

HANOVER TOWNSHIP, LEHIGH COUNTY
PLANNING COMMISSION MEETING

August 21, 2018
7:30 P.M.

Present: Baillie; Bean; Tocci; Paulus; Thomas; Hawk; Trexler; Susan G. Maurer, Esquire; Al Kortze, P.E.; Christopher Garges; Vicky Roth

Absent: 0

Attendance: 9

Approval of Minutes: July 17, 2018 Planning Commission Meeting

Motion: I move we waive the reading of the Minutes of the July 17, 2018 Planning Commission Meeting and accept same as presented.

Thomas, Bean: Moved and Seconded

Unan.

Correspondence:

Chairman Thomas stated that there was a lot of correspondence in front of him, which most of it does not have anything to do with the two items before them. He said if anyone is interested in reviewing same, they can go into the Township during normal business hours to do so. The correspondence relates to the Federal Express Aber Facility and some other stuff.

New Business:

1. Preliminary/Final Land Development, B. Braun Medical, Inc. 939 Marcon Blvd., Allentown, PA 18109 (Review and Recommendation)

Timothy Charlesworth, Attorney for B. Braun, introduced himself. He didn't know if he needed to make a presentation unless the Board had questions. He said they made a presentation at the last meeting. They received the Township Engineer's August 20 letter and they have no questions about the comments. He said it looks like Mr. Kortze has no questions either. At this time, Mr. Charlesworth is requesting a recommendation to move on to the Township Council. Mark Thomas, Chairman of the Planning Commission, said it looks much better than the last time and the Board appreciates that. Mr. Thomas did have one question. He asked Mr. Charlesworth to elaborate more on comment #4, the open space and recreation area provisions that shall be addressed. Mr.

Charlesworth said that's a requirement of the SALDO and something they tend to address with Township Council. It's a requirement for any land development and subdivision to contribute open space or recreation fee in lieu of that. Mr. Thomas recalled discussing this. Mr. Baillie questioned comment #5, application for reduction of one and one-half feet cover of the storm sewer. He asked Mr. Charlesworth what the normal covering is for a storm sewer. Mr. Charlesworth directed that question to their engineer. At this time, Laura Eberly, Project Manager for B. Braun project and with Pennoni, introduced herself and addressed the Board. She explained that one and one-half feet is a typical engineering cover. She thought the Township's Ordinance requires two feet and the reason they are asking for the waiver is because the storm sewers are tying into an existing detention pond on the property. That sort of sets the controlling elevation of the storm sewers that they are proposing and that is the reason they are asking for the minimum one and one-half foot of cover over the pipe. But, that does not in any way compromise the function of the pipes or the structural integrity of the pipes. Mr. Thomas said there being no further questions or comments, he is going to make a recommendation that the Board recommends for Final Development review subject to the comments and conditions outlined in the Township Engineer's August 20, 2018 letter.

Motion: I move we recommend to the Hanover Township, Lehigh County, Council B. Braun Medical, Inc. 939 Marcon Blvd., Allentown, PA 18109, for Final Development review subject to the comments and conditions outlined in the Township Engineer's letter dated August 20, 2018.

Thomas, Bean: Moved and Seconded

Unan.

2. Waiver Request, Runway Intersection Rehabilitation and Safety Area Restoration, LNAA, 3311 Airport Rd., Allentown, PA 18109 (Review and Recommendation)

Ryan Meyer, Director of Planning and Programming with the Airport Authority, introduced himself at this time. He said he is coming before the Planning Commission for a request for a waiver for the land development approval. He said the project in summary is rehabilitating their present Runway. It's a pavement rehabilitation project. The first phase with plans that were submitted to Al Kortze, the Township Engineer, were realigning existing stormwater infrastructure on the Airport property. They are looking for a waiver from the Land Development Approval since there is no increase impervious coverage as well as just modifying the existing structures that are in place as referenced in Mr. Kortze's letter of August 20. Mr. Garges gave some history to the Board. He said the Airport had come in to the Township and they proposed the project and what they were looking to do. He believes it's a four to five-year project. Over the next four years, the fourth stage is

