

Hanover Township

Lehigh County, PA

HANOVER TOWNSHIP, LEHIGH COUNTY SPECIAL PLANNING COMMISSION MEETING

May 28, 2013
7:00 P.M.

Present: Bean; D'Ambrosio; Hess; Keim; Paulus; Thomas; Susan G. Maurer, Esquire; Frederick W. Hay, P.E.; Sandra A. Pudliner; Vicky Roth

Absent: Baillie

Approval of Minutes: January 14, 2013 Reorganization Meeting

Motion: I move we waive the reading of the Minutes of the January 14, 2013 Reorganization Meeting and accept same as presented.

D'Ambrosio, Bean: Moved and Seconded

Unan.

Correspondence: None.

New Business:

1. Preliminary Land Development Review, Airport Point Realty Partner LP, 1870 Airport Rd., Allentown, PA 18109 (Review and Recommendation)

In attendance at the meeting on behalf of the Developer were Attorney Lisa Pereira, Charles Unangst, P.E., of Hanover Engineering and the Developer's representative, Rick Albertson. Mr. Unangst approached the Board with a rendering of the project site and explained to the Planning Commission that the project involves the former Davis Business Machine property situated at the ramp of Rt. 22 and Airport Rd. adjacent to Airport Centers. Mr. Unangst indicated it was a triangular piece located between Airport Rd., the ramp coming off Rt. 22 and Airport Centers. It was noted that it is the intent of the Developer to remove the Davis Business Machines facility from the tract and construct a 10,000 square foot retail facility which will be home to three separate uses. It was noted that the Developer had sought relief from the Zoning Hearing Board for setbacks (minimum side yard setback), minimum number of parking spaces, and separation between property line and parking space/access drive. All zoning requests have been granted and those items will be listed on the recorded plan.

Mr. Unangst indicated that they have received the Township Engineer's comment letter regarding this development dated May 23, 2013 and see no problem addressing all of those issues. He indicated they would like to sit

down with staff and address the items of concern and then resubmit to the Board. The Township Engineer noted his office had reviewed the submission as a preliminary/final submission and that they are receptive to the tabling of this matter and that when they resubmit it should be for a preliminary/final submission. Mr. Thomas questioned the access to this property and Mr. Unangst indicated that currently Davis Business Machines has an access easement through the existing driveway. The easement is between Airport Centers and Davis Business Machine. It was also noted that with respect to sanitary sewer and water everything is being served through utilities on the Airport Centers tract. The Township Engineer also noted that with respect to the resubmission the Township has given relief in the past on the requirement for a submission date and would do so in this instance also.

2. Preliminary/Final Land Development Review, A Duie Pyle, 2900 Hoover Avenue, Allentown, PA 18109 (Review and Recommendation)

Attorney Joseph Piperato approached the Board regarding the proposed land development of A. Duie Pyle and introduced to them in attendance at the meeting Mr. Peter Latta of A. Duie Pyle, Tim Koch, Greg Seifert, and Paul Swaysak of Liberty Engineering.

With respect to the proposal as noted on the plans, Attorney Piperato indicated this is a 3.95 acre tract of land which is adjacent to the terminal of A. Duie Pyle where they have operated for two years. The proposal is for a vehicle repair garage facility of 13,500 square feet. It was noted that the doors are facing north south and that there is a berm on the eastern side and landscaping is proposed. The berm area would be 13 feet higher than the floor level of the repair garage. It would be a little bit higher on the driveway side. The building is proposedly a single story building. Hours of operation have been restricted. It was noted that all conditions previously discussed with the developer regarding this proposal will be set forth on the plan. It was further noted that A. Duie Pyle has reviewed the conditions set forth on the Township Engineer's letter dated May 23, 2013 and does not anticipate any problems with meeting those conditions. The developer indicated that they would like to table the plan tonight and work through the conditions through the Township Engineer and then resubmit. It was noted that the project will meet all zoning requirements. There was some discussion regarding hours of operation and it was noted that the operational hours are 5:00 A.M. to 11:00 P.M., seven days a week. It was also noted that the doors will be closed between 5:00 A.M. and 7:00 A.M. It was also indicated that basically the facility is closed on weekends. It was the consensus of the Board that this matter will also be tabled at this time.

Adjournment:

Motion: I move we adjourn this meeting of the Hanover Township Planning Commission at 7:30 P.M.

D'Ambrosio, Bean: Moved and Seconded

Unan.

Respectfully submitted,

A handwritten signature in cursive script that reads "Patricia A. Paulus" followed by a small flourish that appears to be "sap.".

Patricia A. Paulus, Secretary
Hanover Township Planning Commission