

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

PLANNING COMMISSION MINUTES OF FEBRUARY 26, 2008

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**Meeting** brought to order at 7:30 p.m., on Tuesday, February 26, 2008 by Chairman Richard Celmer.

**Attendance:**

Chairman Richard Celmer	John Barto III
Vice Chairman Brian Horwith	William George
Secretary Bruce Stettler	Leonard Nuss
Attorney Lisa Young	Joanne Guth
Township Engineer Steve Gitch	Planning Administrator Jane Kelly
Supervisor Ronald Heintzelman	

**Minutes** of the January 22, 2008 meeting were approved.

**Bausch Minor Subdivision** – Preliminary – Project # NWT 08-006 – Minor Subdivision, 10.033 acres, AR zone, Parcel D7-33-7, 90-Day clock starts 2/26/08, 90-Day deadline ends 5/26/08. The plan was presented by Bernard Telatovich; Benchmark Civil Engineering Services and Richard Bausch; property owner.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated February 20, 2008.
- b. Zoning Officer's reviews are contained in his letters dated February 11, 2008 and February 26, 2008 (revised).
- c. Sewage Enforcement Officer's review is contained in his letter dated February 20, 2008.
- d. Traffic Engineer's review is contained in his letter dated February 20, 2008.
- e. Pennsylvania Department of Transportation's review is contained in their letter dated February 7, 2008.
- f. The existing driveway is proposed to be a shared driveway for lots 1 and 2 and property of Gregory and Margaret Seier.
- g. The existing driveway is an existing non-conforming driveway.
- h. Any newly constructed driveway providing access to Lot 2 must meet current zoning standards.
- i. Attorney Lisa Young suggested the utility and drainage easement be to the north of the cross access easement.
- j. Planning Commission member Leonard Nuss concerned with emergency vehicles utilizing the driveway with the current non-conforming slope.
- k. Drainage and utility easements from previous subdivision are proposed to be researched by the developer's engineer and shown on this plan.
- l. Soil testing is proposed to be completed.
- m. Planning Commission member John Barto III suggested showing all wells and septic sites for all adjacent properties on the plan.
- n. Planning Commission member Bruce Stettler questioned the current maintenance of the driveway and who will maintain in the future. Property owner Richard Bausch stated, the maintenance is shared at this time.
- o. Attorney Lisa Young suggested the maintenance on the driveway also be listed in the cross access easement.
- p. Planning Commission Chairman Richard Celmer questioned the property pins and if they were found during the property survey. If the pins were found, he suggested they be shown on the plan.

**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 February 20, 2008.
2. Developer shall address the Zoning Officer's comments as set forth in his review letters dated February 11, 2008 and February 26, 2008 (revised).
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated February 20, 2008.
4. Developer shall address the Traffic Engineer's comments as set forth in his review letter dated February 20, 2008.
5. Developer shall address the Pennsylvania Department of Transportation's comments as set forth in their review letter dated February 7, 2008.
6. Cross access easement shall be provided before recording of the plan.
7. Easements shall be shaded on plan for better viewing.
8. Graphic scale shall be added to the location map.
9. The location map shall be oriented to the plan.
10. The planning commission signature block shall be corrected as stated in SALDO.
11. The current ROW on Hillside Road shall be shown on the plan.
12. All adjacent property owners, including the two properties across Hillside Road, shall be listed on the plan along with their PIN numbers.

**Comments from the floor:**

Susan Hoffman, 4733 Hillside Road, stated her well is in the back of her property and her septic system is in the front. This was not shown on the current plan.

Leonard Nuss moved to table the Preliminary Plan until soil testing is complete, seconded by John Barto III, all others agreed.

**Other items discussed at the discretion of the Planning Commission**

John Barto III questioned if the March Planning Commission meeting would be held at a different location due the items on the agenda. Leonard Nuss is concerned with the possibility of over crowding. Richard Celmer stated the location and time of the Planning Commission meetings have been established. There will be no change in the location of the March Meeting. Attorney Lisa Young stated if the meeting becomes overcrowded, the meeting would be continued on another date at a larger location.

**Comments from the floor:**

Charles Knauss, 3525 Apple Road, What is the capacity of the Township meeting room? Mr. Knauss states people attending the meeting should not be cut off from speaking due to the late hour of the evening. Richard Celmer stated the only reason some people might be cut off from speaking is due to the repeat comments. The Planning Commission would gladly listen to everyone speak regardless of their comments, for or against a plan, as long as it was additional information for the Planning Commission to consider and not just repetitive comments.

Mr. Knauss also questioned an article he read in the paper regarding PennDot cutting expenses and a possible cut on the Sand Spring Road/ Route 309 project. Would the Township make up the difference if PennDot cuts this project? Attorney Lisa Young stated the Township has not been approached to make any additional contributions to this project.

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John Barto III motioned to adjourn the meeting, William George seconded, all agreed.

Meeting Adjourned: 8:30 pm

Jane K. Kelly  
Recording Secretary  
Planning Administrator  
North Whitehall Township