

**East Hanover Township Planning Commission**  
**Meeting Minutes**  
**May 16, 2024**

Members:

\*Thomas Ehrhart

Justin Beamesderfer

\*Marvin Smith

\*Dennis Grubb

\*Kenneth Moyer

\*= Present for the meeting

Others Present:

Erik Harmon, Township Manager

John Poff, Township Engineer, Light-Heigel & Associates, Inc.

Steve Dellinger, Township Planner, Hanover Engineering

The meeting was held in person and was called to order at 7:30 pm.

Minutes from the previous meeting (April 18, 2024) were approved.

**Public Comments:** None.

**New Business:** None.

**Old Business:**

- **Kevin & Pamela Zearfoss, 34 Park Drive - Stormwater Management Plan:** A revised plan was submitted. Mr. Poff reviewed the comments provided in the Township Engineer review letter dated May 16, 2024. Mr. Zearfoss also attended the meeting to provide additional information and answer questions. A motion was passed recommending the Board of Supervisors approve the waiver request to utilize the DEP spreadsheets in lieu of the worksheets in the ordinance. A second motion as passed recommending the Board of Supervisors approve the plan contingent upon satisfactory resolution of the comments in the review memo and payment of any outstanding fees.
- **Blatt & Tillett, 10630 Allentown Blvd – Stormwater Management Plan:** A revised plan was submitted and Mr. Poff reviewed the comments provided in the Township Engineer review letter dated May 16, 2024. The plan, as revised, still requires several revisions and a cost estimate needs to be submitted. Chrisland Engineering requested a 90-day extension to the plan review period which currently expires June 19, 2024. A motion was made and passed recommending the Board of Supervisors approve the 90-day time extension.

**Other Business:**

- **Comprehensive Plan Update:** At their April 2024 meeting, the Board of Supervisors deferred decision on adopting the draft Comprehensive Plan, pending additional review and discussion. The Supervisors

will attend the June Planning Commission meeting, at which the draft Comprehensive Plan, and associated draft Future Land Use Plan, will be discussed.

**Parking Requirements / Stabilized Turf:** The Commission discussed whether the use of stabilized turf for parking areas should be part of the Township ordinance. The Commission also discussed the potential need to revise the current ordinance relating to parking schedules (i.e., determining the required number of spaces), particularly for infrequent parking use. Mr. Dellinger will prepare draft language for future review.

**Elder Housing and Accessory Dwelling Units:** The Commission continued reviewed the Zoning Ordinance related to Section 250-242, Accessory Apartments, and Section 250- 246, Elder Cottage Housing. Mr. Dellinger provided draft language for consideration. The Planning Commission will review the information and continue discussion at the next meeting. Some of the aspects being considered include: requiring the principle dwelling to be owner occupied; whether the occupants of the Elder Housing or Accessory unit must be related to the owner/occupant of the primary dwelling unit; whether Elder Housing must be removed when no longer occupied by eligible persons; and in which zoning districts should these uses should be considered.

- The Commission previously deferred discussion of several topics to a future meeting. These include Transportation Studies and Official Map Development; No-Impact Home Businesses; I-81 Proposed Development and Intermodal Truck Parking; Microbreweries/Distilleries/Wineries; Bulk Water Extraction; Industrial Hemp; Natural Gas Compressor Stations; Traffic Impact Fees – Updated Study, updating fence regulations, and revisions to parking lot requirements to address the use of stabilized turf.

**Monthly Zoning Permits Review:** The Commission reviewed the list of zoning/building permits issued (5 with one being a re-submission/change) since the previous meeting.

The meeting was adjourned at 9:01 pm.