

PLANNING COMMISSION
Hanover Township Northampton County
3630 Jacksonville Road
BETHLEHEM, PA 18017

Minutes of the July 6, 2026 Meeting

Meeting #1001 of the Hanover Township Northampton County Planning Commission scheduled for Monday, July 6, 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.
Brant Tucker, TPC
Alec Szolokitits, TPC
Charles Brown, Brown Design Corp
Nicole M Galio, P.E. Jaindl Land Director of Engineering & Design
Public – one

APPROVAL OF MINUTES

A motion by G. Campbell and seconded by K. Lea to approve the minutes of the June 1, 2026 Planning Commission meeting as presented was approved.

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

DEVELOPMENTS, PLANNING & ZONING

- HCC2 11, Steuben Road Land Development
Following a review of the pertinent points from the Hanover Engineering letter of May 29, 2006, the Planning Commission proposed the following recommendations.

Section 159-13 B. (1)

The Applicant shall provide sidewalks within all street rights-of-way of arterial and collector streets. **The Applicant is requesting a deferral from this requirement**

Motion to recommend granting deferral: Check, 2nd Kanaskie;

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

Section 159-15.I.(5) and 73-7.E.(1)

Driveways for all nonresidential subdivisions shall not be less than 15 feet in width and shall not exceed 30 feet in width. The access driveway that is being proposed is a non-standard design intended to deter trucks from making lefts to northbound Township Line Road. The Applicant is requesting a waiver from this requirement

Motion to recommend granting a waiver: B. Check, 2nd K. Lea;

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

Section 159-29.C.(2)

All elevations shall be based on the USGS sea level datum. A vertical datum reference shall be provided on the plan. The Applicant is proposing NAVD 1929 for the vertical datum reference. A waiver would be required to use NAVD 1929 for the vertical datum reference.

Motion to recommend granting a waiver: B. Check, 2nd K. Lea;

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

Motion by B. Check seconded by R. Kanaskie recommending that the Board of Supervisors grant conditional approval of the Preliminary Land Development Plan subject to the recommended waivers and deferrals and in compliance with those recommendations and requirements set forth in the Hanover Engineering letter dated May 29, 2026.

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

COURTESY OF THE FLOOR

None

ENGINEERING REPORT

Construction is moving along with Farmhouse Village. One of the proposals to the East Allen Township in the section adjacent to the Farmhouse is for retirement apartments. They are looking to place four 3-story buildings in a quad layout and leave the area that would have been single or duplex homes as open space.

NEW BUSINESS

Next scheduled meeting date is Aug 3, 2026

ADJOURNMENT

Meeting was adjourned by B. Check at 8:10 pm.

Respectfully submitted,

Richard Mannix
Planning Commission Secretary

Approved 9/14/26