

HANOVER TOWNSHIP, LEHIGH COUNTY
PLANNING COMMISSION MEETING

November 21, 2017
7:30 P.M.

Present: Baillie; Bean; Paulus; Thomas; Tocci; Trexler; Susan G. Maurer, Esquire;
Sandra A. Pudliner; Vicky Roth

Absent: Hess

Attendance: 4

Approval of Minutes: August 15, 2017 Planning Commission Meeting

Motion: I move we waive the reading of the Minutes of the August 15, 2017
Planning Commission Meeting and accept same as presented.

Bean, Bailey: Moved and Seconded

Unan.

Correspondence:

Chairman Thomas advised all in attendance that he is in receipt of correspondence regarding a matter previously heard by the Board involving 1855 Weaversville, L.P. lot consolidation. He noted that this paperwork is available for inspection at the Township Municipal Building. All other correspondence Chairman Thomas advised would be dealt with in relation to the matters listed under new business.

New Business:

1. Preliminary/Final Land Development Approval Primo Produce Warehouse Expansion, 2100 Hoover Avenue, Primo Enterprises LP, Allentown, PA 18109 (Review and Recommendation)

In attendance at the meeting, were the owner of Primo Produce, Mr. George Paxos, as well as representatives from Bohler Engineering, the Developer's engineering firm; namely, Michael Jeitner and Matthew Longenberger. Mr. Jeitner approached the Board and noted that this matter had been heard by the Hanover Township Zoning Board and relief had been granted as necessary for the expansion proposed by his client. Mr. Jeitner also noted that his client has received correspondence from the Lehigh Valley Planning Commission dated November 17, 2017 setting forth their review of the application, as well as correspondence from Keystone Consulting Engineers,

the Township's engineering firm, dated November 16, 2017, with the engineer's comments regarding their proposal.

At this point in the meeting, Mr. George Paxos, the owner of Primo Produce reiterated to the Board the history of his company which he noted was constructed in Hanover Township in the year 2001. Mr. Paxos indicated they've outgrown the current facility and would like to add on to the building. He noted that they are in the business of food distribution distributing to companies and to restaurants. Mr. Paxos indicated that they would like to automate the operation because currently they cannot take on more business. The Planning Commission reviewed the sketch plan provided. It was noted that the current facility has 31,000 square feet of warehouse space and 5,100 square feet of office area and 15 loading docks as well as employee parking. There is currently truck storage in the rear and a wooded area.

The Developer and his engineer advised the Board that the expansion would create an additional 39,000 to 40,000 square feet of warehousing and would add an additional 10,000 square feet to the office area by going to two stories. As previously noted, zoning relief as required, has been secured from the Hanover Township Zoning Hearing Board. This proposal would add an additional 13 bays in addition to the 13 already there. Parking would be maintained on the front of the building. Additional parking would be put in place in the rear of the building. Eighty-two parking spaces total would be created. It was noted that there is an existing aboveground storm water basin, but that they would be adding underground storm water retention. This would be maintained off of Hoover Avenue and a new drive would be added on the front of the property. Additional landscaping would be added in the rear of the property. Some street trees would be put in place along the front of the property. New sewer and water lines would be run through the property. The Developer's engineer noted that the plan was submitted as a Preliminary/Final Application and that the comments have been received from the Lehigh Valley Planning Commission. Mr. Jeitner of Bohler Engineering noted that his client and he would review all the comments set forth in the Lehigh Valley Planning Commission's letter as well as the Township Engineer's letter and will comply.

There was a discussion at this time with respect to waivers from the Subdivision and Land Development Ordinance which have been requested. With respect to the Township Engineer's comment letter dated November 17, 2017, it was noted that Item 11 contained therein would be handled in the following manner. Mr. Jeitner noted that there is a current agreement between the Applicant and other parties who have ownership in Hoover Avenue, which is a private road. The Applicant will repair the road as a result of construction and ongoing maintenance and repair will occur by the Applicant and other parties involved to the entire Hoover Avenue area.

With respect to the letter from the Lehigh Valley Planning Commission, Chairman Thomas questioned the comments contained therein regarding sidewalks. The Developer's engineer indicated that they are not really planning on installing sidewalks. He noted there is a travelled pedestrian area. He also advised there are sidewalks around the building but not anything additional is planned for around the area. Chairman Thomas also commented on an item in the Lehigh Valley Planning Commissions letter regarding connectivity to LANTA Route 324. Mr. Jeitner indicated he is not aware of this route. He indicated the employees drive to and from work. Additionally, Hoover Avenue dead ends. It was noted that the Developer's engineer will meet with the Lehigh Valley Planning Commission to address storm water comments.

Chairman Thomas commented that the addition of 13 bays could bring this development closer to the residential area situated in proximity to this facility. Mr. Paxos noted his trucks back into the docks. He indicated he did not believe that noise will be created from his facility. He advised they start receiving at 5:00 a.m. At nighttime there is less jockeying of trucks. Loading takes place between 6:00 and 7:00 in the evening and is finished around 1:00 a.m. Outbound trucks leave between 7:00 and 8:00 a.m. Mr. Paxos indicated that a resident of the Township had attended the Zoning Hearing Board hearings and expressed concern over noise issues. The individual was also concerned over the parking of tractor trailers at the Carmike facility. Mr. Paxos advised that he had assured the gentleman that they were not his trucks. Also, Mr. Paxos felt that the area is being policed and that the problem seems to be somewhat resolved.

