

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

Minutes of the October 6, 2025 Meeting

Meeting #996 of the Hanover Township Northampton County Planning Commission scheduled for Monday, October 6, 2025, was convened at 7:32 pm by Chairman Barry Check.

Prior to roll call, Mr. Check requested a moment of silence in remembrance of Martin Gilchrist.

Due to capacity restraints of the room and the inability to accommodate the number of residents, the determination was made to postpone the AFHBD zoning ordinance discussion until a future date, to be determined. Most of the crowd left the room and the meeting continued.

Planning Commission members in attendance:

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

Others in attendance:

James Milot, Hanover Engineering Associates, Inc.
Judy Holladay, Planning Commission Clerk
Jeffrey Beavan, Bohler Engineering
Public – about 20

APPROVAL OF MINUTES

A motion by G. Campbell and seconded by P. Borosky to approve the minutes of the September 8, 2025 Planning Commission meeting as amended was approved.
Vote: Borosky, yes; Campbell, yes; Kanaskie, Abstain; Mannix, yes; Daniels, yes; Check, yes

DEVELOPMENTS, PLANNING & ZONING

- AFHBD Ordinance Review and Comment

A motion by B. Check seconded by R. Mannix to remove the AFHBD zoning ordinance discussion from the agenda and move it to a later date was approved.

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

- 90 Highland Ave – Hotel Land Development

Jeffrey Beavan of Bohler Engineering presented on behalf of the applicant, stating that they were here about two months ago with a review letter. The plan is similar to what they presented at that time. Discussion centered around the requested waivers and deferrals in conjunction with Hanover Engineering's comments and letter dated October 3, 2026.

Following public recognition, Chairman Check noted that the waivers were previously granted as part of the prior approval, which makes this a stand-alone item. The motions below were made.

A motion made by B. Check and seconded by R. Kanaskie recommending that the Board of Supervisors grant a waiver of §159-13.B, sidewalks along Bath Pike frontage, for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated October 3, 2025 was approved.

Vote: Borosky, yes; Campbell, yes; Kanaskie, yes; Mannix, yes; Daniels, no; Check, yes

A motion made by B. Check and seconded by R. Kanaskie recommending that the Board of Supervisors grant a waiver of §159-13.C(1), sidewalks within the street right-of-way along Highland Avenue, for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated October 3, 2025 was approved.

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

A motion made by B. Check and seconded by R. Mannix recommending that the Board of Supervisors grant a waiver of §159-15.I.(1), and 73-7.D, curb radii, for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated October 3, 2025 was approved.

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

A motion made by B. Check and seconded by R. Kanaskie recommending that the Board of Supervisors grant a waiver of §159-17.C.(4), street trees, for the reasons

set forth by the applicant and in conjunction with Hanover Engineering's letter dated October 3, 2025 was approved.

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

A motion made by B. Check and seconded by R. Mannix recommending that the Board of Supervisors grant a waiver of §159-17.F.(1), shade trees, for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated October 3, 2025 was approved.

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

A motion made by B. Check and seconded by R. Mannix recommending that the Board of Supervisors grant a waiver of §159-25, noise study, for the reasons set forth by the applicant and in conjunction with comments by Hanover Engineering was approved.

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

A motion made by B. Check and seconded by P. Borosky recommending that the Board of Supervisors grant a waiver of §159-29.C.(1), identification of existing features, for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated October 3, 2025 was approved.

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

A motion made by B. Check and seconded by R. Mannix recommending that the Board of Supervisors grant a waiver of §159-29.C.(3) and §159-29.C.(6) (a), tree species and trunk diameter, for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated October 3, 2025 was approved.

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

A motion made by B. Check and seconded by R. Kanaskie recommending that the Board of Supervisors grant a waiver of §159.34, for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated October 3, 2025 was approved.

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

A motion made by B. Check and seconded by R. Mannix recommending that the Board of Supervisors grant a waiver of §152.9(I), stormwater management minimum orifice 3", for the reasons set forth by the applicant and in conjunction with Hanover Engineering's comments was approved.

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

A motion made by B. Check and seconded by R. Kanaskie recommending that the Board of Supervisors grant a waiver of §152-10.(l).7 stormwater management side slopes, for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated October 3, 2025 was approved.

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

A motion made by B. Check and seconded by G. Daniels recommending that the Board of Supervisors grant a deferral of §185.22.E(6), intersection improvements, for the reasons set forth by the applicant and in conjunction with Hanover Engineering's letter dated October 3, 2025 was approved.

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

A motion made by B. Check and seconded by R. Mannix recommending that the Board of Supervisors grant conditional approval of the Amended Preliminary/Land Development Record Plan subject to the recommended waivers and deferrals and in compliance with those recommendations and requirements of Hanover Engineering's letter dated October 3, 2025 was approved.

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

COURTESY OF THE FLOOR

none

ENGINEERING REPORT

The new Hanover Township Pump Track opened with a ribbon cutting on Saturday, October 4, 2025. The track offers three distinct sections for various skill levels and is intended for use on bikes, scooters, skateboards, and rollerblades.

NEW BUSINESS

Next scheduled meeting date is November 3, 2025. Any additional meeting would be a special one and would be advertised.

ADJOURNMENT

B. Check adjourned the meeting at 8:25 pm.

Respectfully submitted,

Judy Holladay
Planning Commission Clerk