

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

Minutes of the February 5, 2024 Meeting

Meeting #985 of the Hanover Township Northampton County Planning Commission scheduled for Monday, February 5, 2024 was convened at 7:30 pm by Barry Check, Chairman.

Planning Commission members in attendance:

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

Others in attendance:

Applicant Representatives - 3
James Milot, Hanover Engineering Associates, Inc.
Judy Holladay, Planning Commission Clerk
Public - 2

APPROVAL OF MINUTES

Motion by G. Campbell and seconded by R. Mannix to approve the minutes of the January 8, 2024 Planning Commission meeting as presented was approved.

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

DEVELOPMENTS, PLANNING & ZONING

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

The project was briefly discussed in conjunction with Hanover Engineering's review letter dated February 2, noting updated responses from the applicant regarding outstanding items.

Motion made by B. Check seconded by G. Campbell recommending that the Board of Supervisors grant a waiver request of §152-10.I(6) and (7), regarding the storm water management ordinance relative to the detention basin, for reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated February 2, 2024 was approved.

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

Motion by B. Check seconded by R. Kanaskie recommending that the Board of Supervisors grant a deferral for §159-13.B(1) and (6), relative to sidewalks, for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 2, 2024 was approved.

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

Motion by B. Check seconded by M. Fina recommending that the Board of Supervisors grant a waiver of §159.25 relative to the noise ordinance, for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 2, 2024 was approved.

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

Motion by B. Check seconded by G. Campbell recommending that the Board of Supervisors grant a waiver of §159.29 relative to preliminary plans subject to land development, for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 2, 2024 was approved.

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

Motion by B. Check seconded by R. Mannix recommending that the Board of Supervisors grant a waiver of §159.29C(2) relative to contour lines based on USGS sea level datum for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 2, 2024 was approved.

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

Motion by B. Check seconded by M. Gilchrist recommending that the Board of Supervisors grant a waiver of §159-29C(3) and (6) relative to the location and species of all trees four inches or more in trunk diameter at a height of 4 ½ feet above the original grade, for the reasons set forth by the Applicant and in conjunction with Hanover Engineering's letter dated February 2, 2024 was approved.

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

Motion by B. Check seconded by R. Kanaskie recommending the Board of Supervisors grant conditional approval of the Preliminary/Record Development Plan subject to the recommended waivers and deferrals and in compliance with those recommendations and requirements of Hanover Engineering's letter dated February 2, 2024 was approved.

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

COURTESY OF THE FLOOR

None. All attendees left the meeting following the discussion and actions taken.

ENGINEERING REPORT

- Zoning Hearing Board at their last meeting determined it was premature to hear the validity challenge for the zoning at Gateway Drive.
- The old bank has been torn down at Highland and 512. It was determined that the main structure was not going to be as easily salvageable as anticipated and it would be more efficient to tear down and start anew.
- There has been no resubmission on the Hindu temple yet.
- There has been no additional information regarding any appeal for Willow Crest.

NEW BUSINESS

Next scheduled meeting date is March 4, 2024.

ADJOURNMENT

Motion to adjourn by B. Check was seconded by M. Gilchrist. Meeting adjourned at 8:02 pm.

Respectfully submitted,

Judy Holladay,
Planning Commission Clerk