

HANOVER TOWNSHIP, LEHIGH COUNTY  
PLANNING COMMISSION MEETING

November 19, 2019  
7:30 P.M.

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

Absent: 0

Attendance: 2

Approval of Minutes: September 17, 2019 Planning Commission Meeting

Motion: I move we waive the reading of the Minutes of the September 17, 2019 Planning Commission Meeting and accept same as presented.

Thomas, Trexler: Moved and Seconded

Unan.

Correspondence:

Chairman Thomas stated that before him he has correspondence related to a matter other than what is on the Agenda this evening. Correspondence is available for viewing at the Township Building during regular business hours.

General Business:

1. Preliminary/Final Land Development, 1830 Race St. Building Addition, Broadway Equities LLC, 1830 E. Race St., Allentown, PA 18109 (Review and Recommendation)

Mr. Doug White with Van Cleef Engineering and who represents Serfass Construction, addressed the Commission. Previously they presented the plan at the June Planning Commission Meeting and plan was tabled at that point due to some clean up work and to progress the project somewhat further. Mr. White gave some history on the property and project at hand. Mr. White said the plan has been submitted to the Conservation District and is going through their approval process. They are nearing a technical review from them. The plan has also been submitted multiple times to PennDOT and resubmitted on November 8 for their Highway Occupancy Permit process. Mr. White said they are before the Commission this evening hoping to get recommendation for final approval. They are in receipt of the Township Engineer's review letter as well as some comments from the Fire Chief as well. At this time, Mr.

White said they can review the comment letter if the Commission so wishes. He said they have no issues with the comment letter and will comply with everything in the letter as well as the Fire Chief's comments. Mr. Thomas wanted to make sure they went over some of the items in the review letter and/or get a status of where they stand at this time.

Number 2 on the second page of the Engineer's review letter, Mr. Thomas noted correspondence dated October 2 from the Conservation District indicating that it was incomplete. Mr. Thomas asked Mr. White for an update. Mr. White explained the approval process that the Conservation District does as a complete administrative review in trying to flush out inconsistencies in the paperwork. Their comments were minor and Mr. White said they addressed and resubmitted back to them on November 8. He anticipates that their administration review is complete and they are moving onto their technical process review. They've had formal and informal meetings with the Conservation District; and, at this point, they don't have any major issues with them. Mr. Thomas asked Mr. White where they stand on the #3 comment with PennDOT. Mr. White said that was submitted by their Traffic Planning and Design in June. They had a series of discussions with them and they resubmitted with PennDOT on November 8. PennDOT didn't have many comments on their initial and/or subsequent reviews. One of PennDOT's main concerns was that they wanted them to avoid a storm inlet that was in the road. Mr. White said they shifted the alignment about six feet. Mr. Thomas question #7 regarding. He said he is not familiar with a Stormwater Best Management Practices (BMP) Operations and Maintenance Agreement. Al Kortze, Township Engineer, explained that with DEP rules and regulations with the stormwater quality, there is something in the Ordinance that addresses any stormwater structure, basin. Mr. Kortze said it's a standard formatted agreement just to note that the property owner is aware that they are responsible for the perpetual maintenance and operation of those stormwater systems. It isn't something that had been required or pushed for in the past, but now with the new regulations that have been coming out they have been steadfast on wanting the agreements put into place. It is similar to the Improvements Agreement which involves the housekeeping that has to be done before the plan is recorded. Mr. Kortze said his office and the LVPC reviewed the stormwater calculations and the design and they had some comments which were addressed and they are fine with it. The only thing that would be necessary for stormwater would be entering into that agreement. Mr. Thomas asked Mr. White to address #9 regarding the Fire Chief's comments which were as follows:

- 1) Fire lane entrance by end dock to be 40' from building to allow truck at dock to not block entrance to fire lane (no Class As will fit).
- 2) End of fire lane clearly marked as fire lane and Do Not Block with signs and lines.

3) Trees between fire lane and building on west side must not be tall so not to impede access from ladder truck to roof top.

4) Trees on west side shall not be closer than 6' to building to allow access to side of building and room for ground ladder operations.

Thomas had no further questions for Mr. White. Commission Member Baillie asked what the width of the access was of the fire lane and if a vehicle could maneuver. Mr. White responded 24 feet and that, yes, a vehicle could maneuver it.

Motion: I move the Planning Commission recommend Preliminary/Final Land Development, 1830 Race St. Building Addition, Broadway Equities LLC, 1830 E. Race St., Allentown, PA 18109 subject to the conditions identified in the Township Engineer's comment letter dated November 5, 2019 and the incorporation of the Fire Chief's letter dated October 4, 2019.

Attorney Susan Maurer said she understands that there have been two letters from the Fire Chief to date, the initial letter and now another one and Mr. Thomas hasn't seen either one of these letters. Ms. Maurer said the packet would be complete if they had the letters. The Planning Commission should have access to them in case they wanted to question anything on the letters. She is not sure why they were not included with the packets. Vicky Roth, Interim Township Manager, said she is in agreement with Ms. Maurer and she will contact the Fire Chief since she also does not have a copy of mentioned letters. Mr. White said the Township Engineer's letter references the letter from the Fire Chief in #9, which Mr. White had a copy of, but neither the Township or the Township's Planning Commission received a copy of said letter.

Thomas, Bean: Moved and Seconded

Unan.

Mr. White thanked the Commission for their time.

Mr. Thomas said for the benefit of the Board in case anyone was not aware the Township's previous Township Manager, Christopher Garges, resigned on October 18 to take a position with North Whitehall Township and Vicky Roth was appointed Interim Township Manager until they hire a replacement. Mr. Thomas also wanted to welcome the Planning Commission's two new members, Mrs. Stephanie Murray and Mr. Alex Twombly and he looks forward to working with them in the future.

Mrs. Roth asked the Commission if they could give her an idea if she will have a quorum for the third Tuesday in December which is December 17. Mrs. Maurer asked Mrs. Roth what would be on the Agenda that evening. Mrs. Roth replied that she has individuals coming in with an interest on a property on Schoenersville Road and there is also a matter from the Township

that needs to go before the Commission. Mr. Thomas said Mrs. Roth would have a quorum on December 17. Mr. Baillie mentioned the Open House at the Township Building on Friday, December 13, which is pertinent to the Planning Commission's attendance. Mrs. Roth said the Open House is from 3:00 – 6:00 p.m. and there will be a special dedication at 5:00 p.m. to honor previous Commission Member, Mrs. Patricia Paulus.

Adjournment:

The meeting was adjourned at 7:48 P.M.

Respectfully submitted,

Mark Thomas, Chairman  
Hanover Township Planning Commission