

HANOVER TOWNSHIP, LEHIGH COUNTY  
PLANNING COMMISSION MEETING

April 20, 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: 16

Approval of Minutes: January 19, 2021 Planning Commission Meeting

Motion: I move we waive the reading of the Minutes of the January 19, 2021 Planning Commission Meeting and accept same as presented.

Thomas, Baillie: 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 Review, Guardian Storage Allentown Airport Center LLC, 1890 Airport Rd., Allentown, PA 18109 (Review and Recommendation)

Representing Guardian Storage were William Krah, partner in the project and Brian Meyers of Landcore Engineering. Mr. Krah gave a presentation and history on Guardian Storage and the proposed project and showed a video flyover of the site and building to best describe the building and indoor retail area consisting of 1,500 sq. ft. Brian Meyers spoke to the more specifics relative to the site and its location. They received the Township Engineer's April 14 review letter. They have no issues with any of the comments and will comply with said comments. Planning Commission chair had concerns regarding some of the waivers. His concerns were addressed. A discussion ensued regarding the entrances and exits to site and height of building. The Chairman asked if they were waiting for feedback from the Township Fire Chief. The Township Manager received a review letter from the Township Fire Chief and the comments that would affect the land development at this stage would be very minimal. The Township Manager did bring up one point and to clarify that there is not going to be a management

unit at the site, so would there be no resident unit. Mr. Krah confirmed that this is correct. You can not occupy a unit, live in it or operate a business in the unit in any way. Mr. Meyers said they did incorporate the comments and concerns of the Township Fire Chief and Township Staff into the site plan being presented to the Planning Commission this evening. The Township Manager asked Mr. Meyers if he addressed the Lehigh Valley Planning Commission letter dated April 9. It was reviewed and most of the comments that required specific responses are related to stormwater, which they reviewed and have no issues complying with those comments. The landscaping was discussed. Mr. Krah said they typically enhance the landscaping. They are waiting to understand how the spray irrigation gets finalized so they can incorporate more landscaping. The Township Engineer said the Township would need to see a copy of the Agreement between Guardian and the property owner before plan recording. The Planning Commission Chairman stated that he would like to see some of the comments cleaned up before he gives approval and suggested it be tabled this evening. Mr. Meyers reviewed the comments and a discussion ensued. The Planning Commission Attorney agreed that most of the comments except for three that were mentioned are administrative and would be part of the final plan. The Planning Commission Attorney and Township Engineer recommend approval.

Motion: I recommend granting of waivers 1, 2, 3, 6 and 7 requested as recommended by the Township Engineer in his letter dated April 14, 2021 with the exception of waivers 4 and 5 which would be a review by the Building Code Department.

Thomas, Bean: Moved and Seconded

Unan.

Motion: I recommend Preliminary/Final Land Development Review, Guardian Storage Allentown Airport Center LLC, 1890 Airport Rd., Allentown, PA 18109 subject to the conditions identified the Township Engineer's letter dated April 14, 2021 and satisfactory compliance of waivers 4 and 5 requiring Building Code Department approval and compliance with the Lehigh Valley Planning Commission's stormwater requirement as stated on their April 9, 2021 letter.

Thomas, Bean: Moved and Seconded

Unan.

2. Preliminary/Final Lot Consolidation, A. Duie Pyle Warehouse, 450 Lloyd Street, Allentown, PA 18109 (Review and Recommendation)
3. Preliminary/Final Land Development Review, A Duie Pyle Warehouse, 450 Lloyd St., Allentown, PA 18109 (Review and Recommendation)

Representing A. Duie Pyle this evening are Attorney Joe Piperato, Esquire and Matt Longenberger of Bohler Engineering, Greg Seifert and Kevin Watts from the Geis Company, Pete Latta, Tim Koch and Troy Hikins from A. Duie Pyle. Attorney Piperato stated that he realizes that the Agenda lists two matters that they are here for this evening. It was his understanding that the first matter was recommended for approval by the Planning Commission at their January 19, 2021 meeting for the Lot Consolidation Plan as

well as the waivers, which are the subject of the second matter which is the land development plan. The Township Engineer said he reviewed the Minutes and Mr. Piperato is correct. The Township Manager said that it was brought back because they did not have the Lehigh Valley Planning Commissions recommendation at that time and they would need to seek a second recommendation on the Lot Consolidation Plan. A discussion ensued regarding the February 10, 2021 letter from Lehigh Valley Planning Commission.

Motion: I recommend approval of the Preliminary/Final Lot Consolidation, A. Duie Pyle Warehouse, 450 Lloyd Street, Allentown, PA 18109 subject to the Township Engineer's letter dated January 14, 2021 and the stormwater issues addressed in the Lehigh Valley Planning Commission's letter dated February 10, 2021 as presented.

