

HANOVER TOWNSHIP, LEHIGH COUNTY
PLANNING COMMISSION MEETING

November 15, 2022
6:30 P.M.

Present: Dean; Rossi; Bean; Thomas; Korvath, Esquire; Al Kortze, P.E.; Melissa A. Wehr;
Vicky Roth

Absent: Murray, Yoder, Hawk

Attendance: 5

Approval of Minutes: October 18, 2022 Planning Commission Meeting

The Chairman noted that on the second page, second paragraph the correct spelling of the word “carse” should be “karst”.

Motion: I move we accept the Minutes of the October 18, 2022 Planning Commission Meeting as revised.

Thomas, Bean: Moved and Seconded

Unan.

Correspondence:

Chairman Thomas said he has correspondence related to LVIA Air Cargo Apron Expansion, which item does not pertain to business this evening. This correspondence is available for reviewing at the Township Building during normal business hours.

General Business:

1. Preliminary/Final Land Development Approval – Rockefeller Industrial Development Lot 5A, Sysco Tenant Fitout, 800 Willowbrook Rd., Allentown PA 18109 (Review and Recommendation)

Rachel O’Neill, who is an attorney with Reed Smith gave a summary of this project. She said there are some minor adjustments they need to make to facilitate this tenant fitout.

Kestra Kelly with B.L. Companies, the civil engineers on the project, are here seeking recommendations for Preliminary/Final Land Development for the Sysco Tenant Fitout. The Rockefeller, Lot 5A, site is constructed and they are before Council to propose very isolated tenant fitout improvements which include a perimeter security fence, a proposed guard shack along the north entrance, on the south there are a couple of accessory buildings including a fuel station, vehicle maintenance building and truck wash. It’s important to note that all three buildings are only for the SYSCO operation and are not open to the public. It’s to help facilitate operations on the site which will

include a refrigerated mechanical room onsite. The overall disturbance of the site is roughly 3-1/2 acres, and they are increasing impervious surface approximately .6 acres and working through the Lehigh Valley Planning Commission and the Lehigh Valley Conservation District to update their NPDES Permits and approvals. They received Keystone Consultant Engineers' review letter, and will comply with all items. A discussion ensued. The Manager said this building was built as a spec building. The tenant is asking for these additional accessory structures or buildings on the outside including the field station. They are adding a little bit of impervious coverage as well as other structures and for the tenant fitout of the structures because it was originally built as a spec building.

Brian Harmon, from the Pidcock Company introduced himself. He did all the traffic work associated with the overall development. They submitted an updated traffic analysis for the tenant fitout. The expected traffic that is tenant specific is very similar to what was originally anticipated on the spec building. The spec building was based on national averages and is within a few cars and a few trucks of what was anticipated before.

The Chairman asked if it is noted somewhere for the approval from the Conservation District and the Lehigh Valley Planning Commission. The Attorney said that with the application they made to the Township, they had submitted to the Lehigh Valley Planning Commission at the same time. She stated the soil erosion and sedimentation control plans shall be submitted. These are outside agency-type things, and they always make sure before the plans are recorded that all those items have been addressed before they can proceed, and the plan awarded. The Engineer said he reviewed both the stormwater management and traffic study and is good with both of those reports submitted.

Motion: I move that we recommend to Council approval of Preliminary/Final Land Development Approval – Rockefeller Industrial Development Lot 5A, Sysco Tenant Fitout, 800 Willowbrook Rd., Allentown PA 18109 subject to the conditions identified in Keystone Consulting Engineers' letter dated November 8, 2022 as follows:

1. The name, license number and seal of the responsible Professional Surveyor and Engineer shall be added to the plans (22-301.4.F).
2. The municipal boundary line between Hanover Township and Catasauqua Borough is incorrect on the Location Map (22-301.4.H).
3. Tract boundary lines for Lot 5A shall be shown with bearings and distances on the site plan (22-301.4.I).
4. The length, size and type of the proposed sanitary force main shall be noted on the Plans (22-301.5.A).
5. Soil Erosion and Sedimentation Control Plans shall be submitted (22-301.5.D).
6. The proposed trees noted on the Landscaping Schedule (sheet 32) shall be shown on the landscape plans.
7. The Owner's Certification shall be signed and notarized (22-302.3.H).
8. A completed and executed Improvements Agreement will be required (22-502.I).
9. A maintenance guarantee will be required per SALDO Section 22-502.2.
10. The property owner shall enter into a Stormwater Best Management Practice (BMP) Operation and Maintenance Agreement.

Thomas, Dean: Moved and Seconded

Unan.

2. Final Land Development Approval – American Parkway Lot 2 Warehouses, Exeter 1108 American Land LLC, 1701 Dauphin St., Allentown, PA 18109 (Review and Recommendation)

The Developer requested a continuance.

Adjournment:

The meeting was adjourned at 6:59 P.M.

Respectfully submitted,

Michele Bean, Secretary
Hanover Township Planning Commission