

HANOVER TOWNSHIP, LEHIGH COUNTY
PLANNING COMMISSION MEETING

January 19, 2021
6:30 P.M.

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

Absent: Twombly

Attendance: 15

Approval of Minutes: December 15, 2020 Planning Commission Meeting
January 11, 2021 Reorganization

Motion: I move we waive the reading of the Minutes of the December 15, 2020 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 11, 2021 Planning Commission Meeting and accept same as presented.

Thomas, Bean: Moved and Seconded Unan.

Correspondence:

Chairman Thomas said in front of him he has correspondence relating to matters on the Agenda and will be discussed as each matter comes up.

General Business:

1. Preliminary/Final Land Development, RG Hanover LLC, Willowbrook Rd (LNAA), Allentown, PA 18109 (Review and Recommendation)

Attorney Joe Fitzpatrick appeared before the Board and gave them some background and history on the property. This property is on the Hanover Township, Allen Township and Northampton County lines and part of the current Airport soon to be part of the Airport properties that are being conveyed to the Rockefeller Group. It is a logistics distribution center. Their Engineer provided an overview of the site plans. They will comply with all items in the Township's Engineer comment letter. A discussion ensued. They have been coordinating

with the Township's Fire Chief back and forth via email and will work directly with the Fire Chief to meet his requirements.

Motion: I recommend that Preliminary/Final Land Development, RG Hanover LLC, Willowbrook Rd (LNAA), Allentown, PA 18109 be approved as presented and subject to the Township Engineer's letter dated January 13, 2021 and Fire Chief Garren Knoll's letter dated January 16, 2021.

Thomas, Baillie: Moved and Seconded

Unan.

2. Preliminary/Final Land Development, A Duie Pyle (Goodmac Airport Associates) Middle Lloyd St., Airport Rd., Irving St., Allentown, PA 18109 (Review and Recommendation)
3. Preliminary/Final Lot Consolidation, A. Duie Pyle (Goodmac Airport Associates) Middle Lloyd St., Airport Rd., Irving St., Allentown, PA 18109 (Review and Recommendation)

Adam Goodman with Goodman Properties, the Authorized Owner of the 22 acres being discussed this evening appeared before the Board. He asked if they could combine the Land Development and Lot Consolidation together this evening as they coincide. The Board was in agreement to do that. At this time, Mr. Goodman gave a history of the property and gave a presentation of the proposed plans for the property. At this time, Attorney Joe Piperato, representing A. Due Pyle, informed the Board that A. Due Pyle, who is a business owner in the Township, is proposing to build a 126,000 square feet warehouse on the proposed property, which is a permitted use by right in the Planned Commercial District. Peter Latta, owner of A. Duie Pyle explained the difference in operation of their property on Hoover Avenue and what is being proposed at this site. There are substantial distinctions between the two. Heather Maehrer, a resident from 740 Lloyd Street, has the concern that on the upper portion they don't allow big trucks to come down by the cemetery. She asked how A. Duie Pyle will come in and out of the property. Mr. Latta replied that they will come off Airport Rd. to enter the facility and the trucks will leave to go out Airport Rd. Greg Seifert, Design Development Architect with Guise Construction gave an overview of the design of the proposed site plan. A discussion ensued. They will work with the Township Engineer to make sure that they fulfill all of the Township and Township Engineer's requirements. Jeff Beavan with Bohler Engineering addressed storm water issues. Chairman Thomas said given the comments on the Township Engineer's letter and the complexity of this project, he is not recommending approval at this time. Tom Hutterer of 740 Lloyd Street asked how many dock doors will be at the proposed building. Mr. Seifert replied that there are approximately 50 dock doors. There are 20 along the northside and 30 along the southside. Mr. Hutterer questioned the lighting on the property. Mr. Seifert replied that it will be a combination of pole lights and building lights. Mr. Hutterer is concerned about the lighting since he already receives lighting from an adjoining property and the Iron Pigs. Mr. Seifert said they will comply with the

rules and regulations of the Township regarding lighting. They will make sure that light does not travel across the site into neighboring properties. Mr. Hutterer asked what is the size of the warehouse in question in comparison to their other warehouses. Mr. Latta replied that it falls somewhere in the middle. Mr. Hutterer asked if they are planning to shut down any of their other warehouses and move them up to this location. Mr. Latta replied that no, they are not doing that. Mr. Hutterer is concerned about the seasonal operations of the warehouse since in this area we have four seasons. He is concerned with them running a two-shift, three-shift year-round. Mr. Latta said they do not know who the customers are. They do things for the long term. Mr. Baillie asked what kind of truck traffic they expect on a daily basis. Mr. Latta replied that based on their existing business operations, he would estimate, for a facility of this size, about 35 trips in and out per day. They schedule appointments. They don't allow shipments to show up whenever they want to show up. It is to their benefit to disburse throughout the day to manage the work flow. Mr. Thomas asked if the Township's or regulations allow the Board to restrict their hours of operation. Melissa Wehr, Township Manager, replied no, they do not. Mr. Thomas asked that they accept what the Township Engineer has recommended in his letter with #6 on waiver being withdrawn. Attorney Susan Maurer recommended that the Board vote on the waivers and regarding the lot consolidation, they should dispose of that matter as well.

Motion: I recommend that we approve Preliminary/Final Lot Consolidation, A. Duie Pyle (Goodmac Airport Associates) Middle Lloyd St., Airport Rd., Irving St., Allentown, PA 18109 subject to the Township Engineer's review letter dated January 14, 2021.

Thomas, Hawk: Moved and Seconded Unan.

Motion: I recommend approval of Waivers 1 through 5 and 7 with 6 being withdrawn by the Applicant based on the Township Engineer's review letter dated January 15, 2021.

Thomas, Hawk: Moved and Seconded Unan.

Adjournment:

The meeting was adjourned at 7:38 P.M.

Respectfully submitted,

Michele Bean, Secretary
Hanover Township Planning Commission