Thomas, Baillie: Moved and Seconded Unan.

Mr. Piperato reviewed the Township Engineer's letter dated April 15, 2021 regarding the Land Development Plan. There were residents in the audience that voiced some concerns. A discussion ensued addressing residents' concerns, truck traffic concerns and access to the site and the Lehigh Valley Planning Commissions letter dated March 30 addressing stormwater concerns and sound barrier study. The Township Manager asked Mr. Piperato to update the plans to include the address of the property and the title block for recording and mylars.

Motion: I recommend approval of the Preliminary/Final Land Development, A Duie Pyle Warehouse, 450 Lloyd St., Allentown, PA 18109 subject to the Township Engineer's review letter dated April 15, 2021 and the Lehigh Valley Planning Commission stormwater requirements and the 17-foot wall as part of the sound barrier study addressed in their letter dated February 10, 2021 and as presented.

Thomas, Bean: Moved and Seconded Unan.

4. Preliminary/Final Lot Consolidation, FR200, LLC, 1960 Weaversville Rd., Allentown, PA 18109 (Review and Recommendation)

Representing the Developer were Paul Szewezak and Mike Minervini from Liberty Engineering and Greg Davis, Developer's Attorney. Mr. Szewezak said they would comply with all the comments on the Township Engineer's letter dated April 13, 2021. A discussion ensued regarding the location of the site and truck traffic access into the site.

Motion: I recommend Preliminary/Final Lot Consolidation, FR200, LLC, 1960 Weaversville Rd., Allentown, PA 18109 subject to Keystone Consulting Engineers letter dated April 13, 2021 as presented.

Thomas, Hawk: Moved and Seconded Unan.

5. Preliminary/Final Land Development, FR200, LLC, 1960 Weaversville Rd., Allentown, PA 18109 (Review and Recommendation)

Planning Commission Chairman said this is a proposed development of approximately 105,000 sq. ft. building. A discussion ensued regarding traffic control and its effect on Cascade Drive. On average, it's two trucks per hour and they will design to ITE per PennDOT regulations. The number of employees and hours of operation were also discussed and if it would be one tenant at the site or multiple tenants. The owner prefers one tenant, but the building is designed for multi-tenants. It will be a 24-hour operation. It will not affect Weaversville Rd. The comments, in particular regarding the waivers and the retaining wall, on the Township Engineer's letter dated April 13, 2021 were discussed. Stormwater issues were also discussed as they were a concern with Lehigh Valley Planning Commission. A discussion ensued. FR200, LLC Engineer said they did comply with Lehigh Valley Planning Commission's stormwater concerns. At this time, the Township Clerk had concerns with how many vehicles would be coming in and out of the facility and that they would be coming out onto Race Street and making a left and crossing five lanes of traffic at a blinking light put there for pedestrian crossing. She was concerned as to why PennDOT isn't asking for offsite improvements, i.e., changing blinking light to a traffic single light. FR200, LLC's Engineer replied that that is not how their traffic study reads and everyone concurred including PennDOT. All their traffic goes out to Weaversville Rd. A discussion ensued. The Township Engineer said that they reviewed the traffic study and based off of the trip generations, movements and trends and according to the data, it does not warrant a signal at Cascade and Race Street at this point. The Township Engineer concurs with FR200, LLC's Engineers.

Motion: I recommend Preliminary/Final Land Development, FR200, LLC, 1960 Weaversville Rd., Allentown, PA 18109 subject to the Township Engineer's letter dated April 13, 2021 and also compliance with the Lehigh Valley Planning Commission Act 167 Drainage Plan Requirements.

Thomas, Baillie: Moved and Seconded

Unan.

The Township Manager advised the Planning Commission that there is a letter dated January 28, 2021 from Attorney Murphy revising the text proposal for mid-rise apartments in the PIO District. On March 15, 2021, they withdrew their proposal. There is also a Lehigh Valley Planning Commission Letter dated April 1, 2021 from Rockefeller that they reviewed. There is also a letter dated April 1, 2021 regarding the Willowbrook Road widening and a letter from Airport Rd. Commercial Park Warehouse which is a land use of regional significance, which is actually in East Allen Township. It's a large plan and that is why the Hanover Township Planning Commission was copied on it. Also, included is a letter from Hanover Engineering for a lot line consolidation plan in East Allen Township.

Adjournment:

The meeting was adjourned at 9:16 P.M.

Respectfully submitted,

Michele Bean, Secretary  
Hanover Township Planning Commission