

Upper Hanover Township Planning Commission

1704 Pillsbury Road, East Greenville, PA 18041

Regular Meeting Minutes

January 4, 2023

I. Call to Order and Pledge of Allegiance to the Flag

The Regular Meeting of the Upper Hanover Township Planning Commission was called to order at 7:00 PM by 2022 Chairman Fain who led the Pledge of Allegiance to the Flag.

II. Roll Call

Present were 2022 Chairman Richard Fain, 2022 Vice-Chairman Brandon Reed, Member Sharon Bastone, Member Stefan Laessig, and Alternate Member Dale Young who served as a voting member due to the vacancy following William Kalb's retirement. Also present were Township Solicitor Joseph Bresnan, Township Manager Anne W. Klepfer, Township Engineers John Weber and Peter Eisenbrown as well as Traffic Engineer Sandy Koza.

III. Election of Officers – Mr. Bresnan serving as Chairman Pro Tem

Chairman: *Stefan Laessig nominated Richard Fain for Chairman. Seconded by Brandon Reed. There were no other nominations. Richard Fain appointed Chairman by a 5-0 vote.*

Vice-Chairman: *Richard Fain nominated Brandon Reed. Seconded by Sharon Batstone. Brandon Reed appointed Vice-Chairman by a 5-0 vote.*

Mr. Fain assumed Chairmanship.

IV. Planning Commission Representation on Upper Perkiomen Regional Planning Commission

The Planning Commission recommended Sharone Bastone as the primary representative and selected Mr. Young as the Alternate. Appointments will be made by the Board of Supervisors at their January 10, 2023, Regular Meeting.

V. Citizen Comments Non-Agenda Items

Wayne Stevens, 202 West 8th Street, Pennsburg Borough, member of Pennsburg Borough Council addressed the Planning Commission. He wanted to go on record with Pennsburg's concern about truck traffic and to request that any Traffic Studies for the Light Industrial Projects in the Township be shared with Pennsburg Borough and their traffic engineer.

VI. Approval of Minutes

Stefan Laessig **moved** to adopt the November 2, 2022, Meeting Minutes. Dale Young **seconded** the motion, and the minutes were **approved 4-0-1 with Brand Reed Abstaining**.

VII. Announcements

January 16, 2023, is the last day for submission of plans for review by the Township Engineer and discussion at the Monday, February 6, 2023, Regular Meeting.

Applicants are asked to notify the Township upon submission if they wish to be on the agenda for the first meeting after timely submission; and if canceling to do so at least a week prior to the meeting.

VIII. Old Business

A. Plans Scheduled for Discussion

1. **802 Gravel Pike Partners, LLC. Acorn Lofts Land Development.** Current use Appliance Repair; Proposed use: 1st Floor – 1 unit zoned light industrial warehouse; 2nd floor and 3rd floor – 20 residential apartments. Waived Time Limitation.

Gavin Laboski, legal representative, and Cynthia Smith, project engineer were present to request approval of Waivers outlined in their December 30, 2022, Revised Waiver Request Letter and to request a recommendation for Preliminary Plan Approval.

Chairman Fain noted a typo on Sheet #2 of the Plans which Ms. Smith acknowledged and said she would correct. Ms. Smith also stated that the applicant will comply with the comments in the 12/23/22 LTL Review Letter and 12/30/22 McMahon Review Letter.

The Planning Commission reviewed the LTL Waiver Recommendation letter dated 12/27/22 which covered all but #15 in the 12/30/22 Horizon Request Letter. LTL does not have objections to the waivers requested.

Stefan Laessig moved to recommend approval of the Waivers listed in the 12/30/22 Horizon Request Letter as recommended by LTL in their 12/27/22 letter plus #15; and to recommend Conditional Preliminary Plan Approval, subject to approval of the waivers and compliance with the LTL 12/23/22 and McMahon 12/30/22 review letters. The motion was seconded by Brandon Reed and approved 5-0.

