

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

Minutes of the November 3, 2025 Meeting

Meeting #997 of the Hanover Township Northampton County Planning Commission scheduled for Monday, November 3, 2025, 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

Others in attendance:

James Milot, Hanover Engineering Associates, Inc.  
Judy Holladay, Planning Commission Clerk  
Joe Piperato, III, Eastburn & Gray, P.C., Attorneys at Law  
Jody King, CBRE  
Adam Cetrulo, Bohler Engineering  
Public – about 15

**APPROVAL OF MINUTES**

**A motion by R. Kanaskie and seconded by G. Daniels to approve the minutes of the October 6, 2025 Planning Commission meeting was approved.**

*Vote: Borosky, yes; Campbell, yes; Kanaskie, Yes; Daniels, yes; Check, yes*

**DEVELOPMENTS, PLANNING & ZONING**

- 1560 Valley Center Parkway – Conditional Use
- 1550 Valley Center Parkway Conditional Use

Joe Piperato took the lead on the presentation on behalf of the applicant seeking storage expansion from 25% to 50% of the square footage of both buildings. A brief history of the property was provided. Jodi King explained the difficulty of leasing the buildings. Prospective tenants want more flexibility and storage space and less office space. Adam Cetrulo with Bohler Eng explained that Bohler is not the original designer for the project, but Bohler has been looking at the traffic patterns and parking lots. He shared exhibits and explained the location and surroundings.

After further discussion and public comments, the following motion was made.

**A motion by B. Check seconded by P. Borosky recommending that the Board of Supervisors grant conditional approval of the storage expansion conditional use review based on the recommendations of Hanover Engineering's letter dated October 31, 2025 with the recommendation that the applicant provide a site plan identifying the ingress and egress for the approval of Hanover Engineering, the Township Manager and Board of Supervisors was approved.**

*Vote: Borosky, yes; Campbell, yes; Kanaskie, Yes; Daniels, no; Check, yes*

#### **COURTESY OF THE FLOOR**

none

#### **ENGINEERING REPORT**

none

#### **NEW BUSINESS**

Next scheduled meeting date is December 1, 2025.

#### **ADJOURNMENT**

Meeting was adjourned by B. Check at 8:25 pm.

Respectfully submitted,

Judy Holladay  
Planning Commission Clerk