

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

Minutes of the March 2, 2026 Meeting

Meeting #998 of the Hanover Township Northampton County Planning Commission scheduled for Monday, March 2, 2026 was convened at 7:30 pm by Secretary Richard Mannix.

Planning Commission members in attendance:

Barry Check
Paul Borosky
Gordon Campbell (via phone)
Glynis Daniels
Richard Kanaskie
Kevin Lea
Richard Mannix

Others in attendance:

James Milot, Hanover Engineering Associates, Inc.
Judy Holladay, Planning Commission Clerk
John McRoberts, The Pidcock Company
Nicole Galio, Jaindl Corporation
David Tshudy, Troutman, Pepper & Locke
Richard Hinson, Gallas Survey Group
Jane Cook, Monocacy Creek Watershed
Pat Dillerd, Steuben Road
Public – two

RE-ORGANIZATION

A motion by R. Kanaskie and seconded by K. Lea to nominate Barry Check as Chairman was approved.

Vote: Borosky, yes; Campbell, yes; Daniels, yes; Kanaskie, yes; Lea, yes; Mannix, yes; Check, abstain

A motion by R. Mannix and seconded by P. Borosky to nominate Richard Kanaskie as Vice Chairman was approved.

Vote: Borosky, yes; Campbell, yes; Daniels, yes; Kanaskie, abstain; Lea, yes; Mannix, yes; Check, yes

A motion by B. Check and seconded by R. Kanaskie to nominate Richard Mannix as Secretary was approved.

Vote: Borosky, yes; Campbell, yes; Daniels, yes; Kanaskie, abstain; Lea, yes; Mannix, abstain; Check, yes

APPROVAL OF MINUTES

A motion by R. Mannix and seconded by P. Borosky to approve the minutes of the November 3, 2025 Planning Commission meeting as presented, with exception to be corrected, was approved.

Vote: Borosky, yes; Campbell, yes; Daniels, yes; Kanaskie, yes; Lea, yes; Mannix, yes; Check, yes

DEVELOPMENTS, PLANNING & ZONING

- **HCC2 Lot 11 Land Development Plan - 6990 Steuben Road**

John McRoberts with the Pidcock Company and Nicole Galio with Jaindl Corporation presented a general overview of the project. This is a preliminary land development plan for a proposed development of a 102,700 square foot warehouse. The discussion, in connection with the Hanover Engineering letter dated February 27, 2026 included zoning, stormwater management, infrastructure, and regulatory compliance.

- **Lot Location Plan - 3760 Fairview Street**

This project is the first submission by the applicant who proposes to consolidate two existing lots/parcels currently owned by Wegmans into one lot/parcel.

David Tshudy with Troutman, Pepper and Locke and David Hinson with Gallas Surveying Group explained the improvements that have been made on the lots.

The applicant was asked to provide to the Planning Commission at the April meeting a waiver letter if applicable and revised plans reflecting any prior variances, waivers, or relief previously obtained for the existing properties as well as any variances or conditions from the recent Zoning Hearing Board decisions.

COURTESY OF THE FLOOR

Regarding the land development plan for 6990 Steuben Road, Jane Cook with the Monocacy Creek Watershed Assn. and Pat Dillard, resident on Township Line adjacent to Steuben both expressed concerns about stormwater runoff and its effect on Monocacy Creek.

ENGINEERING REPORT

Activity has begun at the Farmhouse site. Plans for the final major subdivision have been recorded at the courthouse and construction will begin as soon as possible.

NEW BUSINESS

Next scheduled meeting date is April 6, 2026.

ADJOURNMENT

Meeting was adjourned by B. Check at 8:50 pm.

Respectfully submitted,

Judy Holladay
Planning Commission Clerk