

East Hanover Township Planning Commission
Meeting Minutes
November 21, 2024

Members:

Marvin Smith
*Justin Beamesderfer
*Mike Long
*Dennis Grubb
*Kenneth Moyer
 *= Present for the meeting

Others Present:

Erik Harmon, Township Manager & Recording Secretary
John Poff, Township Engineer, Light-Heigel & Associates, Inc.
Steve Dellinger, Township Planner, Hanover Engineering

The meeting was called to order at 7:30 pm.

Minutes from the previous meeting (October 17, 2024) were approved.

Public Comments:

- Beth Geppert, 53 Pleasant View Road, asked why Kreider Farms is requesting a stormwater management (SWM) waiver for the road widening if they won't be able to acquire the rights-of-way necessary to construct the widening? Mr. Harmon responded that he believes the developer is proceeding under the assumption that they will be able to acquire the necessary rights-of-way.
- Greg Schwartz, 7731 Valleyview Ave, was in attendance on behalf of some of the property owners along Pleasant View Road. He asked the following questions about the Kreider Farms land development plan:
 - Why is the developer only requesting a waiver of stormwater rate control and not also volume? Mr. Poff responded that the developer is also requesting a waiver for volume/treatment.
 - Is there an NPDES permit application and how will the developer meet state law (NPDES regulations) if the Township grants the waiver? Mr. Harmon responded that the developer already has an NPDES permit and they're currently processing a minor amendment to the permit.
 - Do the NPDES permit plans show road widening? Mr. Harmon responded that he doesn't think that the road widening is shown on the original NPDES permit plans but is shown on the revised plans, which have been submitted to the Lebanon County Conservation District (LCCD) for a minor amendment to the current NPDES permit.
 - The Pennsylvania Department of Environmental Protection (PADEP) requires all development improvements to be shown on the NPDES permit plans. Will the Township require all improvements to be shown on the NPDES permit plans and not allow the developer to split the road improvements into a separate plan? Mr. Harmon responded that there has been no discussion of "splitting" the plan and the Township would not support separate plans. Mr. Poff added that the NPDES permit was issued prior to the

Land Development (LD) application filed with the Township. Mr. Harmon clarified that the LD plan was originally filed with the Lebanon County Planning Department and subsequently withdrawn in 2021, then a LD plan application was filed with the Township in August/September of 2021.

- How does the developer justify not meeting state (NPDES) SWM requirements? Mr. Harmon responded by saying that he cannot say that the developer does not meet state requirements and that small drainage areas that bypass SWM facilities are common with development plans. Mr. Poff added that the developer is not requesting the SWM waiver for on-site development. The Township ordinance requires a rate reduction – this is what they are requesting a waiver of for the road widening. The quantity of the impervious area of road widening, for which they are requesting this waiver, is approximately 8,000 square feet. Mr. Poff said that he is recommending the Township require the developer to obtain drainage release agreements from all affected property owners prior to granting the waiver.
- Mr. Schwartz is concerned that the additional stormwater runoff may impact the existing wetlands nearby. Mr. Poff said that PADEP and the LCCD will have an opportunity to consider that when they review the plans submitted with the minor amendment.
- Will the Township make sure that the developer meets the PADEP (NPDES) requirements? Mr. Harmon responded that the Township does not have the ability to waive the NPDES requirements.
- Emily Breckbill, 56 Pleasant View Road, asked the following questions about the Kreider Farms land development plan:
 - Has a cost opinion been provided? Mr. Harmon said that a cost opinion was previously provided for the PennDOT improvements, but a cost opinion for on-site improvements was not provided with the revised submission received on October 25, 2024.
 - Will the developer need to obtain a drainage easement for the proposed pipe located near Webster School Road? Mr. Harmon said that a drainage easement and drainage release agreement will both be required.
- Tony Geppert, 53 Pleasant View Road, commented that the intersection of Rt 22 and Gravel Hill Road is congested and dangerous when there is an accident on I-81. Mr. Harmon stated that both roads are state owned, but the Township does have this intersection identified as a known issue/concern in the Comprehensive Plan.

