

**Meeting** brought to order at 7:35 p.m., on Tuesday January 22, 2008 by Chairman James Morris.

**Attendance:**

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

**Minutes** of the December 27, 2007 meeting were approved with the following correction. 1935/1949 Echo Road motion should read, "Leonard Nuss moved to approve the Preliminary/Final Plan subject to the dedication of the entire length of both parcels and any other recommended conditions, seconded by Richard Celmer, all others agreed".

A discussion followed the approval of December 27, 2007 minutes regarding the dedication of ROW. Several Planning Commission members were dissatisfied that the North Whitehall Township Board of Supervisors did not require the dedication of the ROW for the entire length of both parcels in the 1935/1949 Echo Road plan. The Planning Commission members were under the impression that the Board of Supervisors wanted as much ROW dedicated as possible, whenever plans are submitted. They did not understand why the entire ROW dedication was not required in this plan.

Attorney Lisa Young stated the Board of Supervisors felt they could not force the dedication of the additional ROW to the Township. If the developer refuses to grant the additional ROW, the only course of action is to condemn the additional ROW, which the Board of Supervisors are reluctant to do.

Several Planning Commission members wanted their displeasure on this decision noted in the minutes.

**Reorganization Meeting of 2008** - Leonard Nuss made the motion to nominate Richard Celmer as Chairman, Brian Horwith as Vice Chairman, and Bruce Stettler as Secretary for 2008, seconded by William George, all others agreed.

**Dalla's Machines Building Addition** – Preliminary/Final – Project # NWT 07-025 – Land Development, Waiver request to be considered a Preliminary/Final and requested a waiver from maximum grading requirement of 3:1 to allow 4:1 maximum slope, LI/B zone, 1.984 acres, Parcel # E07-030-017, 90-Day Clock starts 12/27/07, 90-Day deadline 3/26/08. Stan Theodoredis; North Star and Kevin Markell and Joseph Rentko both of Barry Isett & Associates, Inc, presented the plan.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated January 16, 2008.
- b. Zoning Officer's review is contained in his letter dated January 18, 2008.
- c. Traffic Engineer's review is contained in his letter dated January 17, 2008.
- d. Pennsylvania Department of Transportation's review is contained in their letter dated January 15, 2008.
- e. This land development is an addition to an existing machine shop.
- f. The Zoning Officer indicated this lot meets all the zoning requirements for a non-conforming lot, other than lot size.
- g. Attorney Lisa Young suggests the waiver request for 3:1 grade slopes instead of 4:1 grade slopes be shown on the plan, such as shading.
- h. Planning Commission Member, Bill George questioned if PPL has been contacted regarding paving under their poles. Developer states they are in contact with PPL regarding this matter.
- i. The PPL poles on the western side of the property, the word "Bell" should be removed from the plans.
- j. Planning Commission Chairman, Rich Celmer, questioned where the runoff water would go from the rear of the existing building. The developer stated the runoff will be directed to the proposed stormwater management system.
- k. Rich Celmer also questioned how many employees will be employed with the proposed addition and will there be enough parking for the employees and visitors. Developer states there will be approximately 37 employees and there will be enough parking for the employees and visitors.

**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 January 16, 2008.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated January 18, 2008.
3. Developer shall address the Traffic Engineer's comments as set forth in his review letter dated January 17, 2008.
4. Developer shall address the Pennsylvania Department of Transportation's comments as set forth in his review letter dated January 15, 2008.
5. The developer and his engineer shall research the previous land development plan for this parcel and carry the same note regarding the 25-foot wide easement along the southern property line over to this plan.
6. A stormwater management system shall be provided for stormwater runoff and shown on the plan.
7. The topsoil stockpile shall be removed from beneath the PPL wires.
8. The location map shall be to the proper scale.
9. A graphic scale shall also be added to the location map.
10. The size of the parking spaces shall be increased to meet the current zoning requirements.
11. The sheet numbering for the plan shall be corrected.
12. Buffer screening shall be provided.
13. A stop sign shall be placed at the exit of the property.
14. The adjoining properties shall be clarified on the plan.

Comments from the floor:

**John Getty**, 3331 Woodlea Road, requests the lighting in the parking lot for this land development should be downward shining lights.

John Barto moved to approve the Preliminary Plan subject to conditions noted above and recommended the waiver request from maximum grading requirement of 3:1 to 4:1 be granted and not recommend the Preliminary/Final waiver, seconded by Bruce Stettler, all others agreed.

**All other items may be discussed at the discretion of the Planning Commission**

Resignation letter received from Planning Commission member Craig Snyder. John Barto motioned to accept Craig's letter and forward it to the Board of Supervisors, Brian Horwith seconded, all others agreed.

Resignation letter received from Planning Commission member James Morris. John Barto motioned to accept James' letter and Brian Horwith seconded, all others agreed. This letter does not need to be forwarded to the Board of Supervisors, as the Board of Supervisors received the letter first and his replacement (Joanne Guth) was appointed at the 1/16/08 Board of Supervisors meeting to fill the unexpired term of Mr. Morris.

Supervisor Ronald J. Heintzelman presented a proclamation on behalf of all North Whitehall Township Supervisors, to James Morris for his service on the Planning Commission.

Planning Commission Chairman, Rich Celmer asked the Planning Commission members to look at the Township SALDO and Zoning Ordinances for any changes they would like to see reviewed this year. Attorney Lisa Young suggested the SALDO would be a good place to start. A review was completed on SALDO by Township staff.

Discussions on various ACT 537 Plans, no action taken.

Comments from the floor:

**John Getty**, 3331 Woodlea Road, questioned if there is a future plan to have the entire Township on community sewage. Engineer Steve Gitch stated, no, the ACT 537 plan is a requirement each Township must have. There is no plan for the entire Township to be on a community sewage plant. The area they are discussing at this time is in the Laurys' area.

**Jerome Joseph**, 3521 Rome Court, questioned when the last contact from Wal-Mart was and when will they be attending a Township meeting again. He is also questioning the traffic study, who does it and who pays for it. Attorney Lisa Young stated Wal-Mart now has a new attorney, she received an email from the new attorney 1/18/08. At this time they have no definite date they will resubmit to the Township. The Township is watching Wal-Mart's 90-day clock. The traffic study is done by the developer and paid for by the developer.

**Laura Warmkessel**, 2077 Juniper Drive, questioned why the North Whitehall Township 2008 budget is not on the Township website yet and when will it be available on the website? The Township secretary and webmaster will be contacted on this concern.

**Charles Knuass**, 3525 Apple Road, questioned when Wal-Mart asks for an extension, how soon must they submit? An extension request must be submitted before 2/20/08.

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Meeting Adjourned: 8:45 p.m.  
Jane K. Kelly  
Recording Secretary  
Planning Administrator  
North Whitehall Township