

NORTH WHITEHALL TOWNSHIP PLANNING COMMISSION  
3256 LEVANS ROAD, COPLAY, PA 18037

**PLANNING COMMISSION MINUTES OF AUGUST 23, 2005**

**Meeting** brought to order at 7:30 p.m. by Chairman James Morris.

**Attendance:** Chairman James Morris, Vice Chairman Brian Horwith, Secretary Bruce Stettler, Attorney Lisa Young, Township Engineer Steve Gitch, Supervisor Ronald Heintzeman, John Barto III, Richard Celmer, William George, Leonard Nuss, Craig Snyder and Planning Administrator Nancy Zimmerman.

**Minutes** of the July 26, 2005 meeting were corrected as follows: **Apple Hill Estates** condition # 7 The sanitary easement shall be delineated with a screen.

**Warren R & Ann Rothenberger** - Final - Lot Line Adjustment, 2675 & 2681 Clearview Road, 5.3 acres, AR Zone, Tax Map E7-7-2 & E7-7- 3. Warren Rothenberger presented the plan.

- a. Keystone Engineers have reviewed the plan and offer their comments and recommendations in a letter dated August 17, 2005.
- b. Zoning Officer's review is contained in his letter dated August 9, 2005.
- c. Sewage Enforcement Officer's review is contained in his letter dated August 17, 2005.
- d. Traffic Engineer's review is contained in his letter dated August 9, 2005.

**Planning Commission has recommended the following conditions:**

1. Developer shall address to the satisfaction of the General Planning Engineer the comments and recommendations set forth in his letter dated August 17, 2005.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated August 9, 2005.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated August 17, 2005.
4. Developer shall address the Traffic Engineer's comments as set forth in his review letter dated August 9, 2005.
5. A copy of the application to the Lehigh Valley Planning Commission shall be submitted to the township.

Richard Celmer moved to approve the Final Plan subject to conditions and strongly recommends to the Board of Supervisors that the township acquires the right-of-way owned by Warren & Ann Rothenberger, seconded by Bruce Stettler, all agreed.

**Sand Spring Estates** - Sketch - Major Subdivision, 3311 Sand Spring Road, 14.71 acres, VR Zone, Tax Map E7-24-9, Pin 5479 2450 6647 1. Attorney Charles Stopp, Bob Seagreaves, Ann Lehart and Nicholas Elkovitch from Spotts/Stevens/McCoy presented the plan.

- a. Keystone Engineers have reviewed the plan and offer their comments and recommendations in a letter dated August 17, 2005.
- b. Zoning Officer's review is contained in his letter dated August 9, 2005.
- c. Sewage Enforcement Officer's review is contained in his letter dated August 17, 2005.
- d. Traffic Engineer's review is contained in his letter dated August 10, 2005.

**Planning Commission has recommended the following:**

1. Developer shall address to the satisfaction of the General Planning Engineer the comments and recommendations set forth in his letter dated August 17, 2005.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated August 9, 2005.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated August 17, 2005.
4. Developer shall address the Traffic Engineer's comments as set forth in his review letter dated August 10, 2005.
5. The Location Map and Plan shall be orientated the same.

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6. Add a north arrow and scale to the Location Map.
7. The proposed area for storm water detention should be incorporated into a buildable lot.
8. Update the owner's information for the land previously owned by Moxie Paranchock.
9. Add the names and addresses of abutting property owners, showing their lot lines.
10. Locate the existing PPL power lines on the plan.
11. The lots to the west of the proposed road shall extend to the end of the property line.

**Spring Knoll Estates** - Final - Major Subdivision, 5128 Oakland Road, 23 lots, 46 acres, AR Zone, D7-17-3. Attorney John Acker, Ken Snyder (Spectrum Homes, Inc.) and Tony M. Ganguzza, PE (Rettew Associates, Inc.) presented the plan.

- a. Keystone Engineers have reviewed the plan and offer their comments and recommendations in a letter dated August 17, 2005.
- b. Zoning Officer's review is contained in his letter dated August 9, 2005.
- c. Sewage Enforcement Officer's review is contained in his letter dated August 17, 2005.
- d. Traffic Engineer's review is contained in his letter dated August 9, 2005.

Planning Commission has recommended the following conditions:

1. Developer shall address to the satisfaction of the General Planning Engineer the comments and recommendations set forth in his letter dated August 17, 2005.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated August 9, 2005.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated August 17, 2005.
4. Developer shall address the Traffic Engineer's comments as set forth in his review letter dated August 9, 2005.
5. Revise the owner's statement by removing the 2nd signature block and add Ken Snyder's title to the signature block.
6. For lot 15, the split rail fence to the south of basin 2 shall be adjusted to the satisfaction of the Township Engineer.

Brian Horwith moved to approve the Final Plan subject to conditions, seconded by Craig Snyder, all agreed.

**Palladian Homes** - Sketch - Major Subdivision, 5262 Scheidys Road, 11.5 acres, 8 lots, AR Zone, Tax Map D7-16-2, Pin 5570 2545 3941. Attorney Kate Durso (Fitzpatrick Lentz & Bubba), Lew Rauch (Lehigh Engineering Associates) presented the plan.

- a. Keystone Engineers have reviewed the plan and offer their comments and recommendations in a letter dated August 17, 2005.
- b. Zoning Officer's review is contained in his letter dated August 22, 2005.
- c. Sewage Enforcement Officer's review is contained in his letter dated August 17, 2005.

Planning Commission has recommended the following:

1. Developer shall address to the satisfaction of the General Planning Engineer the comments and recommendations set forth in his letter dated August 17, 2005.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated August 22, 2005.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated August 17, 2005.
4. Developer's main issues are to acquire access from PennDOT either for a new proposed road or by driveways, the steep slopes and the isolation distance from two roads.
5. The north arrow for the Location Map shall be turned to the north.
6. Define the area within the lot where the new dwelling will be suitable.
7. Developer shall contact adjacent owner Charles Oswald to discuss if he would be receptive to a proposed road across from Meadowbrook Drive.

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**Paul Kuehner** - concept plan - Major Subdivision, 2632 Rising Sun Road, 100.2 acres, AR Zone, C8-3-15, C8-4-4. Attorney Charles Stopp, Paul Kuehner and Lew Rauch (Lehigh Engineering Associates) presented the plan.

a. Keystone Engineers have reviewed the plan and offer their comments and recommendations in a letter dated August 17, 2005.

b. Zoning Officer's review is contained in his letter dated August 22, 2005.

Planning Commission has recommended the following:

1. Developer shall address to the satisfaction of the General Planning Engineer the comments and recommendations set forth in his letter dated August 17, 2005.

2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated August 22, 2005.

Craig Snyder moved to make a favorable recommendation for the plan with smaller building lot sizes with public water and public sewer, all agreed.

Meeting Adjourned: 10:15 P.M.

Nancy J. Zimmerman,  
Planning Administrator