Mr. Baillie entered into a discussion regarding lighting not reflecting on other properties in the area. It was noted that the trucks back in to the loading docks. There should be no lighting issue. The parking light lights are set in place facing the building. Chairman Thomas questioned how many tractor trailers would be added. Mr. Paxos felt that one to two tractor trailers and that when the expansion is in place he anticipated 10 to 12 tractor trailers additional coming in on a weekly basis.

The Township Engineer, Al Kortze, commented regarding Keystone's letter dated November 17, 2017. Mr. Kortze noted that a sewage facility planning module has been submitted and that his office is completing our portion and we will then send it back. He noted improvements agreements will be required. The Developer needs E&S from the Lehigh County Conservation District. With respect to the waivers requested, Mr. Kortze noted that they have no issues with granting of those waivers. With respect to storm drainage, the Township Engineer noted that the initial land development did storm management report and design and it just does not quite mesh with the new expansion. Discussions will be held with Mr. Reese of the Lehigh Valley Planning Commission. The Township Engineer did note that with respect to the review letter issues involving storm water are mostly housekeeping items. His office has made the old report available to the

Developer's engineer. With respect to the utility review, that is mostly drafting issues.

The Planning Commission Attorney, Susan Maurer, noted that the Board could recommend preliminary plan approval. The Township Engineer noted that if you give them preliminary then they can come back for final. There was a discussion with either tabling the matter so that they can clean up the submission and submit for preliminary/final or granting preliminary plan approval. The Developer requested the tabling of the application and they would then clean up the plan and resubmit in December for preliminary/final approval. Chairman Thomas noted that the Planning Commission would accept the tabling at this time.

2. Preliminary/Final Land Development Approval, Parking Lot Modification. 200 Cascade Drive, FR 200 Cascade LLC, Allentown, PA 18109 (Review and Recommendation)

Mr. Mike Preston of Liberty Engineering appeared before the Board on behalf of his client, 200 Cascade Drive owner FR 200 Cascade LLC. Mr. Preston presented a plan to the Board for consideration. He noted that this is a unique configuration and that they are replacing 23 of the car spaces with the addition of 37 tractor trailer spaces. They will meet parking requirements and underground storm water controls are proposed. He indicated they submitted to the Lehigh County Planning Commission and the Lehigh County Conservation District and are waiting for their review by them. Since this expansion is less than one acre there is no NPDES Permit required. Mr. Preston noted that there are some minor drafting issues to be addressed and there are waivers that they are requesting as noted in the Township Engineer's review letter regarding their submission.

Chairman Thomas questioned the type of business at this location. Mr. Preston indicated that there are a number of tenants there, but the one in particular is WEL Trucking Company which currently has 37 tractor trailers. Mr. Baillie questioned where the tractor trailers go when they leave the property and in particular whether they are traveling on Weaversville Road. The engineer noted that more than likely they are using Weaversville Road. Chairman Thomas commented that there appears to be no real change. They are just making parking lot modifications of approximately 30,000 plus square feet at the northeast corner of the property. Mr. Preston commented that currently the operation will remain the same and that possibly in the future the operation from this property may increase.

At this point in the meeting, the Township Engineer reviewed with the Board his comment letter regarding this development dated November 16, 2017. He indicated that his office had no problem with the waivers requested. He also noted there are signatures required and some drafting issues and of the necessity for improvements agreements. He indicated that

his office did not have major problems with this project. Accordingly, in resolution of this matter, the Board made the following Motion:

Motion: I move that the Hanover Township Planning Commission recommends to the Hanover Township Council preliminary/final plan approval of the land development of FR 200 Cascade LLC subject to the following conditions:

1. Each condition must be rejected or accepted in writing by the applicant within thirty (30) days of the date of this approval, or in the absence of such acceptance, this approval shall be deemed rescinded as of the expiration of the thirty (30) day period or the date of receipt of the rejection of any such condition, whichever first occurs.
2. A waiver is requested by the applicant for submission of a Preliminary/Final plan in lieu of separate Preliminary and Final submissions. SALDO §22-200. This office supports the waiver request considering the overall amount and nature of the work proposed.
3. The Engineer's Certification shall be signed and sealed (22-301.4.F).
4. The Owner's Certification shall be signed and notarized (22-302.3.H).
5. Curb shall be 22" high.
6. More detail shall be provided and shown on the plan for the orifice plate proposed for manhole #302. Type of material, thickness, etc.
7. Township standard details shall be used.
8. The invert elevations on the storm profiles for MH301 and MH302 do not match the plan.
9. Verify that the inverts in and out for manholes #303 and #305 is 352.75, and revise the plan.
10. The infiltration bed detail "approximate finish grade elevation" shall be 361-363, not 463-465 as shown.
11. A car parking pave detail shall be shown on the plans.
12. The parking calculation shall be corrected to read: 1 space per 2 employees at 400 employees = 200 spaces, not 400 as noted.
13. LVPC and LCCD reviews and approvals shall be provided.
14. All fees shall be paid and agreements entered into prior to plan recording.

15. A completed and executed copy of the Improvements Agreement shall be required (22-302.4.G).
16. Performance and Maintenance Guarantees shall be provided in accordance with SALDO Sections 22-302.4.H and 22-302.4.1.
17. On the drawing index plan, the titles of Sheets 5, 6 and 7 are incorrect.

Thomas, Paulus: Moved and Seconded

Unan.

Adjournment:

The meeting was adjourned at 8:15 P.M.

Respectfully submitted,

Patricia A. Paulus, Secretary
Hanover Township Planning Commission