

HANOVER TOWNSHIP, LEHIGH COUNTY  
PLANNING COMMISSION MEETING

January 21, 2020  
7:30 P.M.

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

Absent: 0

Attendance: 3

Approval of Minutes: November 19, 2019 Planning Commission Meeting  
January 13, 2020 Reorganization Meeting

Motion: I move we waive the reading of the November 19, 2019 Planning Commission Meeting and accept same as presented.

Thomas, Bean: Moved and Seconded

Baillie, Bean, Murray, Twombly, Hawk, Thomas: Aye Unan.

Motion: I move we waive the reading of the January 13, 2020 Planning Commission Meeting and accept same as presented.

Thomas, Bean: Moved and Seconded

Baillie, Bean, Murray, Twombly, Hawk, Thomas: Aye Unan.

New Business:

2. Open space utilities in Hanover Township (Discussion)

Timothy Miller of Keystone Consulting Engineers addressed the Commission. Mr. Miller said the reason he is in attendance this evening is before Jeff Mouer, previous Public Works Supervisor, left the employment of Hanover Township they discussed what DEP is basically looking for both from Hanover Township as well as all the signatories of the Allentown Sewage Facilities Treatment Plant for their flows for the next five years. The reason is they want to know how much the Township needs right now to work on ongoing infiltration and flow reduction that all the townships are participating in. Mr. Miller said they are in the process of preparing a long-term plan for Act 537 which will take some time to put together. The City of Allentown is working on this in conjunction with all the municipalities. In the meantime, they wanted to determine from each of the Townships how much they need to get them over the hump, to look at the plan, recognize that the plan has additional capacity then what is the rated capacity and to say how much

of that will you need and they can grant that for the next five years. He and Mr. Mouer took a look at the area that is tributary to the Allentown Treatment Plant. As the Planning Commission may already know, Hanover Township flows to Catasauqua, flows through Bethlehem, close to the City of Allentown. Mr. Miller said they are looking at specifically to the piece that flows to the City of Allentown. In looking at this, Mr. Miller had a map prepared to hand out to each Commission member. At this time, Mr. Miller described the proposed properties and estimated flows, which is very conservative in nature. Mr. Miller and Mr. Mouer went over the properties and agreed what they felt would be the gallon usage per day for each property accounting for future growth as the plan goes forward. The properties they accounted for were New Pro at 25,000 gallons, Patriot American at 125,000 gallons, GoodMac (Phase II) at 75,000 gallons and Airport Shopping Center which flows to Catasauqua at 60,000 gallons, totaling 285,000 gallons per day roughly. They put these numbers together as a worst-case scenario and what they thought they should request of the DEP. Most of the municipalities have not followed through the steps of going to their planning commission, but Mr. Miller and Mr. Mouer wanted to be sure that the Hanover Township Planning Commission was on board since they are ultimately involved with the projects as they come in. Mr. Miller said they received an extension to their request so if the Commission sees the need to increase the numbers for any reason, they can let Mr. Miller know. Mrs. Roth, Interim Township Manager said that the Troxell Street neighborhood would not be part of this since they go into the City of Bethlehem. At this time, a discussion and questions were asked.

2. Preliminary/Final Land Development, 2330/2340 Schoenersville Rd., Blue Barn Realty, Allentown, PA 18109 (Review and Recommendation)

Bernard Telatovich with Benchmark Engineering addressed the Commission. Michael Krasnik of Blue Barn Realty was present as well. They are the applicant and owners of the properties at issue. Mr. Telatovich described the development and the location of the two lots at Schoenersville and Grove Roads. He said the applicants are utilizing one of the lots as a trucking repair facility and Lot 2 will be used as an accessory truck parking area. Basically, it is a larger lot and a smaller lot that had an old house on it, a driveway and a few other ancillary facilities that were torn down and purchased by the applicant. What they are looking at is the eight bays and the amount of parking they presently have; they need to expand their parking. It was thought to use Lot 2 for the additional parking. They went before the Zoning Hearing Board to make sure it was allowable as it is a parking and zoning issue. The Zoning Hearing Board granted the variance to say they can allow primary parking on the secondary lot for the first lot. If they were ever to go in with a different use obviously it would have to go through land development and possibly rezoning, etc. At this time, they reviewed the plan. Mr. Telatovich asked the Commission to review the waivers on page 6 of the review letter and take some action on those for recommendation or whatever the Commission deems appropriate. Chairman Thomas went over some items for clarification, specifically significant features listed on the letter. Mr. Telatovich said they are looking at going across the street 160-180 feet where things are not significant. It is more or less saying they will get all the significant things within the proximity of the project, but it may not go out 200 plus feet. Mr. Thomas questioned the waiver regarding the soil erosion plan which Mr. Thomas wasn't clear on if it is the Planning Commission's place to grant that waiver to the Lehigh County Conservation District. Mr. Kortze said if they disturb over

one acre, they have to go to the Lehigh County Conservation District regardless. They are only disturbing .6 acres. The Township Ordinance says that at the Township's discretion, the Township can make them go to the Conservation District or they can review it inhouse. Mr. Kortze has reviewed everything inhouse. He said it's not .6 acres of disturbance. A lot of the disturbance amounts to paving stone parking areas. Mr. Kortze reviewed the erosion controls that were provided on the plan and he felt it was sufficient that it didn't need to go to the Conservation District and they will come back with the same conclusion that it is not much of a disturbance. Mr. Kortze supports the waiver. Commission member Bean asked if some of the cars that are parked there for sale will be moved. Richard Krasnik, Owner replied that he believes Mrs. Bean is speaking about the corner lot which is not theirs. They do not operate a dealership. One of the conditions of Zoning is that they cannot sell cars at that location. It is for repairs only. Mr. Telatovich said he is requesting that the Commission address all the waivers mentioned in the letter and after that respectfully request a preliminary/final approval recommendation. Planning Commission Member Baillie said reviewing the letter are they suggesting concrete monuments at all the property corners. Mr. Telatovich said that was a waiver for that considering what is presently at the property corners and some of the property corners being inside paved areas or to that affect. Mr. Telatovich said they will put in whatever the Township Engineer recommends. Mr. Kortze said there are existing corners. A lot of them are iron pins or railroad spikes. It is sufficient for this type of development. The corners are delineated and instead of having them rip them out and putting in concrete monuments, he doesn't see the need for it. Mr. Kortze supports that waiver. Mr. Telatovich said he appreciates that Mr. Kortze gave them the opportunity to clean up some of the matters that needed to be addressed. Mr. Thomas asked Attorney Maurer if she would recommend that they take separate votes for the waivers. Mrs. Maurer replied that it can be all on one Motion because the waivers are part and parcel of the approval process.

Motion: I recommend Preliminary/Final Land Development, 2330/2340 Schoenersville Rd., Blue Barn Realty, Allentown, PA 18109, subject to Keystone Consulting Engineers January 16, 2020 Letter and contingent upon approval of the waivers that have been requested.

Thomas, Bean: Moved and Seconded

Murray, Bean, Twombly, Baillie, Hawk, Thomas: Aye Unan.

Adjournment:

The meeting was adjourned at 8:00 P.M.

Respectfully submitted,

Michele Bean, Secretary  
Hanover Township Planning Commission