

HANOVER TOWNSHIP, LEHIGH COUNTY
PLANNING COMMISSION MEETING

July 16, 2024
6:30 P.M.

Present: Yoder, Hawk, Nauroth, Rossi, Thomas; Melissa A. Wehr; Kate Durso, Esquire; Kevin Chimics, P.E., Vicky Roth

Absent: Steitz

Attendance: 2

Approval of Minutes: March 19, 2024 Planning Commission Meeting

Motion: I move we waive the reading of the Minutes of the March 19, 2024, Planning Commission Meeting and accept same as presented.

Thomas, Hawk: Moved and Seconded

Unan.

Correspondence:

Chairman Thomas stated that there are some correspondence before him this evening not related to matters on the agenda and are available for review at the Township building during normal business hours.

General Business:

1. Preliminary/Final Subdivision (Lot Line Adjustment) Review, Jill Salim, 1715 and 1735 Rear N. Irving St., Allentown, PA 18109 (Review and Recommendation)

Rob Piligian with Bascom & Sieger, Inc., a professional land surveyor appeared on behalf of Jill Salim and presented the plan. Jill Salim, the owner of the property also was present. Lot 2 is served by an existing septic system. If that fails, Mr. Piligian said the solution to that is what's occurred to the adjoining parcels to the West of both Lot #2 and Lot #1; and, there is sanitary sewer on Irving Street. There would be a note placed on the plan that would require any failure of a septic system to connect to the public sewer at that time. Lot #1 has a utility and access easement per a recorded plan that was done as part of Airport Center. They have direct access out to Irving St. Lot #2 has an access easement through the property of Millhouse. We would get that access easement amended to include utilities. It actually has a utility easement in it already for the water line that's there. It is partially bisected by a water line there through a utility easement that shows up. There's a small sliver that's not. It's part of the access, but not connected to the utility easement. We would need that language revised. The Engineer said that we would just need verification that the easements extend from both Lots #1 and #2 all the way to the right-of-way so that they have access to connect to the public sewer in the public right of way.

The Attorney asked if there an actual easement agreement. Mr. Piligian replied that the utility easement is a recorded easement because it benefits Hanover Township. The access easement, as far as I know, is only on the plan so we would amend that easement. It shows up on the plan and there's a deed that was one of the questions that the Engineer had about the two different deed recitals and it's because of this apparent lot line adjustment that was done when the Airport Center came through. Lot #1 actually has two vesting deeds. The Attorney mentioned it could be something that if you were interested in moving the plan forward that you could have a condition on them providing the necessary verification to the Township's approval that they have a valid access and valid utility easement in place. The Engineer's condition letter was reviewed with the applicant. There were also 4 waivers requested and reviewed.

The Township Engineer said he does not have issues on the Preliminary Final lot line adjustment Changing the plan scale is not an issue. It's just the wording of the Ordinance that says shall be 50 or 100. If they deviate from that, they would need the waiver. The partial waivers on the existing features and easements are acceptable as long as they show all the information on the easements that extend from the property out to a public right of way. If the septic system fails, they must connect to municipal sewer. The Chairman asked the Engineer, based on those waivers and the sufficient information, if an approval is recommended. The Engineer replied he does not have any problem with the conditional approval based on them addressing the comments in the letter and comments this evening.

Motion: I recommend approval of the Waivers identified and requested on the July 12, 2024 letter from Bascom & Sieger, Inc. as presented.

Thomas, Hawk: Moved and Seconded

Unan.

Motion: I recommend approval of Preliminary/Final Subdivision (Lot Line Adjustment) Review, Jill Salim, 1715 and 1735 Rear N. Irving St., Allentown, PA 18109 subject to the conditions identified in Keystone Consulting Engineers letter dated July 9, 2024 and Mr. Piligian's agreement to provide proof to the Township's satisfaction that there's access and utility easements in place and adding that note on the plan should the septic on site fail on either of the lots requirement to connect to public sewer.

Thomas: Rossi: Moved and Seconded

Unan.

2. Preliminary/Final Subdivision (Lot Line Adjustment) Review, PMP4 Inc., 3200-3220 Airport Rd., Allentown, PA 18109 (Review and Recommendation).

The Chairman stated this item has been tabled.

Adjournment:

The meeting was adjourned at 6:57 P.M.

Respectfully submitted,

Sharon Steitz, Secretary