

HANOVER TOWNSHIP, LEHIGH COUNTY
PLANNING COMMISSION MEETING

April 16, 2019
7:30 P.M.

Present: Baillie; Bean; Hawk; Trexler; Thomas; Susan G. Maurer, Esquire; Al Kortze, P.E.; Christopher Garges; Vicky Roth

Absent: Paulus

Attendance: 1

Approval of Minutes: March 19, 2019 Planning Commission Meeting

Motion: I move we waive the reading of the Minutes of the March 29, 2019 Planning Commission Meeting and accept same as presented.

Thomas, Bean: Moved and Seconded

Unan.

Correspondence:

Chairman Thomas questioned the correspondence from LANTA. Christopher Garges, Township Manager, explained that correspondence is regarding the project that was before the Planning Commission on October, 2018, for the rezoning. LANTA had submitted a revised sketch and the correspondence is LANTA's comments. Mr. Garges said they had intended to attend this evening's meeting instead went to Council at their last meeting to discuss the rezoning. They've taken themselves off this evening's Agenda and are still trying to figure out which direction they want to take.

New Business:

1. Preliminary/Final Land Development, Race St Building Expansion, Airport Ventures, L.P., 1650 E. Race St., Allentown, PA 18109 (Review and Recommendation)

Mr. Bernard Telatovich introduced himself. He is with Benchmark Civil Engineering who are the engineers of record for Airport Ventures, L.P., which they presented to the Planning Commission at their last meeting seeking Preliminary approval. In response to the Township Engineer's comments, they've addressed everything except where it says in the correspondence, for conditional approval. Mr. Telatovich said they have no objections to any of the comments and they will take care of all matters there. At this time, Mr. Telatovich gave a brief description of the project

proposed for Race Street and Willowbrook Rd. Mr. Telatovich accepted questions from staff and the Board. Chairman Thomas questioned the fire hydrant and wanted to know if there have been any further discussions with the Fire Chief regarding same. Mr. Telatovich said he sent in his comments regarding the fire hydrant. His argument is that he does not believe the Fire Chief's reading of the National Fire Code is accurate. Mr. Telatovich feels they do meet the requirements the way it presently is. The argument the Fire Chief made was having to run a fire hose across the street and in Mr. Telatovich's opinion is a null argument. Bottom line is that they will put in the fire hydrant. Planning Commission Member Baillie asked Mr. Telatovich for an explanation of number 4 under Zoning, Off-Street Loading Area. Mr. Telatovich gave an explanation of docks and what are known as off-street areas and pointed them out on the drawing before the Commission. There are nine different locations which are marked on the plan and not on the drawing before the Commission to show that there is plenty of off-street parking. Mr. Thomas asked the Township Engineer if he had anything to add to this and Al Kortze, Township Engineer, replied that the one thing he does want to mention is that the Applicant has requested six waivers, which were discussed at the last Planning Commission Meeting. He has no problem granting any of those waivers. Mr. Kortze also recommends Preliminary/Final Approval. The other comments Mr. Kortze has other than listing the waivers are standard housekeeping items. Mr. Garges said the one thing he would add, which was discussed earlier, is that the Applicant comply with the Lehigh Valley Planning Commission letter, which he hasn't gotten a copy of as of yet. Mr. Telatovich said he would get a copy to Mr. Garges.

Motion: I move that the Hanover Township, Planning Commission, recommend approval of the Preliminary/Final Land Development, Race St Building Expansion, Airport Ventures, L.P., 1650 E. Race St., Allentown, PA 18109 subject to the conditions identified in Keystone Consulting Engineers' Letter dated April 3, 2019, including the six waivers and subject to the Lehigh Valley Planning Commission's approval.

Thomas, Bean: Moved and Seconded

Unan.

Adjournment:

The meeting was adjourned at 7:40 P.M.

Respectfully submitted,

Patricia A. Paulus, Secretary
Hanover Township Planning Commission