

**MINUTES OF THE HANOVER BOROUGH  
PLANNING COMMISSION  
October 10, 2023 @ 6:00 PM**

Chairman Hegberg convened the regularly scheduled meeting of the Planning Commission at 6:00 PM on Wednesday, October 10, 2023 in the Hanover Borough Municipal Building, 44 Frederick Street, Hanover, PA as advertised. This meeting was rescheduled from the original date of October 4, 2023 to this evening due to the lack of a quorum.

In attendance were Commission members Dunn, Funk, Johnson, and Chairman Hegberg. Also, present were Planning & Engineering Administrative Assistant Lisa Graham-Herrick, Director of Planning & Engineering and Water Resources Eric Mains; In addition, Jeff Stern of JS Construction, Inc.; Justin Aiello of Aiello's Rentals LLC; and two citizens of the Borough of Hanover. Commission members Baum, Edwards and Graham were not in attendance.

**Approval of the Minutes:** Mr. Funk moved, seconded by Mr. Johnson, to approve the Minutes of the August 2, 2023 meeting as written. Motion carried. There was no meeting held on September 6, 2023 as there was no formal business to discuss.

At this time, Director Mains called the Commissions attention to two minor corrections to the agenda:

4. Zoning Matters

- c) A date for the Conditional Use Hearing for 1001 East Walnut Street, has been set for Wednesday, October 25, 2023 at 5:30pm in Borough Council Chambers.
- d) The application submitted by Brenda Fodor is a Special Exception application and not a Conditional Use application. The application will be heard by the Zoning Hearing Board at their November 20, 2023 meeting.

**Old Business:** There was no old business to report.

**Communications:** There were no communications to report.

**Zoning Matters:** Director Mains reported that a Zoning Hearing Board application for a use variance was submitted by Jeff Stern on behalf of JS Construction, Inc. to operate a Contractor Establishment at 886-888 Broadway, which does not recognize the use as permitted. Mr. Stern was present to answer any questions regarding this request. After a brief discussion, Mr. Dunn moved, seconded by Mr. Johnson, to recommend approval of this request to the Zoning Hearing Board, who will consider this application at their meeting on Monday, October 16, 2023. Motion carried.

Director Mains reported that a Zoning Hearing Board application for a Special Exception was submitted by Justin Aiello, on behalf of Aiello's Rentals, for the property located at 126 York Street, Hanover, PA, for the use of the property as a hotel. Mr. Aiello was present to answer any questions regarding this request. A discussion ensued regarding various aspects of the project application. With a general consensus that there were additional supporting materials needed to fully make an informed recommendation, the Commissioners deferred from making a recommendation of support or of denial to the Zoning Hearing Board, who will consider this application at their meeting on Monday, October 16, 2023.

Director Mains reported that a Zoning Hearing Board application for a Special Exception was submitted by Brenda Fodor for 301 York Street to operate an Eating Establishment, to be heard at the Zoning Hearing Board meeting on Monday, November 20, 2023. After some general discussion focused on off-street parking capacity, it was moved by Mr. Johnson, seconded by Mr. Funk, to recommend approval to the Zoning Hearing Board for this application. Motion carried.

Director Mains reported that a Conditional Use application was submitted by Salvador Turcios on September 19, 2023 for the property located at 1001 E. Walnut Street to allow for the operation of a Place of Assembly/Worship, which will be heard by the Hanover Borough Council on Wednesday, October 25, 2023. Mr. Johnson moved seconded by Mr. Dunn to recommend approval of this request to the Borough Council. Motion carried.

**New Business:** While not formal new business, Mr. Mains reported that he will be speaking at the American Planning Association Annual Conference in Scranton on Monday, October 16, 2023 to discuss "New Zoning in Old Towns".

**Public Comment:** Chairman Hegberg asked anyone wishing to make public comment to step forward and speak at this time. Audrey Coppersmith, 412 Osage Drive, Hanover, PA asked about the progress of the proposed Cherry Tree 5 development.

**Adjournment:** Chairman Hegberg thanked all for their attendance this evening. It was moved by Mr. Funk, seconded by Mr. Dunn, to adjourn the meeting at 6:55 PM. Motion carried.

Respectfully submitted,

**Lisa M. Graham-Herrick**

*Administrative Assistant to the*

*Department of Planning & Engineering*

*Borough of Hanover*