

HANOVER TOWNSHIP, LEHIGH COUNTY
SPECIAL PLANNING COMMISSION MEETING

August 20, 2013
7:30 P.M.

Present: Baillie; Bean; D'Ambrosio; Hess; Thomas; Susan G. Maurer, Esquire;
Sandra A. Pudliner; Vicky Roth

Absent: Keim; Paulus; Frederick W. Hay, P.E.

Attendance: 3

Approval of Minutes: July 16, 2013 Special Planning Commission Meeting

Motion: I move we waive the reading of the Minutes of the July 16, 2013
Special Planning Commission Meeting and accept same as presented.

D'Ambrosio, Hess: Moved and Seconded

Unan.

Correspondence:

Chairman D'Ambrosio acknowledged receipt of correspondence dated August 8, 2013 and August 13, 2013 relative to the preliminary/final plan approvals of A. Duie Pyle, Inc. and Airport Point Realty Partners, L.P. Chairman D'Ambrosio indicated that the correspondence was available for public inspection and that he would not read same at this time.

New Business:

1. Special Exception Use, Nicholas and Martha Begovich, 2490 Schoenersville Rd., Allentown, PA 18109 (Review and Recommendation)
2. Mr. Nicholas Begovich, the owner of the property in question approached the Board with a plan depicting his property and advised the Hanover Township Planning Commission that it was his desire to lease same to a doctor to be utilized as his office space. The Township Manager/Zoning Officer advised the Planning Commission that this property has had various uses in place over the years but that the use as a doctor's office appear to be a good use for the property. Mrs. Pudliner noted that this property being utilized as a doctor's office is a special exception under the Township's Zoning Ordinance. As the Board will recall, a special exception is a permitted use which requires a review to assure that the public health, welfare and safety are not affected in any manner by the use of the property as proposed. The Township

Manager/Zoning Officer advised that the governing body was aware of this application and had no objection to same. Additionally, Mrs. Pudliner indicated that there are no parking issues with the property and that the variance requests which the applicant will take before the Zoning Board on Thursday of this week relate to lot area and side yard requirements but those issues most likely result from the property being in place prior to the adoption of the Township Zoning Ordinance. The variance relief will be an issue taken up with the Zoning Hearing Board at the hearing scheduled for August 22, 2013. The owner of Northern Valley Primary Care, Doctor Iqbal Sorathia appeared before the Board and advised that this would be the third facility of its kind in the area and that he is currently operating this type of facility in the Borough of Northampton as well as the Borough of Bath. He noted that his primary practice is at Muhlenberg Hospital and that this location is suitable to him for that reason. He reiterated the use of the property for a doctor's office-type use and assured the Board that there would be no parking issues under the terms of the Township Zoning Ordinance. He noted that individuals coming to the facility are by appointment but that there is occasionally a walk-in service provided.

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 Zoning Hearing Board that the Special Exception Use request of Northern Valley Primary Care, PC, for property situated at 2490 Schoenersville Rd., Allentown, PA 18109 be granted.

D'Ambrosio, Bean: Moved and Seconded

Baillie, Bean, Hess, Thomas:

Aye

D'Ambrosio:

Abstained

Adjournment:

Motion: I move we adjourn this meeting of the Hanover Township Planning Commission at 7:45 P.M.

D'Ambrosio, Hess: Moved and Seconded

Unan.

Respectfully submitted,

Sandra A. Pudliner, Acting Secretary
Hanover Township Planning Commission