

HANOVER TOWNSHIP, LEHIGH COUNTY  
PLANNING COMMISSION MEETING

October 20, 2020  
7:30 P.M.

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

Absent: Alex Twombly

Attendance: 3

Approval of Minutes: May 19, 2020 Planning Commission Meeting

Motion: I move we waive the reading of the Minutes of the May 19, 2020 Planning Commission Meeting and accept same as presented.

Thomas, Bean: Moved and Seconded

Unan.

Correspondence: None.

New Business:

1. Preliminary/Final Land Development Plan Review, 710 Lloyd St. Addition, American Parkway Associates LLC, Allentown, PA 18109 (Review and Recommendation)

The developer requested this item be removed until a later date.

2. Preliminary/Final Land Development Plan Review, 3311 Airport Rd., Airport Security Checkpoint Connector Improvements, LNAA, Allentown, PA 18109 (Review and Recommendation)

Cedric Johnson from ADCI, Christine Troxell from McTish, Kunkel Associates and Ryan Meyer from LNAA were in attendance at this meeting to represent and answer questions concerning this project.

Mr. Johnson showed the Planning Commission slides of the upcoming project showing before and after pictures. Mr. Johnson said you take the current times and the space is contained at close proximity space and they are looking to expand the checkpoint and widen the area out to give customers in the Township confidence in using the checkpoint. Essentially, the goal is as everyone calls it, rising to the occasion. With all the equipment reliability

with the escalators, increase the terminal checkpoint capacity from two lanes to four lanes, satisfy the TSA standards that exist today because the current existing tunnel is not wide enough for the latest and greatest equipment and enhance the passenger level of service. It is an investment that they hope is going to keep the airport in a prime condition for its market share for 2023 and beyond. This gives the Commission a current concept of the footprint for four lanes. The green shows the checkpoint, orange shows the TSA back office space and the grey shows the supporting space for a new substation and for a communications closet that goes along with it. To give the Commission a picture, they can see the space versus the existing tunnel. Much wider, higher ceilings. An updated air purification system to put the airport in a position post-Covid and beyond. This gives you a closer look and gives a lot more processing capacity to serve the projected demand at the airport for the next 20 years. It includes escalators going in the same direction, stairs, and elevators to serve up to 27 individuals per elevator, which gives dual elevators versus what presently exists today versus going in a tunnel underground to the Wiley Concord and includes an elevated connector, which for the level of service, it means an individual would come up, they look and the space is wide open and finally when they arrive they come down to escalators and then that enters the existing tunnel which was both for departing and arriving passengers which is now a one way direction for just arriving passengers going to baggage claim. Intuitively, passengers go to ticketing and stay on the same level, then go into a huge checkpoint and entering into a wide-open space with four lanes and the latest generation TSA equipment made to process more than 180 per lane, per hour versus the 150 that exists in the space currently. As far as long-term growth, the airport is able to serve the community for essentially the next 10, 15 and up to 20 years. There will no longer be the arrival and departure traffic crossing each other. On the exterior, it's a connection between Wiley Concourse and the main terminal. Mr. Johnson said the airport is really excited about the project. They know it will serve the community for the next 15 years.

Ms. Christine Troxell addressed the Commission. She stated that she works for McTish, Kunkle and Associates and is present this evening to represent the Lehigh-Northampton Airport Authority. She said they prepared and submitted the land development package to the Township which Township's Engineer has reviewed. Ms. Troxell asked Planning Commission Chairman Mark Thomas and he needed her to go over the waiver and he said he didn't think she needed to do that. He feels it was adequately summed up in the Township Engineer's letter. Al Kortze, Township Engineer, said the plans were in good shape. He had one or two minor comments from a planning standpoint. The other ones were outside agencies. They are asking for 12 waivers. Most of the waivers deal with showing things way out of the boundaries of what they really need as far as this project. It's a huge site property and the work area is in the middle and it's small. Mr. Kortze reviewed the 12 waivers. His recommendation is granting all 12 waivers because they really don't have any impact on what's before the Township at this point. His recommendation is preliminary/final approval. Chairman

Thomas had two questions. First, regarding the checkpoints going from two lanes to four lanes. Mr. Thomas thought he read that there were no additional employees and he was wondering how they are going to go from two lanes to four with no additional employees or could he have misunderstood. Mr. Johnson said TSA National and local have been a part of the process the entire time. What they essentially do is about six months out from completing the project, they address and determine how many lanes need to be stacked. The FAA determines it over the next 15 to 20 years based on the master plan that four lanes would serve the current projections at the airport. TSA six months out from opening the project will determine how many lanes are needed for the current traffic loads and stack them accordingly. It would in more likelihood determine more employees, but that will be based on the current demand at that time. Mr. Thomas also asked what their timeline is. Mr. Johnson replied that October 30 will be when they receive bids. They expect that there will be a transition time for the bid analysis and then the beginning of January would be the start. It is a 24-month construction period with the plan of opening the facility in January 2023. Planning Commission Member Baillie asked Mr. Kortze where he could find the list of the 12 waivers. Mr. Kortze said they are part of his review letter on the second page. Mr. Baillie said if Mr. Kortze is okay with the 12 waivers, he is okay with them also.

Motion: The Hanover Township Planning Commission recommends Preliminary/Final Approval for 3311 Airport Rd., Airport Security Checkpoint Connector Improvements, LNAA, Allentown, PA 18109, subject to the conditions identified in Keystone Consulting Engineers' letter dated October 14, 2020.

Thomas, Baillie: Moved and Seconded

Unan.

Melissa Wehr, Township Manager, said she received books from Fair Housing to be given to the Township's Planning Commission as well as the Township's Council and Zoning Board. At this time, Mrs. Wehr gave each Planning Commission Member a book to read through.

Mrs. Wehr said in the future, starting in January 2021, she would like to discuss what time they would like to hold the meeting. A discussion ensued. Mr. Thomas asked Vicky Roth, Township Clerk, for her thoughts on this matter. She replied that one of the things the Commission needs to take into account is that depending on what is on the Agenda it might affect some of the residents of the Township who work until 5:00 p.m. or 6:00 p.m. Everyone agreed that they will move their meetings to 6:30 p.m. starting in January, 2021.

Mrs. Wehr asked the Commission to gather for a group photograph before they adjourn.  
It is for the Township Calendar/Newsletter.

Adjournment:

The meeting was adjourned at 7:50 P.M.

Respectfully submitted,

Michele Bean, Secretary  
Hanover Township Planning Commission