B. Current Plans Without New Township Activity

1. **East Wind Farm Tract, 947 Layfield Road – Four-lot Subdivision/Lot line Adjustment – Time Limitation Waived** [One lot in Upper Hanover Township] - deferred until a later date per request of Cynthia Smith, Engineering Representative.
2. **P&B Partitions Land Development Plan, East Sixth Street, Final Plan Submission – Time Limitation Waived.** Revised Plan Submission expected.
3. **Kraussdale Road Light Industrial Land Development/2 lot Subdivision Sketch Plan –** Time Limit not applicable. No new submissions.
4. **2512 Quakertown Road Warehouse –** Proposed Industrial Development; PennDOT Review Received. No denial recommendation is needed due to receipt of an extension of the time limitation **good through March 31, 2023.**
5. **Quakertown Road & Route 663 Warehouse Sketch Plan –** Audubon Land Development Corporation. Time Limit is not applicable. MCPC 247 Review Letter Received 5/20/22.
6. **Northgate Commercial Area Sketch Plan –** Action Time Limit is not applicable.
7. **Deerfield Development – Montgomery Avenue –** Action Time Limit – Waiver of time limitation received.

IX. SALDO New Business

A. The Residences at Upper Hanover, 119 lots/units Residential and 2 lots/4 units Commercial, Gravel Pike at Kraussdale Road.

Attorney Bernadette Kearney, Applicant Ron Neilson and Engineer Cynthia Smith were present to address the Planning Commission. The 12/28/22 review letter from LTL is over 20 pages long, and there is also a lengthy review letter from Traffic Engineer McMahon Associates. The applicant acknowledged needing time to go through the letters and submit a revised plan.

Planning commission members asked whether the commercial lots would be started at the same time as the residential. The applicant replied that ideally, they would have identified tenants before commencing with the commercial development.

This Plan will be discussed further at a future Planning Commission Meeting.

B. New Business Scheduled for February Discussion

1. Demeno Property, Gravel Pike, 4 lots (2 Residential & 2 Industrial) Land Development of two Industrial Lots – 365,950 sf/10 units. Time Limit – April 3, 2023.

VIII. Planning Business - None

IX. Monthly Reports

A. Zoning Hearing Board Applications for Review & Recommendations

1. Kraussdale Road Industrial Project: proposed 249,760 sf Light Industrial Building (Warehousing/Distribution/Office). The application is for two variances (1) Bldg. Height in excess of 40' and (2) allow parking, loading and driveway between building and residential property line. January 18th Zoning Hearing Scheduled.

The Applicant's Attorney Kellie McGowan, the Applicant Jerry Gorski and Engineer John Riebow from Gorski Engineering were present to review the ZHB application with planners. The plan has changed since the Planning Commission reviewed a sketch plan that showed a principal building and a 2nd future expansion. The application is now for one building 249,760 sf in size that is dimensionally compliant with the zoning. The driveway now lines up with the entrance to the Residences at Upper Hanover's proposed Kraussdale Road entrance. The use is permitted in the subject zoning district and the building was designed so that only two variances are being requested. The first variance is to locate parking between the building and property-line with residential use. 3.5/4 property lines border residential uses. They have consolidated the parking to the right side to minimize the relief needed. The second variance is for the height of the building. The proposed industrial racking system requires more than 40'. They aren't exactly sure yet, but the variance request is for no higher than 50'.

The Planning Commission was concerned about the requested height of the building and some members felt they did not have sufficient information about how the building would look in the context of the surrounding properties to take a position on the requested variance.

The Planning Commission decided not to make any recommendations regarding the application but to defer to the Board of Supervisors whether to take a position on the application.

Residents from Kraussdale Road in attendance were given a chance to address the Planning Commission.

Carol Goodwin of Kraussdale Road stated that she is concerned about existing truck traffic from Route 29 to Kraussdale Road that ignores existing truck restrictions and bridge restrictions and is concerned that this project will only make things worse. She is also concerned about noise levels.

Kerry Goodwin of Kraussdale Road stated that the turning radius from Warner School Road to Kraussdale Road is inadequate and needs 4-way stops. He is also concerned about the impact the multiple developments will have on property values.

- B. Building Permit Report – the report was entered into the record.
 - C. Escrow Report – the report was entered into the record.
 - D. Regional Planning Commission – there was no report this month.
- X. Meeting Reminder & Adjournment
- A. Next Meeting is Monday, February 6, 2023, at 7:00 PM
 - B. Adjournment – ***Motion by Sharon Bastone, Second by Dale Young and adjourned at 8:55 PM unanimously.***

Respectfully Submitted:



Anne W. Klepfer, Recording Secretary