

HANOVER TOWNSHIP, LEHIGH COUNTY
PLANNING COMMISSION MEETING

July 17, 2018
7:30 P.M.

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

Absent: 0

Attendance: 8

Approval of Minutes: June 19, 2018 Planning Commission Meeting

Motion: I move we waive the reading of the Minutes of the June 19, 2018 Planning
Commission Meeting and accept same as presented.

Bean, Baillie: Moved and Seconded

Unan.

Correspondence:

Chairman Thomas stated there was correspondence relating to some matters that were
previously discussed that will be available for anyone's review at the Township Building
during regular business hours. Correspondence relates to the Federal Express facility and
Primo Enterprises.

New Business:

1. Conditional Use Recommendations, B. Braun Medical, Inc. 939 Marcon
Blvd., Postal Rd., Allentown, PA 18109 (Review and Recommendation)

Mr. Tim Charlesworth introduced himself at this time. He represents B.
Braun Medical and an attorney with Fitzpatrick, Lentz & Bubba from Center
Valley. He first addressed the Conditional Use request and secondly move on
to the Land Development Plan.

Mr. Charlesworth gave a quick background on the Conditional Use Request.
It has to do with a building that would be a few feet higher than is permitted.
He understands 50 feet is the maximum permitted in this zone. They need to
go up to about 54 feet and their witnesses will explain why that is. At this
time, Mr. Charlesworth gave the background on B. Braun Medical. He said
10 years ago the building was approved at 110 feet high. They are looking to
be approved for a shorter footage than what was approved 10 years ago at this

time. He isn't sure they even need the approval for Conditional Use, but they will go before the Hanover Township Council to prove their case. At this time, Attorney Charlesworth introduced Nate Bonar of B. Braun Medical to explain the background of what they are trying to build and why they need it.

At this time, Mr. Nate Bonar, Associate Director for Project Management at B. Braun, introduced himself. He is in charge of the expansion projects in Allentown for the 901-939 Marcon Blvd. site. He brought with him images to show the Commission. At this time, he gave an overview and explained why they need the building to look how it is and the size they need for the building is important to their manufacturing operation. 180 square foot building. The old building is 85 feet high with tower with yellow safety rail. And safety is important to them. New building has increased parapet height with roof top exhaust. Conditional use is also due to elevator they would be adding. Elevator not visible from roads or streets. At this time, Chairman Thomas questioned if the top sketch showing them the part exceeding the 50 feet and Mr. Bonar replied that basically it's a perspective from the road and you wouldn't see it. He said it's from the street view where at the best angle you would just see a tip of it. Mr. Baillie asked what the additional height is. Mr. Bonar replied that the max parapet height is four feet. Mr. Bonar said they also have to meet the Lehigh Valley covenants as well. LVIP's lists the parapets. It gets a little more detailed than the Township where it says other structures. The safest measure for them is to come back and do a Conditional Use Request. Mr. Thomas asked Mr. Bonar to explain what he means when he says a parapet. Mr. Bonar replied that a parapet is the outside of parameter of a building so the wall itself on the outside physically goes taller than the roof line. In a way, if you think about a castle, it's kind of like that. The majority of the roof is at 50 feet or below. The perimeter of that roof is what is higher. Planning Commission Member Larry Hawk asked what is on the roof, servicing for air conditioning and that sort? Mr. Bonar replied that exhaust fans are on the roof. Mr. Hawk asked if that would be the only reason they would need to get up there. Mr. Bonar replied that for the most part yes, but they may have to get up there to maintain the roof itself. It's an EPDM or rubber roof. Mr. Hawk wanted to know where the air conditioning and heating are located. Mr. Bonar replied that this certain building is fed by a central utility plant. They have massive 1,300-ton chillers. They actually sit under the roof. They also have cooling towers which is an interval part of that. Planning Commission Attorney Susan Maurer commented that just to refresh the Board, a Conditional Use really has to be something that to not granted. It has to be something that negatively affects the public's welfare. It's really just a special exception that goes from you to Council instead of the Zoning Hearing Board. She went on to say that it sounds like this might not even fit in the definition of a Conditional Use because if you take the definition, then it's more like a chimney than it is an extra high structure. Attorney Maurer said a Conditional Use isn't even necessary. She said it certainly isn't an eyesore nor is it blocking anything that would affect the public's welfare. If anything, it's built for safety design. Mr. Bonar said that the driving force for this is the safety. He said that if something like they are

