

**UPPER HANOVER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
Monday, March 6, 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 Chairman Richard Fain who led in the Pledge of Allegiance to the Flag.

II. Roll Call

Present were Mr. Fain, Mr. Reed, Mr. Laessig, Mrs. Bastone, and Mr. Young; Alternate Jon Warren was also present to observe the meeting. Also present were Township Engineer Peter Eisenbrown, Traffic Engineer Sandy Koza, Township Solicitor Joe Bresnan, and Township Manager Anne Klepfer.

III. Citizen Comments Non-Agenda Items – None

IV. Approval of Minutes

February 6, 2023, Regular Meeting Minutes were approved by **motion** of Dale Young, **seconded** by Stefan Laessig, and **approved by 4-0-1 vote** with Mrs. Bastone abstaining.

V. Announcements

- A. March 13, 2023, is the last date for submission of plans for review by the Township Engineer and discussion at the **Monday, April 3, 2023, Planning Commission Meeting**.
- B. Applicants are asked to notify the Township upon submission of whether they want 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.

VI. Old Business

A. Current Plans for Discussion

- 1. **802 Gravel Pike Partners, LLC. Acorn Lofts Land Development**, Final Plans; 20 residential units and 7,500 square feet of industrial space. **Action Time Limit: Waived Time Limitation.**

Present to review the application with the Planning Commission were applicant Gavin Labosky and engineer Cynthia Smith. The applicant is seeking a recommendation for Final Plan Approval.

The LTL Review Letter dated 2/28/23 was reviewed and Ms. Smith said they can comply with all of the comments. She reviewed the change in location of the crosswalk that was made at PennDOT's Request. The signal will be hardwired. She also reviewed the McMahon Review dated 3/1/23 and said they would comply with the recommendations of the Traffic Engineer.

Stefan Laessig **moved** to recommend Final Plan Approval subject to compliance with the 2/28/23 LTL Review Letter and the 3/1/23 McMahon Associates review letter and obtaining all outside agency approvals; **seconded** by Sharon Bastone and **approved 5-0**.

2. **P&B Partitions Land Development Plan**, East Sixth Street, Final Plan Submission. **Action Time Limit: Waived Review Time Requirements**

Cynthia Smith introduced herself as a consultant for the applicant hired to lend support to the Applicant's Engineer, Ludgate Engineering. The applicant was also present.

Planners reviewed the LTL Land Development review letter dated 3/1/23. Ms. Smith said they will comply with all of the code issues outlined in the letter. The McMahon Review letter of 3/1/23 raised questions about the use of each driveway, turning radius for trucks, whether or not trucks would be parked there long term and the amount and width of proposed paving. Sandy Koza said that the width of the side driveway does not correspond to the state use and is creating unnecessary impervious surface. The applicant will need to consult with the design engineer and respond to the McMahon Associates letter.

Planners also considered Ms. Smith's 3/2/23 Waiver Request letter that withdraws the Ludgate Engineering Letter dated 1/17/23 and modifies the request to be limited to a waiver of the requirement to install sidewalk along East Sixth Street. Since the neighboring project received a waiver for the installation of sidewalk, the Planning Commission had no objections.

Mrs. Bastone **moved** to recommend to the Board of Supervisors that the applicant's request for a waiver of the requirement to install sidewalk, as outlined in the Horizon Engineering letter dated 3/2/23, be approved; **seconded** by Brandon Reed and **approved 5-0**.

B. Current Plans Without New Township Activity

1. **Demeno Property, Gravel Pike**, 4 Lots Preliminary Plan (2 Residential & 2 Industrial) Land Development of 2 Industrial lots – 365,950 sf/10 units. **Action Time Limit: April 3, 2023**
2. **East Wind Farm Tract, 947 Layfield Road**, 4 Lot Subdivision/Lot Line Adjustment [One in Upper Hanover and Three in New Hanover.] **Action Time Limit: Waived Time Limitation**
 - a. LTL Review Letter Regarding Preliminary/Final Plan Approval
3. **2512 Quakertown Road** – Proposed Industrial Development. **Action Time Limit: May 31, 2023 [New Extension]**
4. **Northgate Commercial Area**, Sketch Plan. **Action Time Limit: Not Applicable**
5. **Deerfield Development**, Montgomery Avenue. **Action Time Limit: Waived Review Time Requirements**
6. **The Residence at Upper Hanover, 119 Lots/Units Residential and 2 lots/4 units Commercial** – Waiting for submission. **Action Time Limit: Waiver of Time Limitation Granted**

VII. SALDO New Business

A. New Business Scheduled for Discussion

Draft date March 29, 2023

1. **Nolt/Nester Lot Line Adjustment Plan (Minor Subdivision)** – Layfield Road and 3020 Wild Run Road – **Action Time Limit: 5/4/2023**

Applicant Mr. Nolt was present to address the Planning Commission, however his engineering representative was not present.

Planners reviewed the LTL Review Letter dated 2/28/23. Most of the items are housekeeping items that the applicant can comply with but it appeared to the Planning Commission that the applicant may wish to compose a Waiver Request Letter. They suggested that the applicant meet with his engineer to draft that letter and return next month.

2. **Matheson Tri-Gas, Inc., Stauffer Road** – Request for Waiver of Land Development

The Applicant's project manager Alex Parzych was present and reviewed the plans for a proposed industrial canopy with the Planning Commission. The canopy will be a safety improvement for business operations. There is no expansion or proposed new use or building.

Brandon Reed **moved** to recommend to the Board of Supervisors that a Waiver of Land Development be granted for the Matheson Tri-Gas, Inc. Canopy project subject to all the necessary permits be obtained. The motion was **seconded** by Dale Young and **approved 5-0**.

B. New SALDO Plans Scheduled for **April** Discussion

1. **Upper Hanover Business Center [Neilson]** two lot Warehouse and Office Building, Route 663 at Northgate Blvd. and Quakertown Road. **Action Time Limit: Extension Granted**
 - a. McMahon TIS dated 3/1/23
2. **Allen J. & Elaine E. Strimpel Living Trust Lot Line Adjustment Plan**, 1165 & 1169 Peevy Road. **Action Time Limit: Limitation Extension Granted**
3. **Kraussdale Industrial Development** – Kraussdale Road and Warner School Road. **Action Time Limit: Extension Granted**

VIII. Planning Business

- A. Upper Hanover Business Center **Conditional Use Application** – April Hearing.

IX. Monthly Reports

A. **Zoning – ZHB Applications for Review & Recommendation**


1. **Upper Hanover Business Center (Quakertown- 4 LLC)** – ZHB Application for height variance. Route 663 at Northgate Blvd & Quakertown Road.

The applicant's representatives were present to answer questions. The need for a variance to enable the desired stacking system to be utilized fully wasn't immediately identified until another applicant applied for it. The Planning Commission opted not to make any recommendations but indicated that if approved, they would like to see a healthy planting screen.

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- B. **Building Permit Report** – Entered into the Record by the Township Manager
 - C. **Escrow Report** – Mr. Fain asked Mrs. Klepfer to look into the balance due on the Northgate project, and then it was entered into the Record.
 - D. **Regional Planning Commission Report** – Entered into the Record by the Township Manager.
 - E. **Manager's Report** – The Township applied for a MONTCO2040 Grant for Pickleball Courts.
- X. Meeting Reminder & Adjournment
- A. Next Meeting is Monday, April 3, 2023.
 - B. Adjournment

Respectfully submitted,



Anne W. Klepfer
Recording Secretary