actually where we are going to see runway widening and new impervious that are going to kick in our Storm Water and land development requirements. This may be somewhat of a new concept to this Board, but figured instead of them going through that whole process now for something that's going to happen in four years, they are on a timeline, and with funding that they've received that we would look at it and call it a waiver, but is more of a deferral-type recommendation so that they can get moving on what they need to do since it won't impact anything from an ordinance standpoint and then follow up with the formal approvals or longer term stuff that will actually be governed by our Ordinances. Mr. Garges said Mr. Kortze's letter does reflect this as you read through it. Mr. Kortze said the one thing he would say is that it should be conditional as a requirement that the runway pavement widening phase be required to follow the Township's submission for land development just so that's not forgotten as things move forward. Mr. Thomas said his understanding is that they are really not waiving anything right now. Mr. Kortze said it would be a waiver of essentially the first three phases of their project and whenever they would come in with the phase that would have the pavement widening, then they would have to come in with the land development. Mr. Kortze asked Mr. Garges if he was of the same understanding and Mr. Garges said, yes that's his understanding also. Mr. Thomas asked if it's the first three phases that are supposed to be three to four years. Mr. Meyer replied that he is correct. The first phase that they are getting Federal Aviation funding on starting this fall is to modify the storm water infrastructure on the property. Second and third phase is rehabilitating the pavement. It's not expanding it or widening it. Just touching on the existing and then the fourth phase as Mr. Garges mentioned is the requirements to add pavement shoulders, 25 feet on either side of the runway. This is where the land development could come into play based on that coverage. Mr. Garges said if they can picture it, the crux of the project as they've explained it to us, is the runway is in a W formation if you look at it as a cross section. It's peaked in the middle and goes down to gutters on the side. And that's where the storm water is. As the water runs off, it hits those gutters in the pavement. They are actually moving those storm structures outside of that paved area and it's going to end up as an upside-down V then where the storm water will be actually collected in the vegetated swales on the side. It's a four-step process to get to that final end stage. Mr. Meyer said to that point too, they are going through the traditional process with the County Conservation District and getting those approvals as part of the NPDES. Mr. Thomas asked how much of this work is going to impact their operations. Mr. Meyer said that the majority of the work that's within the runway safety area will be at night between 11:00 p.m. and 6:00 a.m. He said there is actually in May of next year which they have coordinated with all their airlines and carriers that they are going to have a 52-hour closure of the Airport, which is kind of unheard of. They are looking to get it done so that the pavement rehabilitation can be done right the first time. They will be working around the clock in that intersection at the heart of the airfield. They sold

it as a planned snow event so they can plan their schedules around that 52-hour window. They've coordinated with the carriers to not have as much of an impact on the operations.

Motion: I move we recommend a Waiver for Phases 1 through 3 for the Runway Intersection Rehabilitation and Safety Area Restoration, LNAA, 3311 Airport Rd., Allentown, PA 18109, subject to the requirement that the runway pavement widening phase of the project will follow the Township's submission and review procedure subject to the comments and conditions outlined in the Township Engineer's letter dated August 18, 2018.

Thomas, Baillie: Moved and Seconded

Unan.

Mr. Garges noted that he and Mrs. Roth looked through the Minutes and the Board did not make a formal recommendation regarding B. Braun waivers. He asked if the Board formally does that on the waivers? Mr. Garges said that in the last Minutes it was only conditional use that the Board actually recommended approval for. The waivers are mentioned in Mr. Kortze's letter, but if you want to also include them we can put it in the record that that was part of the Motion. Attorney Maurer said that she thought they had done that so if they went to Zoning, they already had their recommendation. Mr. Garges said they did the Conditional Use. They were actually going to go to Council before they came back here for the Conditional Use, but they ended up pushing that all off until the 5th of September. Mr. Thomas asked if they need to vote on it again or just have it documented. Mr. Garges said as long as the Board is fine with it, he can include it in the previous Motion. He didn't want to put anything in without the Board's knowledge. Mr. Thomas said they appreciate that. Mr. Garges thought the Board discussed the waivers, but didn't actually make any formal Motion. Mr. Thomas said the Board is fine with updating the Minutes to include that.

Adjournment:

The meeting was adjourned at 7:45 P.M.

Respectfully submitted,

Patricia A. Paulus, Secretary
Hanover Township Planning Commission