



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

October 7, 2025

Board of Supervisors
Hanover Township
Northampton County
3630 Jacksonville Road
Bethlehem, PA 18017

Re: 90 Highland Avenue LLC
 Amended Preliminary/Record Lot Consolidation and Land Development Plan

All:

The Amended Preliminary/Record Lot Consolidation and Land Development Plan was reviewed at our meeting on October 6, 2025. The Planning Commission recommends the following waivers be granted for reasons set forth by applicant and in conjunction with Hanover Engineering's comments and letter dated October 3, 2025:

§159-13.B sidewalks along Bath Pike frontage
§159-13.C.(1) sidewalks within the street right-of-way along Highland Ave.
§159-15.I.(1), and 73-7.D maximum curb radii of 55 feet for commercial driveway
§159-17.C.(4) for the location of street trees
§159-17.F.(1) shade trees
§159-25 noise study
§159-29.C.(1) depiction on plans of existing features within 200 feet
§159-29.C.(3) and 159-29.C.(6)(a) identification of tree species and trunk diameters
§159-34 Preliminary/Record Plan submission
§152.9(I) stormwater management minimum orifice 3"
§152-10.I(7) detention basin side slopes

The Planning Commission recommends the following deferral be granted for reasons set forth by applicant and in conjunction with Hanover Engineering's letter dated October 3, 2025.

§185.22.E(6) intersection improvements

The Planning Commission recommends that the Board of Supervisors grant conditional approval for the Amended Preliminary/Record Land Development Plan subject to the recommended waivers and deferrals and the compliance with those recommendations and requirements of Hanover Engineering's letter dated October 3, 2025.

Barry Check, PE
Planning Commission Chairman

Cc: Township Engineer – Brian Kocher (via email)
Township Solicitor – James Broughal, Esq. (via email)
Zoning Administrator – Tracy Luisser (via email)
Township Manager – Mark Hudson (via email)
Erich Schock Esquire, Fitzpatrick, Lentz & Bubba (via email)
Mr. Jeffrey Beavan, PE, Bohler Engineering (via email)
Luke Jaendl, Jaendl Land Company (via email)