

HANOVER TOWNSHIP, LEHIGH COUNTY
PLANNING COMMISSION MEETING

August 20, 2024
6:30 P.M.

Present: Yoder, Steitz, Engleman, Nauroth, Rossi, Hawk; Melissa A. Wehr; Paul Harak, Esquire; Kevin Chimics, P.E., Vicky Roth

Absent: Thomas

Attendance: 4

Approval of Minutes: July 16, 2024 Planning Commission Meeting

Motion: I move we waive the reading of the Minutes of the July 16, 2024, Planning Commission Meeting and accept same as presented.

Hawk, Rossi: Moved and Seconded

Unan.

Correspondence: None

General Business:

- 1) Final Land Development Review, ABR Realty Inc., 795 Roble Rd., Allentown, PA 18109 (Review and Recommendation)

Dan Lyons appeared before the Board. The Planning Commission previously gave Preliminary recommendation and also received preliminary approval from the Township Council on March 6, 2024. The Applicant and Bohler Engineering have been working to clean up the plan and address all comments and conditions of that Preliminary approval and work toward getting any outside agency approvals, specifically with respect to the Lehigh County Conservation District. There are no additional waivers from the last time the Planning Commission reviewed this plan. At this time a discussion ensued.

A Commission Member questioned the fire hydrants. Mr. Lyons replied that there are fire hydrants shown on the plan. The layout has been reviewed by the City of Bethlehem from a water standpoint and by the Township as well. There is one remaining comment relating to the fire hydrants which they will comply with. Mr. Lyons said they have a fire hydrant loop going around it. The Township Engineer stated that there are four fire hydrants shown, one at each corner, and there is a comment in the letter stating that if they have a Siamese connection, they have to have a hydrant within 50 feet of that. Once the building code official looks at the plans and determines whether it needs to be sprinklered, then they will be required to install a hydrant

within 50 feet. The Township Engineer stated that the size of the building is 750 feet long by 410 feet wide with a 50 ft. height. A discussion ensued.

Motion: I recommend Final Land Development Approval, ABR Realty Inc., 795 Roble Rd., Allentown, PA 18109, subject to the Township Engineer's letter dated August 14, 2024 as submitted.

Hawk, Nauroth: Moved and Seconded

Unan.

Adjournment:

The meeting was adjourned at 6:44 P.M.

Respectfully submitted,

Sharon Steitz, Secretary