

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

PLANNING COMMISSION MINUTES OF NOVEMBER 25, 2008

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**Meeting** brought to order at 7:30 p.m., on Tuesday November 25, 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	Jeff Johnson
Supervisor Ronald Heintzelman	Planning Administrator Jane Kelly

**Minutes** of the October 28, 2008 meeting were approved as presented.

**Union United Church of Christ-** Preliminary- Project # NWT 08-017 – Land Development, 3935 Unionville Street, Neffs, North side of Unionville Street, 425' west of Grove Street - Waiver to review plan as Preliminary/Final, No new buildings proposed, 6.3455 acres, AR Zone, Parcel ID# 5560 1149 0450. 90-day clock starts 10/27/08, 90-day Deadline 1/24/09. Larry Turoscy, Lehigh Engineering and Greg Baer, Union UCC Neffs presented the plan.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated November 19, 2008.
- b. Zoning Officer's review is contained in his letter dated November 19, 2008.
- c. Sewage Enforcement Officer's review is contained in his letter dated November 10, 2008.
- d. Traffic Engineer's review is contained in his letter dated November 21, 2008.
- e. The parking lot is proposed for overflow parking and for the grove parking.
- f. The north side of the parking lot has proposed concrete curb.
- g. The parking lot is proposed to be paved.
- h. The developer's engineer has proposed 2 parking spaces to be removed from the north side to allow two-way traffic passage in the isles.
- i. Planning Commission member Jeff Johnson has some concerns with oil runoff from the vehicles into the water infiltration system.
- j. The Planning Commission suggested snouts be used to help filter any unwanted oil and other residue from vehicles from going into the infiltration system. This is a maintenance issue and needs to be monitored closely.
- k. Planning Commission member John Barto III is concerned with the absence of any speed limit signs on Unionville Street and with people crossing the road from the new parking lot to the church.
- l. Planning Commission member Brian Horwith is also concerned with how people will cross Unionville Street.
- m. The Planning Commission has suggested hash marks be painted on Unionville Street to delineate a pedestrian crosswalk.
- n. Brian Horwith is also concerned with the lighting in the parking lot. The developer stated the parking lot is proposed to be lit from dusk to dawn for safety.

**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 November 19, 2008.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated November 19, 2008.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated November 10, 2008.
4. Developer shall address the Traffic Engineer's comments as set forth in his review letter dated November 21, 2008.
5. Curbing & sidewalk detail on the plan shall be revised to address comment II. 4 of the General Planning Engineer.
6. Speed Limit signage on Unionville Street shall be discussed with the Board of Supervisors.
7. A cross walk shall be added to the plan.
8. A stop sign shall be added to the exit of the parking lot.

**Leonard Nuss moved to grant the waiver for Preliminary/Final Plan approval subject to conditions noted above, seconded by Ronald Heintzelman, all others agreed.**

**North Whitehall Commercial Center Subdivision (Wal-Mart)**– Final – Project # NWT 07-020 – Commercial Subdivision, 3872 Route 309, south side of Route 309, opposite Levans Road, 40.61 acres, PC zone, 5 lots, Parcel ID# 5468 4911 9262. 90-day clock starts 10/27/08, 90-day Deadline 1/24/09. Bud Newton, Newton Engineering Group and Erick Schock, Fritzpatrick, Lentz and Bubba presented the plan.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated November 18, 2008.
- b. Zoning Officer's review is contained in his letter dated November 19, 2008.
- c. Sewage Enforcement Officer's review is contained in his letter dated November 10, 2008.
- d. Traffic Engineer's review is contained in his letter dated November 21, 2008.
- e. Pennsylvania Department of Transportation's review is contained in their letter dated November 6, 2008.
- f. John Barto III questioned if the Subdivision Plan is approved as a final, how is this determined only for the Subdivision and not the Land Development.
- g. Planning Commission Chairman suggested the Subdivision Plan set only include the sheets needed for the Subdivision and not the sheets needed for the Land Development.
- h. The Developer's Engineer stated there is a note on the plan stating "only Subdivision Plan" set.

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 November 18, 2008.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated November 19, 2008.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated November 10, 2008.
4. Developer shall address the Traffic Engineer's comments as set forth in his review letter dated November 21, 2008.
5. Developer shall address the Pennsylvania Department of Transportation's comments as set forth in his review letter dated November 6, 2008.
6. The developer's engineer agrees with the Township Zoning Officer's determination on the zoning district boundaries and shall correct the plans to reflect this matter.
7. The concrete monuments and iron pins shall be set after construction.
8. The Developer and General Planning Engineer shall discuss with the Board of Supervisors which sheets are to be included in the Subdivision Plan set.
9. The Developer shall acquire all necessary outside agency approvals.

Comments from the Floor:

**David Najarian, Attorney for NWSD**, questioned the AR/PC zone mentioned in the Township Zoning Officer's letter. He asked for clarification as to where the boundary lines were located. He also questioned the water and sewer service for the development?

Developer's Engineer, Bud Newton stated they have a "Will Serve Letter" from LCA regarding the water and sewer service.

**Curtis Schneck, 4125 Oakwood Circle**, questioned if he would come to the Township with a subdivision plan for approval, wouldn't he have to obtain outside agency approvals before he could get Township approval, so why shouldn't Wal-Mart?

**Laura Warmkessel, 2077 Juniper Drive**, Why don't we ask LCA if they made an error in their "Will Serve Letter"?

**Brad Petrohoy, 4726 Shankweiler Road**, questioned the road access, 3 of the lots access Route 309 and 2 of the lots do not. How will those 2 be accessed?

**Jeff Johnson moved to approve the Final Subdivision Plan subject to conditions noted above, seconded by Leonard Nuss, a vote was taken, Brian Horwith and John Barto III voted no, Rich Celmer recused himself, all others agreed, motion carried.**

**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. Current 90-day deadline 12/17/08.

**Due to the lateness of the meeting, Brian Horwith motioned to Table the Preliminary Land Development Plan for review and discussion until the December 23, 2008 Planning Commission Meeting, seconded by Jeff Johnson, all others agreed.**

**Charles Knauss, 3535 Apple Road**, questioned if this will be listed on the agenda and also posted on the website for December. Rich Celmer stated the Land Development will be listed on the agenda and the agenda will be posted on the website.

Rich Celmer distributed a list of items to be discussed at future Planning Commission meetings regarding Wal-Mart Land Development. He asked the Planning Commission Members to review the list and add any items if they wish.

Wal-Mart Engineer Bud Newton briefly discussed the Remediation Plan for the North Whitehall Commercial Center. A meeting with the Planning Commission, the Board of Supervisors, Wal-Mart representatives and the public will be scheduled to discuss this plan and any findings of known contaminants existing on the Wal-Mart property.

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John Barto motioned to adjourn, Jeff Johnson seconded, all others agreed.

Meeting Adjourned @ 9:55pm

Jane K. Kelly  
Recording Secretary  
Planning Administrator  
North Whitehall Township