

HANOVER TOWNSHIP, LEHIGH COUNTY  
PLANNING COMMISSION MEETING

May 17, 2016  
7:30 P.M.

Present: Baillie; Bean; Hess; Paulus; Thomas; Susan G. Maurer, Esquire; Karl Scherzberg, E.I.T.; Sandra A. Pudliner; Vicky Roth

Absent: Trexler

Attendance: 3

Approval of Minutes: January 11, 2016

Motion: I move we waive the reading of the Minutes of the January 11, 2016 Planning Commission Reorganization Meeting and accept same as presented.

Thomas, Baillie: Moved and Seconded

Unan.

Correspondence:

Chairman Thomas noted that the only correspondence in hand relates to the item listed under New Business and would be addressed at that time.

New Business:

1. Preliminary/Final Land Development Review, Parking Lot Expansion, Patriot American Parkway, LP, 1110 American Parkway, Allentown, PA 18109 (Review and Recommendation)

Geoffrey Kase, P.E., appeared before the Board on behalf of Patriot American Parkway, LP, along with their engineering firm, Maser Consulting, and proceeded to review with the Planning Commission the proposed plans relative to the parking lot expansion before the Board for consideration at this time. Mr. Kase advised the Planning Commission that it is their intent to create a better parking situation for the entire building located at 1110 American Parkway. He noted that parking garages are fine but that the surface parking out front gets filled up very quickly. He noted for the Board's consideration that back in 2001 a future building had been approved which if developed would be a mirror image of the existing building. However, Mr. Kase indicated that it is not their intent to pursue that plan. He advised that it is his company's intent to use the impervious

coverage allocation already in place to become surface parking. He noted that there had been approximately 344,000 square feet of parking area approved and for now it is their intent to use 97,000 square feet. Maser Consulting's representative advised the Board that as they may recall they had been before the Board awhile back for a minor subdivision and they are again before the Board for the parking expansion which will be surfaced with pervious pavement with an underground storm water storage area. She noted that it is the Developer's intent to allow the tenants to park closer to their entry point into the building by creating this additional parking. Karl Scherzberg noted that the biggest concern in reviewing this proposal would be the storm water. The pond is way over sized right now and there is no problem. The other comments as noted in the Township Engineer's letter dated May 13, 2016 relative to review of the matter are minor in importance. The Township Manager noted that in reviewing the comment letter from the Township Engineer dated May 13, 2016, she was of the opinion that Items No. 5 and 6 directly relate to a standard condition the Township utilizes for land development. She noted that language is "all fees shall be paid to the Township and Developer shall execute standard land development improvements, maintenance and security agreements to secure the construction and maintenance of required improvements in a form satisfactory to the Township Attorney. Karl Scherzberg indicated that Items 5 and 6 could be reworded as noted by the Township Manager. Additionally, with respect to the comment letter from the Township Engineer dated May 13, 2016, Geoffrey Kase, representing Patriot American Parkway, LP, noted that the conditions set forth therein were acceptable to them.

In resolution of this matter, the Board made the following Motion:

Motion: I move that the Hanover Township Planning Commission recommends to the Hanover Township Council Preliminary/Final Approval of the parking lot expansion of Patriot American Parkway, LP, 1110 American Parkway, Allentown, PA 18109, subject to the following conditions as amended:

1. Each condition must be rejected or accepted in writing by the applicant within thirty (30) days of the date of this approval, or in the absence of such acceptance, this approval shall be deemed rescinded as of the expiration of the thirty (30) day period or the date of receipt of the rejection of any such condition, whichever first occurs.
2. A Statement of Intent shall be added to the record plan sheet (22-301.Q.6).
3. The Owner's Certification shall be signed and notarized (22-302.3.H).
4. Erosion and Sedimentation Control Plans shall be submitted to the Lehigh County Conservation District for their review.

5. The plans shall be reviewed and approved by the local Fire Chief.
6. A detailed narrative regarding the perpetual care and maintenance of the pervious parking lot surface shall be added as a covenant to the record plan.
7. Soil erosion control plans, once approved by the Lehigh County Conservation District, shall be provided to the Township.
8. The grading plan shall provide additional information on the storm sewer system down gradient from Inlet 19.
9. The underdrain and pervious pavement details shall specify the AASHTO equivalent clean stone instead of 2A modified aggregate.
10. The base of one proposed light pole will penetrate through the impermeable liner in the parking lot drainage island. Provide a detail showing the method of sealing the liner around the concrete base.
11. The Owner/Applicant will be required to comply with the storm water management perpetual maintenance responsibilities in SALDO Section 22-406.6.
12. All fees shall be paid to the Township and developer shall execute land development improvement, maintenance and security agreements to secure the construction and maintenance of required improvements in a form satisfactory to the Township Attorney.

Thomas, Paulus: Moved and Seconded

Unan.

Adjournment:

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

Respectfully submitted,

Patricia A. Paulus, Secretary  
Hanover Township Planning Commission