

HANOVER TOWNSHIP, LEHIGH COUNTY
PLANNING COMMISSION MEETING

June 21, 2022
6:30 P.M.

The Chairman of the Planning Commission welcomed the two new members to the Planning Commission, Robin Yoder and Jean Rossi. At this time, they took the Oath of Office.

On behalf of the Township Council, the Township Manager presented Mark Thomas, Chairman of the Planning Commission with a certificate in acknowledgement of his contribution for the vital roll of civic volunteerism in Hanover Township, Lehigh County.

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

Absent: Dean, Bean, Murray

Attendance: 2

Approval of Minutes: March 15, 2022 Planning Commission Meeting

Motion: I move we waive the reading of the Minutes of the March 15, 2022 Planning Commission Meeting and accept same as presented.

Thomas, Hawk: Moved and Seconded

Unan.

Correspondence:

Chairman Thomas said he has correspondence in front of him mostly not pertaining to Agenda items. They are available for review at the Township Municipal Building during normal business hours.

General Business:

1. Preliminary/Final Land Development Approval – Patriot American Parkway L.P., Lot 1 Parking Lot Expansion, 1110 American Parkway, Allentown, PA 18109 (Review and Recommendation)

Alan Werther, one of the principals of Patriot Equities, L.P. presented their application to the Planning Commission. They want to expand the parking lot of their office building for future needs and with Exeter Partnership who own both the two parcels adjacent to their building. They are approximately 30 acres each and will be developing those parcels with warehouses. In anticipation of the truck traffic coming with future developments, the goal is to reroute some of the internal circulation to divert the cars away from where the trucks are going to be in order to make it safer for cars to get in and out of

their garage. Chris Meszler with Colliers Engineering, the engineers for the developer, gave an overview of the Land Development Plan. The Development Plan was originally approved in 2016. The building has been leased and they are anticipating that some additional parking may be needed as tenants come in. This will make them competitive to other lease competitors that are presently there. The parking they are proposing is supporting the lot for the office building and it's a tenant need requirement. They have St. Luke's and approximately five other tenants in the building, which is 550,000 square feet. St. Luke's occupies approximately 300,000 square feet and the other five tenants make up the difference. Some of the other tenants are Broadcom, Intel, United Way, F.L.Smidth and one other. Mr. Werther will provide a rent roll to the Manager. There was an easement agreement put into place that affected all three parcels when the subdivision was created and it created access rights for all three parcels. When the adjacent properties were sold, it was amended to prohibit any truck traffic from using that portion of St. Luke's Way. The Township Engineer said they are fairly standard waiver requests. The Township Engineer did not have any issues with any of the five waivers. There are one or two approvals from outside agencies that they will need. They will have to enter into an improvements agreement and performance and maintenance guaranties are required. Township Engineer recommended preliminary/final approval. The developer is willing to work with the Township Engineer's comments.

Motion: I authorize that the Planning Commission recommend Preliminary/Final Land Development Approval – Patriot American Parkway L.P., Lot 1 Parking Lot Expansion, 1110 American Parkway, Allentown, PA 18109 subject to the Township Engineer's June 14, 2022 comments letter as presented.

Thomas, Hawk: Moved and Seconded Unan.

Motion: I authorize that the Planning Commission grant the waivers identified in the Township Engineer's June 14, 2022 letter as presented.

Thomas, Hawk: Moved and Seconded Unan.

Adjournment:

The meeting was adjourned at 7:15 P.M.

Respectfully submitted,

Michele Bean, Secretary
Hanover Township Planning Commission