

**UPPER HANOVER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
Monday, April 3, 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 Mr. 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

A resident advised the Planning Commission that they have observed an increase in truck traffic coming from Geryville Pike.

IV. Approval of Minutes

March 6, 2023, Regular Meeting Minutes were approved by **motion** of Sharon Bastone, **seconded** by Stefan Laessig, and **approved by 5-0**.

V. Announcements

- A. April 10, 2023, is the last date for submission of plans for review by the Township Engineer and discussion at the **Monday, May 1, 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. SALDO Business

- A. Old Business – Plans with prior review.

None

- B. New Business – Plans receiving first review.

- 1. **Upper Hanover Business Center [Neilson]**, 2 lots, Warehouse and Office Building, Route 663 at Northgate Blvd. and Quakertown Road. **Action Time Limit: Extension Granted**

The following letters were reviewed: LTL Review Letter dated 3/28/23; LTL Recommendation on Waiver Requested Letter dated 3/28/23; Fire Marshal Review dated 3/28/23; McMahon Review

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Letter/PennDOT Review; and the MCPC Review letter dated 3/3/23. It was noted that they have had discussions with The Upper Hanover Authority but no plan reviews yet.

Pete Eisenbrown reviewed the LTL letter of March 28, 2023. The letter is 16 pages long. Mr. Eisenbrown highlighted the items of concern:

- 1) Page 4, #6 – Coordination and incorporation into the plan set a minor subdivision for the acquisition of lands from Old Pennsburg PA LLC.
- 2) Page 5, #14 – Plan details related to the entrance drive and traffic circulation.

The Entrance Driveway off 663 status was discussed.

By **motion** of Brandon Reed and **seconded** by Stefan Laessig, the Planning Commission **unanimously** recommends to the Board of Supervisors that the entrance drive remain private. Per the McMahon Review, truck turning templates are still needed for submission as well as a signal design to keep the signal at Northgate Blvd. operational during construction. Ms. Koza advised that it is possible that one or more of the mast arm poles will need to be replaced/relocated. The signal design needs to be based on the highest/built out use of the property. She noted that the plans refer to "Warehouse A" and "Warehouse B" and the improvements must be designed for how many suites there will be.

Brandon Reed, inquired if they will be looking to get LEED Certification and use Solar Panels? The applicant is not sure yet. He also reminded them that they promised a snow scraper for trucks at the exit.

- 3) Page 16, #1 f. under General Comments.

The Planning Commission also reviewed the BL Companies Waiver Request Letter dated 2/13/23 and MCPC Review Letter dated 3/3/23. The applicant agreed to withdraw the request to receive Preliminary and Final Plan approval at once.

The plan will be revised and resubmitted.

Conditional Use Application – Upper Hanover Business Center needs Conditional Use approval relating to Section 500-2504(A) and 500-2504 (D) to determine if the applicant has satisfied the conditions for granting all conditions of approval to undertake work of type permitted by Conditional Use on steep slopes of less than 25%.

The Planning Commission, by **motion** of Dale Young and **seconded** by Brandon Reed, moved to recommend the Conditional Use be approved with no exception to the requirements. **The motion was approved unanimously.**

Resident Kim Jacobs of 1427 Quakertown Road was present to discuss his concerns about the proposed warehouse. Mr. Jacobs wanted to know if any permits for the Conservation District have been pulled and is also concerned about the lighting around the warehouse building. He is also concerned about the hours of operation.

2. **Allen J. & Elaine E. Strimpel Living Trust Lot Line Adjustment Plan**, 1165 & 1169 Peevy Road.
Action Time Limit: Limitation Extension Granted. Mr. Paul Yaskowski, P.L.S. of Urwiler &

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Walter, Inc. was present to review the plans, the LTL Review Letter dated 3/28/23 and the MCPC Review Letter dated 3/16/23. He also distributed a Waiver Request letter dated 4/3/23. LTL did not foresee any objections to the waivers requested given the simplicity of the application.

Stefan Laessig **moved** to recommend approval of the waivers outlined in the 4/3/23 Urwiler & Walter, Inc. letter and recommend granting Preliminary/Final Plan Approval to the Allen J. and Elaine E. Strimpel Living Trust Lot Line Adjustment Plan. Motion was **seconded** by Sharon Bastone and **approved 5-0**.

3. **Kraussdale Road Industrial Project Minor Subdivision and Preliminary Land Development Industrial Development Preliminary**, Kraussdale Road and Warner School Road; 2 Lot Subdivision and light industrial Land Development. **Action Time Limit: Extension Granted**

This project was withdrawn at the request of the applicant and review deferred until the May Planning Commission Meeting.

C. Pending Reviews Scheduled for Discussion in May

1. **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**
2. **Nolt/Nester Lot Line Adjustment Plan (Minor Subdivision)**, Layfield Road and 3020 Wild Run Road. **Action Time Limit: 6/4/2023**
 - a. Revised plans have been submitted. Note: They were **submitted after 3/13 deadline (LTL Letters pending)**
 - b. Applicant Engineer's Response Letter to LTL 3/1/23 dated 3/22/23
 - c. Applicant's Waiver Request Letter dated 3/22/23

* Note: Applicant may attend to review Waiver Request with Planning Commission

D. Current Plans Without New Township Activity

1. **P&B Partitions Land Development Plan**, East Sixth Street, Final Plan Submission. **Action Time Limit: Waived Review Time Requirements**
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: July 31, 2023**
2. **East Wind Farm Tract, 947 Layfield Road**, 4 Lot Subdivision/Lot Line Adjustment (1 in Upper Hanover and 3 in New Hanover.) **Action Time Limit: Waived Time Limitation**
 - a. LTL Review Letter Regarding Preliminary/Final Plan Approval
3. **MH II Pennsburg LLC Warehouse at 2512 Quakertown Road**, Proposed Industrial Development. **Action Time Limit: May 31, 2023 [Request New Extension after April Deadline]**
4. **Northgate Commercial Area**, Sketch Plan. **Action Time Limit: Not Applicable**

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5. **Deerfield Development, Montgomery Avenue. Action Time Limit: Waived Review Time Requirements**

VII. Planning Business

None

VIII. Monthly Reports

A. Zoning

1. **ZHB Applications for Review & Recommendation** – None this month but new application pending distribution for May
2. **Conditional Use Applications** – Upper Hanover Business Center Conditional Use Application discussed earlier.

B. Building Permit Report – Entered into the record.

C. Escrow Report – Entered into the record.

D. Regional Planning Commission Report – Reviewed by Sharon Bastone and entered into the record.

IX. Meeting Reminder & Adjournment

A. Next Meeting is Monday, May 1, 2023.

B. Adjournment – Adjourned **unanimously** at 8:25 PM by **motion** of Stefan Laessig and **seconded** by Brandon Reed.

Respectfully submitted,



Anne W. Klepfer
Recording Secretary