

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

Minutes of the June 1, 2026 Meeting

Meeting #1000 of the Hanover Township Northampton County Planning Commission scheduled for Monday, June 1, 2026 was convened at 7:30 pm by Chairman Barry Check.

Planning Commission members in attendance:

Barry Check
Paul Borosky
Gordon Campbell
Richard Kanaskie
Glynis Daniels
Kevin Lea
Richard Mannix

Others in attendance:

James Milot, Hanover Engineering Associates, Inc.
Judy Holladay, Planning Commission Clerk
David Tshudy, Troutman Pepper Locke
David Hinson, Gallas Survey Group
Marcus Danweber
Tyler Bargas
Mark Bradbury
Ryan Durkin, Attorney
Public – about 9

APPROVAL OF MINUTES

A motion by G. Daniels and seconded by P. Borosky to approve the minutes of the April 6, 2026 Planning Commission meeting as presented was approved.

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

DEVELOPMENTS, PLANNING & ZONING

• **Wegmans Lot Location Plan/Minor Subdivision**

David Tshudy of Troutman Pepper Locke, who provided background on the project, and David Hinson of Gallas Survey Group represented the applicant.

Following a brief review of the comments made by Hanover Engineering, the following motions were made.

A motion by B. Check and seconded by R. Mannix recommending that the Board of Supervisors grant a waiver of §159-29, Preliminary Plan Approval Prior to Record Plan Review and Approval, for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated May 28, 2026 was approved.

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

A motion by B. Check seconded by R. Mannix recommending that the Board of Supervisors grant conditional approval of the Preliminary Record Land Development Plan subject to the recommended waiver and in compliance with the recommendations made in the Hanover Engineering letter dated May 28, 2026 was approved.

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

- **HCC2 Lot 11, Steuben Road Land Development**

Applicant requested their application be reviewed at a later meeting.

- **3893 Adler Place – Recharge Health & Wellness Conditional Use**

Tyler Bargas, representing Recharge, the future occupant, provided an overview of the project.

Marcus Danweber, Bethlehem Office Commons, LLC, the owner of the property, reviewed the comments in the Hanover Engineering letter dated May 28, 2026 and stated that the project has already been reviewed by the Zoning Commission.

There being no comments or questions from the PC regarding this application, the following motion was made:

A motion by B. Check and seconded by R. Kanaskie recommending the Board of Supervisors grant conditional approval of the Conditional Use Application for 3893 Adler Place – Recharge Health & Wellness subject to the recommendations of Hanover Engineering's letter dated May 28, 2026.

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

- **Data Center Ordinance Review**

Following a brief discussion regarding the revised ordinance and comment from the public regarding the advertisement process, the following motion was made.

A motion by B. Check and seconded by R. Mannix recommending to the Board of Supervisors approval of the ordinance on data centers as written.

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

COURTESY OF THE FLOOR

None

ENGINEERING REPORT

The Township will be submitting a grant application for crosswalks across Crawford Drive in the vicinity of Toni Lane and one across Harriet Lane in the vicinity of the park entrance. The grant application requires a letter of support and recommendations from the planning agencies, including Hanover's Planning Commission and LVPC.

A motion by B. Check and seconded by R. Kanaskie recommending that the Planning Commission Chairman create a letter with input from Hanover Engineering to support the grant for placement of crosswalks at Crawford Drive in the vicinity of Toni Lane and across Harriett Lane in the vicinity of the park entrance was approved.

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

NEW BUSINESS

Next scheduled meeting date is July 6, 2026.

ADJOURNMENT

B. Check adjourned the meeting at 7:58 PM.

Respectfully submitted,

Judy Holladay
Planning Commission Clerk

Approved July 6, 2026