## **COMMENTS FROM THE FLOOR**

None

**ENGINEERING REPORT**

None

**NEW BUSINESS**

Next scheduled meeting date is May 6, 2024.

**ADJOURNMENT**

B. Check moved to adjourn. G. Campbell seconded. Meeting adjourned at 8:20 pm.

Respectfully submitted,

Judy Holladay  
Planning Commission Clerk

Approved May 6, 2024