New Business:

- **Randolph Hower – 62 Appalachian Drive – Stormwater Exemption Plan**
The applicant proposes to demolish an existing mobile home dwelling, removing 2,011 square feet of impervious and construct a new single-family dwelling and driveway, resulting in a net increase of 4,735 square feet. The Commission passed a motion to accept the plan for review.
- **Mark Sallada – 10496 Allentown Blvd – Revised Stormwater Exemption Plan**
The applicant received a stormwater management exemption approval in 2023 to construct a pole building and gravel pad, resulting in 5,568 square feet of additional impervious area. Recent Google imagery shows that the property owner constructed a paved driveway that was not shown on the approved exemption plan. A revised plan, showing all the recently constructed improvements, was submitted for consideration. The revised plan shows 11,811 square feet of impervious area constructed, which includes the paved driveway, the pole building, and some gravel area behind the building. The Commission passed a motion

recommending the Board of Supervisors approve the revised exemption plan and record a new stormwater management exemption agreement.

Old Business:

- **302 Investment Group, LLC – Jonestown Road, West of Yordy’s Bridge Road – 6-lot Subdivision Plan**

The applicant proposes a six-lot subdivision of the existing 4.51 acre tract, with all six proposed homes connecting to the public sewer. A regional stormwater management facility is proposed on lots #1 & #2. The Commission reviewed the new review letters prepared by Hanover Engineering (sewer) & Light-Heigel & Associates. Mr. Poff provided an overview of the engineering comments, and the waivers requested. The Commission passed a motion recommending the Board of Supervisors approve the following waivers:

- SALDO §185-12.B.(1) - Preliminary Plan Application
- SALDO §185-19.D – Maximum Lot Depth to Width Ratio of 2.5 (Lot Nos. 6 & 7)
- SALDO §185-27.C.(8)(a) – Installation of Curbs
- SALDO §185-27.C.(8)(b) - Installation of Sidewalks
- SWM §172-23.b.1, b.3, 172-24 - Utilize the standard worksheets from the Pennsylvania stormwater BMP manual in lieu of the Township worksheets.
- SWM §172.17.K – To provide 1’ of freeboard between the maximum pool elevation and the top of the embankment.

- **Kreider Farms – Pleasant View Road – Land Development Plan:** The applicant proposes the construction of five (5) egg layer barns and an egg processing facility north of I-81, two (2) pullet barns south of I-81, and off-site road improvements along Pleasant View Road. The applicant submitted a waiver request of Stormwater Management Ordinance §172-25.D – Stormwater Runoff Control Criteria. Mr. Poff recommends the Township require the developer to obtain drainage release agreements from all affected property owners prior to granting the waiver. The Commission tabled the plan and waiver request until the next meeting.

Other Business:

- **Zoning Map Amendments:** The Commission reviewed the public comments received at the 10/28/24 public hearing. After a review of the comments, the Commission passed a motion to recommend the Board of Supervisors make the following revisions to the Zoning Map amendments:
 - Remove the Rittel and Weaver properties from the proposed Low Density Residential zoning.
 - Change 10255 Jonestown Road from Agricultural zoning to General Commercial zoning, which better aligns with the current commercial use of the property.

No changes are recommended to the proposed Industrial zoning area.

- **Elder Housing and Accessory Dwelling Units:** Mr. Dellinger distributed an updated draft regulations for review prior to the December Planning Commission meeting.
- **Fences:** This topic was deferred to a future meeting.

- 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, and updating fence regulations.

Monthly Zoning Permits Review: The Commission reviewed the list of zoning/building permits issued (4) since the previous meeting.

The meeting was adjourned at 9:07 pm.

Submitted by Erik Harmon