

HANOVER TOWNSHIP, LEHIGH COUNTY  
PLANNING COMMISSION MEETING

November 17, 2015  
7:30 P.M.

Present: Baillie; Bean; Hess; Keim; Paulus; Thomas; Trexler; Susan G. Maurer,  
Esquire; Al Kortze, P.E.; Sandra A. Pudliner; Vicky Roth

Absent: 0

Attendance: 3

Approval of Minutes: July 21, 2015 Regular Planning Commission

Motion: I move we waive the reading of the Minutes of the July 21, 2015  
Regular Planning Commission Meeting and accept same as presented.

Paulus, Bean: Moved and Seconded

Unan.

Correspondence:

Chairman Thomas acknowledged correspondence in hand relative to the item listed under New Business as Item No. 2. Additionally, the Board received correspondence from the Lehigh Valley Planning Commission just as a matter of interest with respect to the Northampton Industrial Park, a Minor Subdivision and Land Development Plan in Allen Township, Northampton County.

New Business:

Chairman Thomas indicated that the Board would address Item No. 2 under New Business at this time.

2. Preliminary/Final Subdivision, Patriot Equities, 1110 American Parkway, Allentown, PA 18109 (Review and Recommendation)

In attendance at the meeting on behalf of the Applicant, was C. Richard Roseberry, P.E. of Maser Consulting, as well as Geoffrey J. Kase, P.E., Director of Construction and Development for Patriot Equities. Mr. Roseberry advised the Board that this matter involves a minor subdivision

of the former LSI property which had been purchased by Patriot Equities. Currently, St. Luke's is a major tenant and it is the intent of the owner to subdivide the entire property into three lots. The current property is 142 acres. Lot 1 would be 77 acres and that is the property which encompasses the current building and garages, etc. Lot 2 and 3 would be created as a result of the subdivision. Lot 2 would be 34 acres and Lot 3 would be 30 acres. Chairman Thomas commented that he is curious as to why the owner is subdividing now rather than waiting until he was in a position to sell off the property to interested parties. Mr. Kase responded that when his company purchased the property six months ago they were unsure as to what to do with it. We have one corporate entity in place. He noted that essentially the first lot has all the existing development on it. He noted that the one reason why they want to separate the existing developed land from the undeveloped land is that the marketing people want to see where the lines are drawn already. He noted that all the lots that will be created will meet the necessary criteria. Access will remain from the current driveways and access easements will be in place for the additional lots as well as easements for storm water.

At this point in the meeting, the Board proceeded to review the correspondence received from the Township Engineer, Al Kortze, P.E. with respect to his review of the proposed subdivision as of November 11, 2015. The Board reviewed the conditions set forth in the Township Engineer's comment letter and the Developer had no problem with respect to compliance with those conditions. The Township Engineer noted to the Board that one of the comments involves the Applicant's request for waivers from SALDO requirements. He indicated to the Board that any recommendations for granting of these waivers should specifically exclude Section 22-301.5.B (Sewage Facilities Planning), since the subdivision of the land will require the Applicant to follow the sewage facilities planning process in said section. 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 the granting of the Preliminary/Final Plan Approval Request for the subdivision as proposed by Patriot American Parkway, LP, subject to the following conditions as set forth in the Township Engineer's letter dated November 11, 2015.

1. The name of the surveyor listed on the Certification Block differs from the surveyor's seal above the plan title. Please clarify. (22-301.4.F)
2. The existing cart ways for Dauphin, Lloyd and Irving Streets shall be labeled and dimensioned on the applicable plan sheets. (22-301.4.M)
3. Copies of proposed deed restrictions and covenants, where applicable, shall be provided to the Township. [22-301.4.Q (11)]

4. The Applicant is requesting waivers from the following Preliminary Plan requirements in SALDO:
  - a. Section 22-300.1.E – A partial waiver to not provide locations of existing large trees. The plan delineates wooded areas.
  - b. Section 22-300.4.N – Provide all existing features within 200 feet of the site.
  - c. Section 22-300.4.0 – Provide existing easements and rights-of-way within 200 feet of the site.
  - d. Section 22-301.4.P – Provide contour lines, elevations and benchmarks.
  - e. Section 22-301.5 – Provide supplementary data for preliminary plan.

Since the proposed plan is a subdivision of land only, and is proposing no development at this time, the Township can grant these waivers provided the plan contains a note stating that any future development of this site must comply with these sections. However, I would not recommend granting a waiver from all of the supplemental data requirements in Section 22-301.5. A subdivision of land will require the Applicant to follow the sewage facilities planning process in Section 22-301.5.B. Therefore, any recommendations for granting of these waivers shall specifically exclude Section 22-301.5.B (sewage facilities planning).

5. Access easements would be needed among the three lots for the shared use of the internal private road network. (22-302.3.E)
6. The Owner's Certification shall be signed and notarized. (22-302.3.H)
7. The Applicant shall provide a letter from the applicable water authority indicating that additional service can be provided to the proposed subdivision. (22-302.4.E)

Thomas, Paulus: Moved and Seconded

Unan.

1. Bill No. 2015-05, An Ordinance Amending the Hanover Township Zoning Ordinance to Permit Directional Signs in Certain Zones (Review and Recommendation)

The Township Manager/Zoning Officer advised the Board that this matter is before the Planning Commission due to the fact that it involves the Zoning Amendment

to the Township's current Zoning Ordinance. In accordance with the Municipalities Planning Code, such Zoning Amendment must be presented to both the local Planning Commission and the Lehigh Valley Planning Commission for comments after which time a Public Hearing can be scheduled with respect to the matter and adoption of an Ordinance regarding the Amendment. The Township Manager noted that the Board has in front of them two versions of the Zoning Amendment. By way of explanation, the Township Manager indicated that the language in the residential districts allow directional signs on lots with more than one apartment building. The rationale for that is that there is only one building on the lot and it probably does not need direction signage. Apparently, the Lehigh Valley Planning Commission feels that same limitation should apply in commercial districts. That is unless there are two commercial buildings you don't need directional signage. The Board has in front of them the original language and an Ordinance which incorporates Lehigh Valley Planning Commissions theory that in the other zoning districts other than residential language should be added that indicates that the directional signs would be permitted on a lot with more than one nonresidential building. The Board discussed this matter and it appeared that the Township's Planning Commission Attorney, Attorney Maurer, and the Township Zoning Officer both were of the opinion that the original Ordinance as drafted by the Township Attorney was the one that they felt should be adopted. They were of the opinion that the directional signage should be permitted on a property with only one building and that the Township should not put a limitation on same that you have to have two commercial buildings to have directional signs. The Board concurred with that opinion and made the following Motion regarding this matter.

Motion: I move that the Hanover Township Planning Commission recommends to the Hanover Township Council the adoption of Bill No. 2015-5, an Ordinance Amending the Hanover Township Zoning Ordinance to Permit Directional Signs in Certain Zones as originally prepared by the Township Solicitor, but excluding a limitation that unless there are two commercial buildings directional signs would not be approved.

Thomas, Bean: Moved and Seconded

Unan.

Adjournment:

Motion: I move we adjourn this meeting of the Hanover Township Planning Commission at 7:55 P.M.

Thomas, Paulus: Moved and Seconded

Unan.

Respectfully submitted,

Patricia A. Paulus, Secretary  
Hanover Township Planning Commission