presenting weren't allowed, they would fall back on putting up yellow safety rail around the perimeter of the building, which aesthetically probably isn't as pleasing but better for employees' safety. Mr. Thomas asked if the Airport has any say in this. Attorney Maurer responded that she didn't think so because it's not very significantly higher than what is already existing. She said, in fact, it's less than what is there now. At this time, Rocco Caracciolo, Principal Project Engineer at Pennoni Associates, Inc. introduced himself and Laura Eberly, Senior Project Engineer. Mr. Caracciolo said Ms. Eberly is the one in charge of the project, but he was here in 2007 when they received the approval for the existing building and as stated that was a coin-structured chimney that was 110 feet tall and they received all approvals from the Airport before they went to the Zoning Hearing Board. He said they are within their takeoff plane pattern. There were no more questions or comments and Attorney Maurer said before they went any further, the Board needed to make a Motion.

Motion: I move that we recommend Conditional Use Approval for B. Braun Medical as presented.

Thomas, Bean:

Unan.

Attorney Charlesworth said on the Preliminary/Final Land Development Plan, they received a letter from Township Engineer, Al Kortze, dated July 12, 2018. He reviewed same. There are a few items they could address but they don't need to go through them point-by-point, but simply tell the Board that they can comply with all the items that are being requested. They are mostly plan cleanup items, two minor waivers to the SALDO in number 15 they can talk about when they get to those. At this time, Mr. Charlesworth turned it over to Ms. Eberly to go through the plans in more detail and then they can discuss the review letter from Mr. Kortze. At this time, Ms. Eberly introduced a rendering of what they are proposing to do on the site. She explained that it's the former Sure Fit site. The way the site currently exists today is that there is still a building pad from the old Sure Fit building that exists on the site. There are two existing parking lots and the entrance to that site still exist. There is a significant amount of impervious cover that currently exists on that site. As part of what they are proposing to do in this application, they will be reducing the amount of impervious cover on the site. They will be taking out the pad that currently exists on the site. That pad will be crushed and reused in the construction process on the site. You can see from their rendering that they will have two entrances on to Postal Rd. and one entrance to the south on to Marcon Blvd. Ms. Eberly pointed out where those entrances are located. There is also another access on to Marcon Blvd., which they will also keep open. One of the things that B. Braun preferred as they lay out the site is that they keep the truck traffic and employee traffic separate. Ms. Eberly pointed out that on the south side is where the employee parking lot will be located and on the north side of the building or back of the building is where the tractor trailers will be coming to the loading dock. Pedestrian and employee car traffic will be separate from the truck traffic. They do have one small

proposed maintenance building. She also pointed out some loading docks. At this time, Ms. Eberly addressed the comments in Mr. Kortze's letter. They reviewed the comments in the letter and feel that most of the comments are very minor. Most deal with plan cleanup, additional information that Mr. Kortze requested on the plans, and their intention is to comply with each of these. They put together a traffic trip generation report and submitted it to Mr. Kortze and Chris Garges, Township Manager. They looked at the trip generation two ways. They looked at the square footage of the building and the number of new employees that will be on the site as a result of this expansion. B. Braun has told them there will be approximately 250 new employees on the site as a result of this expansion and looking at it both ways the project is projected to generate an additional 380 vehicle trips per day which is under the 500 trips per day in the Ordinance that requires a traffic impact study. They will not be needing to conduct a traffic impact study. Ms. Eberly pointed out that technically these are not new trips because this was an existing manufacturing facility when it was the Sure Fit building. Basically, these are trips that are going to be active again. The Improvements Agreement and Maintenance and Performance Guaranties are things they will submit to the Township. For the open space and recreation area provisions, they anticipate that they will be able to pay a fee in lieu of to the Township and they are willing to negotiate that with the Township's staff and with Township Council as to what that amount would be appropriate. For site lighting, they got results back from their lighting consultant. They have a fully developed lighting plan that they can submit to the Township and it does fully comply with the Township Code. For the outdoor trash areas, most of Braun's waste is either upcycled or downcycled. They don't take trash off their site. There will be one dumpster located at the northeast corner of the building and it's essentially a roll off container and they can show that on the plans and they will have that appropriately screened so that it does meet the Code requirements. Regarding the waivers or modifications that they requested from the Township. The first one has to do with the plan size which has to do with the size and the shape of the lot they are developing. They wanted to be able to show the lot at an adequate scale so you can see it without dividing it in too many pieces on a plan set. Basically, they were asking for a waiver to allow that sheet size. The second waiver requested was to allow one and half feet of cover over some of the storm sewers. The Ordinance currently requires two feet. One and a half feet is a standard engineering practice. It's not an unusual design value. What they are finding is that in order for them to make efficient use of the existing storm water management facility in the southeast corner of the site. Some of the cover over the storm sewer needs to be at a foot and a half instead of two feet. For the remaining comments under Miscellaneous Comments, they are really drafting issues that they need to cleanup on the plans and they certainly can make those changes to make sure that all of the information is shown clearly. The very last comment in Mr. Kortze's letter has to do with the Lehigh Valley Planning Commission. They did submit the Land Development Plan to the LVPC for their review. They do not need to submit the Storm Water Plan because they are reducing impervious cover and LVPC only needs to review

