

HANOVER TOWNSHIP, LEHIGH COUNTY
PLANNING COMMISSION MEETING

September 17, 2019
8:00 P.M.

Chairman Thomas asked for a moment of silence for Planning Commission Board Member Patricia Paulus who recently passed away and in remembrance of her years served on the Board and to also send their prayers and thoughts to her family.

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

Absent: 0

Attendance: 1

Approval of Minutes: June 18, 2019 Planning Commission Meeting

Motion: I move we waive the reading of the Minutes of the June 18, 2019 Planning Commission Meeting and accept same as presented.

Thomas, Bean: Moved and Seconded

Unan.

Correspondence:

Chairman Thomas stated he has correspondence in front of him. If anyone would like to review the correspondence in his possession, they are welcome to do so at the Township Building during normal business hours. The Board will go over the correspondence related to the matter at hand this evening.

New Business:

1. Preliminary/Final Subdivision, Rockefeller Lehigh Industrial Development Lot 5A, Willowbrook Road, RG Hanover LLC (Review and Recommendation)

Johanna Chervak with the Rockefeller Group who is their Director of Real Estate Development and overseas their projects in the Lehigh Valley as well as a couple of projects in New Jersey addressed the Board. She said they are under contract with the Airport Authority to acquire land up on Willowbrook road adjacent to the warehouse that is being developed across the road from the FedEx building. It is approximately 38 acres plus an easement area that they would also be acquiring for a roadway access with the intent of

constructing an industrial building similar to the other buildings being developed in that area. Ms. Chervak said that as of right now in order to close with the Airport Authority they need to subdivide the land. This may be a combination of a consolidation of subdivision because the airport owns a lot of land in the area and this is one of two final conditions to them closing the other as the deed of release that the Airport Authority needs to obtain from the FAA in order to sell the property. Ms. Chervak said this is what they are seeking this evening from the Board. Christopher Garges, Township Manager, said the Township Engineer's office has prepared a letter dated September 12, 2019. Al Kortze, Township Engineer, said that the comments in his letter are primarily drafting and he didn't have any major issues except what he brought up for some discussion where the plan depicts encroachment of sheds from the properties adjoining the southwest side of Lot 5A. It is a residential neighborhood in the adjoining municipality. Mr. Kortze questioned how the encroachments will be handled. Will there be easements provided for those sheds or will they have to move them? Ms. Chervak said she didn't get a chance to look at what those encroachments were and this may be a question for the legal department. Ms. Chervak said it seems to her that the easiest thing to do is grant easements to the property owners. They will be well within the setback area. It will not impact their project and their project shouldn't impact them. Mr. Kortze said since it is in draft form, he did note in his letter that he was recommending preliminary/final approval but with the condition that revised plans are submitted back to the Township and to his office for review so whenever it goes to Council it will be a cleaner letter. Mr. Thomas asked Mr. Kortze if they can give approval if they are requesting a revised plan at this point. Susan Maurer, Planning Commission Attorney, said as long as the revised plan only addresses the conditions and doesn't do anything different. She said if this is a conditional approval, then the revised plans reflect the curing of these conditions or cleans up the drafting of it. Essentially, it is the same plan just a cleaner plan. Ms. Maurer said legally speaking if the encroachment issue creates a problem, it would have to come back to Planning if it's not going to be an easement. Ms. Chervak said that without council present, she assumes providing easements will not create an issue. She needs to consult with her legal department, but from a business perspective, for her the easements would make the most sense. She will consult with legal and report back to Mr. Garges and let him know if they concur or recommend something different. If they need to come back before the Planning Commission, they can do that. If it's acceptable to the Commission, they can clean up everything and have that for Council to hear at their next meeting. Mr. Thomas asked if there is anything that could come back to them that needed addressing. Mr. Kortze replied that as Council said as long as they address his comments unless it would be something that is substantial, i.e. if it went from one lot to two lots or something similar that would drastically change, then they would make them come back to the Planning Commission. But, if it's just addressing his items in his letter, he doesn't see anything that would be extremely noticeable. A discussion followed.

Motion: I move that the Hanover Township, Planning Commission, recommend Preliminary/Final Subdivision, Rockefeller Lehigh Industrial Development Lot 5A, Willowbrook Road, RG Hanover LLC subject to the comments and conditions identified in the Township Engineer's letter dated September 12, 2019 with particular interest in the encroachment issue.

Thomas, Baillie: Moved and Seconded

Unan.

Mr. Garges said they had sent out an email regarding the joint Comprehensive Plan that they are kicking off. October 15 will be the first time they meet, but are planning a kick off that may be something other than that meeting to get it started. The meetings will be held on the second Tuesday of each month, which is the Planning Commission's current meeting. They will meet at 6:00-6:30 and meeting places will rotate between East Allen, Catasauqua, North Catasauqua and Hanover Township, Lehigh County. It is expected to be a 12-13-month process. Mr. Garges said that ideally, we should have one representative from the Planning Commission, one Council representative and a staff representative. It is a Regional Comprehensive Plan that all four of the municipalities will look at from a land use standpoint, who has what type of uses, and work to distribute it accordingly. The next step after this process, he will look internally at Hanover Township to start revising the Zoning Ordinance to reflect whatever the Comprehensive Plan comes up with. Mr. Thomas said he would participate as much as he can. However, he will not be available for the October meeting. Mr. Garges said he will look to Mr. Thomas to get this started and if there are times Mr. Thomas cannot attend, he will reach out to the other Commission Members. He will keep everyone posted regarding the kick off which is open to the public as well as the scheduled meetings. Planning Commission Member Baillie said he would attend in Mr. Thomas' place on October 15. Mr. Garges will keep everyone posted.

Mr. Garges said previously to the Planning Commission Meeting, they met and Mr. Thomas and Mr. Baillie were in attendance. The Lehigh Valley Planning Commission presented their draft Future LV, which is the update to the Comprehensive Plan and the Lehigh Valley Traffic Study. They have meshed the two together. Mr. Garges said now through to next Monday is the open comment period. All the information on the draft plan is available on the website and Mr. Garges has a couple extra copies of the Plan if anyone would like to look through it. Mr. Thomas agreed with Mr. Garges that it was a very informative meeting and a unique way they made changes to the Comprehensive Plan and how they are looking at things going forward.

Adjournment:

The meeting was adjourned at 8:25 P.M.

Respectfully submitted,

Douglas Baillie, Vice Chairman
Hanover Township Planning Commission