

HANOVER TOWNSHIP, LEHIGH COUNTY  
PLANNING COMMISSION MEETING

January 16, 2018  
7:30 P.M.

Present: Baillie; Paulus; Thomas; Tocci; Trexler; Susan G. Maurer, Esquire; Al Kortze, P.E.; Vicky Roth

Absent: Bean

Attendance: 7

Approval of Minutes: December 19, 2017 Planning Commission Meeting  
January 8, 2018 Reorganization Meeting of the Planning Commission

Motion: I move we waive the reading of the Minutes of the December 19, 2017 Planning Commission Meeting and accept same as presented.

Baillie, Paulus: Moved and Seconded Unan.

Motion: I move we waive the reading of the January 8, 2018 Reorganization Meeting of the Planning Commission and accept same as presented.

Baillie, Paulus: Moved and Seconded Unan.

Correspondence: None.

Chairman Thomas stated we would review the second item on the Agenda before the Special Exception Use since the Commission felt the Special Exception Use could be a rather lengthy discussion. In that regard,

New Business:

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

Both George Paxos, Owner of Primo Produce, and his Engineer, Michael Jeitner, of Bohler Engineers attended this meeting. Mr. Jeitner stated they have received a copy of the review letter dated January 11 from Keystone Engineers in which there were 8 comments from the Township Engineer. He stated the LVPC has reviewed and approved the plans and are awaiting the

letter of approval. He has also submitted to the Conservation District the NPDES which is still under review. The proposed improvements to this location include a 39,480-square foot warehouse expansion, a 10,000-square foot office area addition, 66 new parking spaces and 13 loading docks. Utility and storm water improvements are also proposed. The subdivision was previously presented before the Planning Commission at their November 2017 meeting and tabled pending the resolution of the comments in the Engineer's November 17, 2017 letter. The Applicant requested five waivers from five sections of the Township's SALDO. Mr. Jeitner requested a waiver from Section 22-409.2. d (2) requiring spacing of street trees between 50 and 100 feet, and requested placing the trees in a landscaped island. Mr. Tocci questioned the Applicant about the parking situation in front of the building. He requested the Applicant to possibly make the area directly at the corner of Hoover Avenue be restricted due to site line difficulties. After further discussion, the Applicant said he would possibly look at removing some of the vegetation at the corner to improve the site line. Since this is a private road, the Township would have no jurisdiction in governing the matter of posting additional signs; however, the Developer would possibly add a couple of No Parking signs to improve the situation. Mr. Baillie questioned the Developer about the parking situation on the theater parking lot sign. Mr. Paxos stated they have a current agreement for their employees to park in this parking lot until the development is completed. Mr. Jeitner stated the Developer has no other concerns with Keystone's review of eight comments and are requesting a preliminary/final approval. In that regard, the following Motion was made:

Motion: I move that Hanover Township Planning Commission recommends Preliminary/Final Land Development Approval for Primo Enterprises, LP, proposed warehouse expansion with the additional comment of extending the No Parking in the front of the office area and adding a couple of No Parking signs.

Thomas, Paulus: Moved and Seconded

Unan.

Additionally, the following Motion was made:

Motion: I move we recommend the approval of the five waivers in the Engineer's January 11, 2018 Comment Letter.

Thomas, Paulus: Moved and Seconded

Unan.

2. Special Exception Use, Spirit of '76 LLC, 1830 E. Race Street, Allentown, PA 18109 (Review and Recommendation)

Attorney Schlegel of Fitzpatrick, Lentz and Bubba, appeared before the Board representing Spirit of '76 tenants. Attorney Maurer addressed the Board and stated while this warehousing is a permitted use in the PIO Zoning District, the question before the Board concerned the bulk storage of chemicals and whether this would be injurious to the public. Attorney Schlegel requested the

primary relief for consumer fireworks and felt this was appropriate for the use. He showed the commission aerials of the 1830 property and he also stated fireworks are regulated at state levels and there must be a consumer fireworks license obtained. Assistant Chief Garren Knoll of Han-Le-Co Fire Company attended this meeting and voiced his concerns as to this building is possibly too close to a busy Race Street especially after the widening process and felt there needed to be a sprinkler connection remotely away from the building similar to other buildings in the Township such as B. Braun Medical. He also stated the hydrant system needed to be checked to see if it had enough water supply and additionally he felt they should have a second access off of Race Street and did not feel the Sears driveway should be one of these accesses. Attorney Schlegel stated the building is sprinklered and would also comply with the building codes for additional retrofitting. The Township Engineer stated he did not feel the widening of Race Street would have any effect on the hydrants since the widening would affect the southern section of Race Street at that location. Assistant Chief Knoll questioned the ATF regulations of the large fireworks, both on the wholesale and retail level. The gentleman from Spirit of '76 stated the calculation would be 10 to 20,000 pounds times 50 pounds for this ratio. Previously, he stated this location has a wet sprinkler system now and this building is approximately 24,000 square feet. Although, there is a possibility of spontaneous combustion in any warehouse location, it was felt the sprinkler system would contain any mishap. It was also noted there would be no smoking in or around this facility and there would be no outside demonstration of any fireworks. The tenant stated he has a present location in Williams Township. It is in a flex building and he has been there for seven years. This location has fire doors and two fire walls and a sprinkler system. Due to the change of the fireworks law, he would need to be in a stand-alone building, thus is the reason he has chosen to relocate to this new location. After further discussions, it was noted that the access to this building would be critical and must be accessible for the fire trucks. It was noted if they change the access this tenant/owner must return to our Planning Commission for a review.

Motion: I move the Planning Commission recommend to the Hanover Township Zoning Hearing Board a Special Exception Use of Spirit of '76, LLC, 1830 E. Race Street, Allentown, PA.

Thomas, Baillie: Moved and Seconded

Unan.

Adjournment:

The meeting was adjourned at 8:30 P.M.

Respectfully submitted,

Patricia A. Paulus, Secretary  
Hanover Township Planning Commission