storm water if you are creating 10,000 square feet or more of new impervious cover. Ms. Eberly wanted to point out that they mentioned earlier the 2007 project that was proposed on this site. Back in 2007 for the exceed facility, the LVPC did write a letter saying that the application did not conflict with the County Comprehensive Plan. They anticipate getting the same answer this time, the same review conclusion. Obviously, they are reusing an existing lot in the Industrial Park. Zoning hasn't changed and the Comprehensive Plan hasn't changed. They don't anticipate any reason why the LVPC would object to their application. At this time, Ms. Eberly asked the Board if they had any questions regarding the Township Engineer comments or anything else she could answer. Mr. Thomas was curious about comment number 7 where she mentioned that there were 250 jobs. He wanted to know if they were new jobs or coming from another facility. Ms. Eberly replied that they are new jobs. They are spread over three shifts. There will be approximately 100 people and 5 managers on the largest shift. Not all shifts have the same number of employees at the facility at one time. Parking calculations in the Ordinance are based on the number of employees on the largest shift. Planning Commission Member Tocci commented that job creations are a great to hear. Mr. Tocci also asked about comment number 11. He asked Ms. Eberly to go over that comment again. And she did so. Mr. Tocci also asked Ms. Eberly to go over what upcycling and downcycling is. At this time, Mr. Bonar explained their recycling process. Mr. Thomas asked how many current employees they have at the facility. Mr. Bonar said he thinks there are 1,200 employees on the site. They will be sending out a formal invitation on July 25 for an open house they would like to have where they would invite board members and Township employees to just come to B. Braun since they've been there quite awhile and they would like to show the Township where they are currently at and give a presentation on what they do and give a tour of the facility. Planning Commission Member Hawk asked about comment number 13 regarding the trash collection area. He wanted them to point out where that is again. Ms. Eberly pointed out and explained where it will be located. Mr. Hawk asked how will they get to that, from the back? Ms. Eberly said it's really for waste coming out of the building and she pointed out on the plan the location. They would then come in one of the access drives to pick up. They would come in one and exit out the other. Mr. Hawk asked if it's only one dumpster and Ms. Eberly responded, yes. Mr. Thomas commented that he hears their comments on Mr. Kortze's letter being relatively minor and he agrees that many of them are. But, he is concerned about the total number of the lot of them. He feels that some of them they are presupposing some approval that we are confident will happen but hasn't happened yet. He has a concern about that. Mr. Thomas went on to say that their typical practice in a case like this with the sheer number of comments involved would be to request that the applicant table it and takes time to clean it up and bring it back to them a bit more presentable to the Board. Ms. Eberly said that their intention is to revise and submit very quickly and then really get on to the Council's Agenda for the August 22 meeting because Braun is really interested in keeping this project moving. Attorney Maurer commented that she thought that Mr. Kortze could certainly review any

revised plan to get on this list for Tuesday, August 21 and Mr. Kortze said that would not be an issue in reviewing the plans and getting comments back well in advance of the August 21 Planning Commission Meeting. Ms. Eberly agreed to this. Mr. Bonar said that's about a three-week delay. Mr. Thomas asked Ms. Eberly to request the Board to table it. Ms. Eberly asked the Board that their application be tabled for this evening. Mr. Thomas replied that the request is granted. Ms. Eberly thanked the Board for their time.

Adjournment:

The meeting was adjourned at 8:05 P.M.

Respectfully submitted,

Patricia A. Paulus, Secretary
Hanover Township Planning Commission