

HANOVER TOWNSHIP, LEHIGH COUNTY
PLANNING COMMISSION MEETING

January 18, 2022
6:30 P.M.

Present: Baillie; Bean; Dean; Hawk; Thomas; Susan G. Maurer, Esquire; Al Kortze, P.E.;
Melissa A. Wehr; Vicky Roth

Absent: Murray

Attendance: 5

Approval of Minutes: September 21, 2021 Planning Commission Meeting
January 10, 2022 Reorganization Meeting

Motion: I move we waive the reading of the Minutes of the September 21, 2021 Planning Commission Meeting and accept same as presented.

Thomas, Bean: Moved and Seconded Unan.

Motion: I move we waive the reading of the Minutes of the January 20, 2022 Reorganization Meeting and accept same as presented.

Thomas, Baillie: Moved and Seconded Unan.

Correspondence:

Chairman Thomas said he has correspondence in front of him mostly pertaining to the Agenda item. Correspondence is always available for review at the Township Municipal Building during normal business hours.

General Business:

1. Preliminary/Final Land Development Review – Patriot American Parkway, Lot 2 Warehouses, 1701 Dauphin St. (1108 American Parkway) Exeter 1108 American Land LLC, Allentown, PA 18109 (Review and Recommendation)

Tom Allman with EQT Exeter addressed the Commission. They are the owners of 1108 American Parkway. Kate Durso from Fitzpatrick, Lentz & Bubba, Nicole Galio with Colliers Engineering & Design addressed the Commission at this time. 1108 American Parkway is the main address for the Patriot American Parkway site. Ms. Galio reviewed the map and lot locations. They are proposing two warehouse buildings, an east and a west building, on this PIO district which allows for warehousing. The west building is identified as Building A and is 202,740 sq. feet. The proposed east building is

identified as Building B and is 200,260 sq. feet. They have submitted to the LVPC at the end of December and are awaiting their response. They submitted to outside utility agencies, the LCA. They have a letter from the LCA stating that the plans are approved contingent upon a couple final plan items, including just plan notes. They met with the Conservation District including an informal preapplication meeting on November 10 and they did not have any particular issues with their stormwater management. A discussion ensued with questions from the Commission. Jeff Fiore with Colliers Engineering and Design submitted a traffic study in support of this application and included a traffic study for the future development of Lot 3. Based on the three buildings which is approximately 614,000 sq. ft., they anticipate 80 trucks per day in and 80 trucks per day out with an addition 40 trucks in and out once Lot 3 is developed. The Planning Commission Members are concerned with the amount of traffic on Dauphin Street. A discussion ensued. The Planning Commission Members are concerned with the other warehouses in the area which have been sitting empty for about two to three years. A discussion ensued. The Township Manager asked to revisit the LVPC comment letter under the job access key. LVPC recommended a LANTA bus stop. A discussion ensued. Attorney Durso said they can look into it. She addressed Jeff Fiore of Colliers Engineering and Design regarding the signage for truck traffic and routes. She asked if it can be included that they take the necessary steps to notify Google Maps and the other GPS availabilities out there because the Township is finding that other areas throughout the Township that there are problems with the tractor trailers following their GPS which at times goes against posted signs. Mr. Fiore said they can reach out to those entities to the best of their ability. A discussion ensued regarding sound barriers between them and residential homes. The Chairman said they as a whole do have concerns regarding another warehouse and this project also in particular. The Planning Commission would like to hear all of the concerns addressed. The Chairman recommended that they grant a preliminary approval subject to certain conditions and concerns being addressed with particular attention to the residents just off of Dauphin Street. At this time, the waivers were reviewed. The Township Engineer gave his opinion and reviewed his concerns.

Motion: I authorize that the Hanover Township Planning Commission recommends to the Hanover Township Council for approval of Waiver Nos. 1, 3, 4, 5 and 6 for Patriot American Parkway, Lot 2 Warehouses, 1701 Dauphin St. (1108 American Parkway) Exeter 1108 American Land LLC, Allentown, PA 18109 as discussed and presented. Waiver #2 was denied.

Thomas, Baillie: Moved and Seconded

Unan.

Motion: I authorize the Hanover Township Planning Commission to recommend Preliminary Approval of Patriot American Parkway, Lot 2 Warehouses, 1701 Dauphin St. (1108 American Parkway) Exeter 1108 American Land LLC, Allentown, PA 18109, subject to items discussed this evening.

Thomas, Hawk: Moved and Seconded

Unan.

Adjournment:

The meeting was adjourned at 7:52 P.M.

Respectfully submitted,

Michele Bean, Secretary
Hanover Township Planning Commission