

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

PLANNING COMMISSION MINUTES OF MAY 27, 2008

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**Meeting** brought to order at 7:30 p.m., on Tuesday May 27, 2008 by Chairman Richard Celmer.

**Attendance:**

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

**Minutes** of the April 22, 2008 meeting were approved as presented.

**Bausch Minor Subdivision** - Preliminary - Project # NWT 08-006 - Minor Subdivision, 4721 Hillside Road, between Spring and Clearview, 10.033 acres, AR zone, Parcel D7-33-7, 90-Day deadline ends 8/6/08.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated May 19, 2008.
- b. Zoning Officer's review is contained in his letter dated May 14, 2008.
- c. Sewage Enforcement Officer's review is contained in his letter dated May 2, 2008.
- d. Traffic Engineer's review is contained in his letter dated May 14, 2008.
- e. Planning Commission member Jeff Johnson is concerned with the width of the driveway and the emergency vehicles getting up the 10 feet wide driveway. He believes the driveway needs to be wider.
- f. Planning Commission member Leonard Nuss is in agreement with Jeff Johnson regarding the driveway width and emergency vehicles. Leonard Nuss also believes the driveway width should be marked on the plan.
- g. Planning Commission member William George is in agreement with Leonard Nuss and Jeff Johnson.
- h. Planning Commission member Brian Horwith understands the existing driveway is an existing non-conforming driveway but since this is a new subdivision, isn't this the time to correct this non-conforming driveway.
- i. The embankment between the Bausch property and Handwerk property needs to be cut back to meet site distances.
- j. Planning Commission member Joanne Guth questioned where the fire hose would come from. Jeff Johnson stated from a tanker at the bottom of the driveway with hoses brought up 2/10 a mile up the driveway.

**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 May 19, 2008.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated May 14, 2008.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated May 2, 2008.
4. Developer shall address the Traffic Engineer's comments as set forth in his review letter dated May 14, 2008.
5. Cross access easement with lot/property reference shall be provided.
6. The name of the northern subdivision and abutting 10ft wide utility easement shall be noted on the plan.
7. The Plan Preparer Statement and Surveyor Certification specific date shall be added.
8. A note shall be on the plan stating the location of the existing septic sites for the lots fronting on Hillside Road.
9. A minimum driveway width for the driveway per the North Whitehall Township Zoning Ordinance is 12 ft; the driveway shall conform to current NWT Zoning Ordinance.

Bruce Stettler moved to approve the Preliminary Plan subject to conditions noted above, seconded by Brian Horwith all others agreed.

**North Whitehall Commercial Center, Lot 5, Wal-Mart Store** – Preliminary – Project # NWT 07-021 – Land Development, 3872 Route 309, south side of Route 309, opposite Levans Road, 32.67 acres, PC zone, Parcel ID# 5468 4911 9262, 90-Day deadline ends 7/21/08, due to time extension granted to Township from developer.

**Per letter from Fitzpatrick Lentz and Bubba, representing Wal-Mart, dated May 7, 2008, Wal-Mart, at this time the Land Development will not be appearing before the May Planning Commission meeting and have requested the Planning Commission table the Land Development Plan and place the plan on the June Planning Commission agenda.**

Brian Horwith motioned to table the Land Development Plan as requested, seconded by Leonard Nuss, all others agreed.

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Planning Commission Chairman Richard Celmer brought to the Planning Commission a request, the Board of Supervisors had recently been asked to change the time of their meetings. The Board of Supervisors changed their meetings to 7:00pm for the rest 2008. Rich asked the Planning Commission if they were interested in doing the same. The members of the Planning Commissions decided to keep the meetings at 7:30pm.

Rich Celmer commented on the many Boy Scouts and their leaders in the audience. He welcomed them to the meeting and asked if they had any questions. One of the Boy Scouts asked where the proposed Wal-Mart wants to build.

Comments from the Floor:

Ronald Roth, 5353 Route 309, Schnecksville, he has concerns and ideas for the Supervisors regarding the traffic using the private alley behind the homes along Route 309 south of LCCC and north of the Schnecksville Fire Company. Suggested constructing a new outlet road from the VoTech Campus connecting to the new Ritter Court at the Schnecksville Fire Company.

A Boy Scout in the audience suggested using the path in front of the ball field at Schnecksville Fire Company to help alleviate traffic from the proposed Wal-Mart.

Brian Neas, 4410 Route 309, Schnecksville, stated he was requesting "Private Road" or "No Outlet" signs at the last meeting for the private alley, west of and parallel to Route 309 abutting his property, which was the same alley Mr. Roth had addressed.

Jerome Joseph, 3521 Rome Court, Orefield, questioned if the reports prepared by NWSD consultants were reviewed by the Planning Commission members and what their response was. In addition, the question of whether the Township's consultants reviewed the NWSD consultants' reports was also discussed. Rich Celmer commented that some of the information was pertinent but in other areas of the reviews the comments addressed outdated information that was known and requested from the developer in correspondence dated October 17, 2007. At the Supervisors meeting of May 7, 2008, the issue of costs to review NWSD consultants reports had been raised by the Board of Supervisors. A written request is to be prepared by the Township Solicitor and forwarded to NWSD to consider reimbursement of costs for the Township consultants review. The Planning Commission had reviewed these reports as they do with any other materials received for Subdivision or Land Development.

Joseph Kuleski, 5127 Cassidy Drive, Schnecksville, he noticed on the agenda the 90 day deadline for the Land Development will expire June 22, 2008. Will an extension be granted? An extension was already granted to the Township from the Developer to 7/21/08 at the May 21, 2008 Board of Supervisors meeting.

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Leonard Nuss motioned to adjourn the Planning Commission meeting, seconded by Jeff Johnson, all others agreed.

Meeting Adjourned: 8:35pm

Jane K. Kelly  
Recording Secretary  
Planning Administrator  
North Whitehall Township