

HANOVER TOWNSHIP, LEHIGH COUNTY  
PLANNING COMMISSION MEETING

August 15, 2017  
7:30 P.M.

Present: Baillie; Bean; Paulus; Thomas; Susan G. Maurer, Esquire; Sandra A. Pudliner; Vicky Roth

Absent: Hess; Tocci; Trexler

Attendance: 1

Approval of Minutes: October 18, 2016 Planning Commission Meeting  
January 9, 2017 Reorganization Meeting

Motion: I move we waive the reading of the Minutes of the October 18, 2016 Planning Commission Meeting and January 9, 2017 Reorganization Meeting and accept same as presented.

Thomas, Bailey: Moved and Seconded

Unan.

Correspondence:

Chairman Thomas noted that the only correspondence in hand related to the item set forth as new business and would be addressed at that time.

New Business:

1. Preliminary/Final Lot Consolidation Plan Approval, 1855 Weaversville Rd., Allentown, PA 18109, 1855 Weaversville Rd. L.P. (Review and Recommendation)

Brian Ritter, P.E., of Jenna Engineering appeared before the Board and advised the Planning Commission he represents 1855 Weaversville Rd., L.P. and presented to the Board a plan with respect to his client's desire to have the four tracts of land under their ownership consolidated into one tract. It was noted that the Township had received correspondence from the Lehigh Valley Planning Commission dated July 27, 2017 with respect to their review of the lot consolidation plan. In said correspondence, LVPC noted that the signature block on the plan must be corrected to read "Certificate of the Lehigh Valley Planning Commission-reviewed by the Lehigh Valley Planning Commission". Mr. Ritter indicated to the Planning Commission that the correction to the plan will be handled by his office. Additionally,

the Hanover Township Planning Commission addressed the correspondence from the Township's engineering firm, Keystone Consulting Engineers, dated August 10, 2017 relative to their review of the lot consolidation plan. Karl Scherzberg of Keystone Consulting Engineers was in attendance at the meeting on behalf of the Township's engineering firm and brought to the Board's attention the conditions set forth in said letter under Item 3, Lot Consolidation Plan Review Comments. Mr. Ritter acknowledged the acceptance by the developer of the comments set forth in the Township Engineer's correspondence.

Accordingly, in conclusion of this review, the Hanover Township Planning Commission made the following Motion:

Motion: I move that the Hanover Township Planning Commission recommends to the Hanover Township Council Preliminary/Final Lot Consolidation Plan Approval for 1855 Weaversville Rd. as shown on the plan of Jena Engineering Corp. dated May 8, 2017, subject to the following conditions:

1. The Developer shall correct the signature block on the Plan as directed by the Lehigh Valley Planning Commission in their review letter dated July 27, 2017 to the Hanover Township Planning Commission.
2. The municipal boundary line with Hanover Township, Northampton County shall be added to the location map (22-301.4H).
3. The locations and types of all existing and proposed lot corner monumentation shall be indicated on the plan (22-302.3B).
4. Meets and bounds of the sanitary sewer access easement shall be added to the plan (22-302.3E).
5. The owner's certification shall be signed and notarized (22-302.3H).
6. A consolidation deed of the subject property shall be prepared by the Applicant and recorded along with the final plan.

Thomas, Paulus: Moved and Seconded

Unan.

2. Bill No. 2017-04, An Ordinance Amending the Hanover Township, Lehigh County Zoning Ordinance, Chapter 27, Establishing General and Specific Standards Relating to the Location, Placement, Construction and Maintenance of Tower-Based Wireless Communications Facilities and Non-Tower Wireless Communication Facilities; Providing for Purposes, Findings of Fact, and Definitions Related to the Adoption of the Amendment; Providing for the Regulation of Such Facilities; and Providing for the Enforcement of Said Regulations (Review and Recommendation)

The Township Manager/Zoning Officer who was in attendance at the meeting advised the Board that the governing body has determined to establish regulations by ordinance affecting cell towers within the Township. The ordinance includes tower-based wireless communication facilities and non-tower wireless communication facilities. Mrs. Pudliner noted that the ordinance in front of the Board addresses the location of such facilities within the Township, in particular, not permitting such facilities in close proximity to residential areas. The Township Manager/Zoning Officer also noted that as set forth on page 7 of the proposed Ordinance is a chart indicating where such facilities are prohibited and that the Board will note in reviewing same that they are not permitted in residential areas. The Township Planning Commission Attorney, Susan Maurer, commented that she felt it was a good idea that the Township adopt such regulations and acknowledged that the Ordinance is geared to protect the public health, welfare and safety of the Township residents. As a result of these discussions, the Board made the following Motion:

Motion: I move that the Hanover Township Planning Commission recommends to the Hanover Township Council the adoption of Bill No. 2017-04, An Ordinance Regulating Tower-Based Wireless Communications Facilities and Non-Tower Wireless Communications Facilities within the Township as presented.

Thomas, Bean: Moved and Seconded

Unan.

Adjournment:

The meeting was adjourned at 7:50 P.M.

Respectfully submitted,

Patricia A. Paulus, Secretary  
Hanover Township Planning Commission