



Meeting brought to order at 7:30 p.m., on Tuesday August 25, 2009 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 July 28, 2009 meeting were approved as presented.

➤ **North Whitehall Commercial Center Security Discussion with Pennsylvania State Police Representative.**

Corporal Jill Mahady was present to answer any questions regarding the State Police protection and coverage in North Whitehall Township.

North Whitehall Township has one patrol car with one officer on an 8-hour shift during all day shifts. The day shifts consist of 6am to 11pm. At the present time the shifts are 6am to 2pm, 7am to 3pm, 2pm to 10pm, 3pm to 11pm. During the night shift the North Whitehall Township is patrolled with 2 cars with 2 officers each and also patrolling Allen Township, East Allen Township, Washington Township, Hanover Township and the length of Route 22, during this shift.

While the officers are on patrol in the Township, they do not leave the Township until their shift is over. On the heavy staff days, Monday thru Wednesday, there are sometimes extra patrol cars roving thru the Township. If the patrol officer assigned to the Township is busy with an incident and something else happens in the Township, an officer can be pulled from a neighboring Township or duty station (Fogelsville or Belfast) to assist. There are many shifts when no criminal incidents are reported, but then there are also many shifts where there are many criminal incidents. They would like to be proactive rather than reactive, but there is no way of pinpointing where and when additional officers are needed.

Comments from the Planning Commission and the Floor:

Planning Commission member Jeff Johnson questioned the working relationship with the South Whitehall Township Police.

Corporal Mahady stated the State Police and South Whitehall Township have a good working relationship and currently a new radio system with the county is being installed. The new system will allow direct contact between the State Police and South Whitehall Township for quicker response.

Planning Commission member Brian Horwith asked for clarification on the shift hours.

Corporal Mahady stated the shifts are currently 8-hour shifts, with a possible change to 12 hours in the future. The day shifts are: 6am-2pm

7am-3pm
2pm-10pm
3pm-11pm

Planning Commission member Joanne Guth questioned if any budget cuts are planned for the Bethlehem barracks.

Corporal Mahady stated she hasn't heard of any at this time.

Planning Commission member John Barto III questioned if the Bethlehem barracks patrol any other big box stores. Corporal Mahady stated their barracks recently took over patrolling the new Target on Airport Road.

Planning Commission member John Barto III questioned if there has been an increase in crime in the area. Corporal Mahady stated she is not aware of an increase in crime due to the fact that she does not review the crime reports.

Planning Commission member John Barto III asked Corporal Mahady's opinion if the State Police could handle a Big Box Store such as Wal-mart in North Whitehall Township with the present staff patrolling.

Corporal Mahady stated she could not offer an opinion on that but she could suggest an officer from her barracks that could give us statistics to answer that question.



Charles Knauss, 3525 Apple Road, Orefield, inquired as to what criteria was used to decide how many patrol cars are to be assigned to North Whitehall Township?

Corporal Mahady stated she was not assigned to the Bethlehem barracks at the time the patrol cars were assigned to the Township so she is unaware of how that determination was made.

Betty Lees, 4418 Route 309, Schnecksville, inquired as to who would know how it was determined and how patrol cars are assigned to North Whitehall Township?

Corporal Mahady stated Sgt Jeremy Richard would be aware of how this was determined.

Planning Commission member John Barto III inquired as to how many people are on staff at the Bethlehem barracks?

Corporal Mahady stated approximately 52 to 60.

Nancy Braymar, 3532 Apple Road, Orefield, stated she contacted the State Police for information regarding incidents in North Whitehall Township and incidents at the Trexlertown Wal-mart. The incidents, which occurred in North Whitehall Township, were in 2006-1701, 2007-2354 and 2008-2344. The incidents at the Trexlertown Wal-mart store were in 2006-102, 2007-68 and 2008-88. Mrs. Braymar distributed a copy of the report to the Planning Commission. Mrs. Braymar also questioned Corporal Mahady if that is a lot of incidents for one year in one store? Corporal Mahady stated "yes this was a lot of incidents for one store in one year"

Planning Commission member John Barto III inquired as to whether an increase in incidents would increase the patrol staff.

Corporal Mahady stated most probably.

Planning Commission member John Barto III questioned if anything in the staffing changed with the opening of the Target Store on Airport Road.

Corporal Mahady stated not at the present time.

Michelle Collins, 2761 Earhart Court, Orefield, questioned if there is a charge for the residents when South Whitehall Police help the State Police on an incident.

Corporal Mahady stated the residents are not charged.

Attorney Erich Schock inquired if two calls came in and only one patrol car is on duty, one call for Wal-mart and one for a resident, how is it decided which call to respond to first?

Corporal Mahady stated the calls must be prioritized by the officer; this is something they have to do all the time.

➤ **Lehigh County Authority – ACT 537 Plan Update, Project # NWT-05-043**

Aurel Arndt from Lehigh County Authority was present to make the presentation on the ACT 537 Plan Update.

The updates to the Act 537 Plan originally begin in 2002. Five municipalities are involved in the Act 537 Plan, Lowhill, Washington, Heidelberg, South Whitehall and North Whitehall Townships. The previous plan only had one large community service area. The new updated plan now has two areas. One area is slated to be completed in 0 to 5 years and the other long-term plan, no date stated.

The 0 to 5 year plan is west of 309 and south of LCCC. The long-term plan is Schnecksville North, Lil' Wolf and a limited area east of the Turnpike.

The current residents would not be required to hook up to the connections, but they would be given the options.

Comments from the Planning Commission and the Floor:

Planning Commission member John Barto III questioned what determined a 0 to 5 year plan and a long-term plan?

Mr. Arndt stated the starting point was the treatment plant.

Planning Commission member Jeff Johnson questioned the plant operated by Allied Services in Schnecksville North, how would LCA address the long-term use of that plant?

Mr. Arndt stated once Allied needs to expand the plant or it cannot be used any longer that it would connect to the LCA system.

Planning Commission member John Barto III inquired if Wal-mart was part of this decision?

Mr. Arndt stated it helped.

Planning Commission member Leonard Nuss inquired as to who runs the lines and who pays for the lines?

Mr. Arndt stated the developer.

Planning Commission member Leonard Nuss inquired whether LCA will expand the existing plant or build a new Kidspace plant?

Mr. Arndt stated a new plant would be built at Kidspace.

Planning Commission member Leonard Nuss questioned if Wal-mart is in the Kidspace plant?

Mr. Arndt stated Wal-mart could use the existing Kidspace plant depending on DEP approval.



Planning Commission Vice Chairman Brian Horwith inquired about the two plants at Kidspace.

Mr. Arndt explained one plant is currently operating and the other plant is "mothballed". This plant is not in operation and would need upgrading to be activated. A new plant at Kidspace would ultimately replace both of the existing facilities.

Planning Commission Vice Chairman Brian Horwith questioned if the Updated Act 537 is necessary for the approval of Wal-mart?

Mr. Arndt stated no it is not necessary, an amendment would be needed and Wal-mart would be able to use the current "mothballed" plant once activated.

Planning Commission member Joanne Guth questioned if the update would extend past the red and blue lines on the map as indicated?

Mr. Arndt stated only with additional updates to the ACT 537 Plan.

Planning Commission member Bruce Stettler inquired if DEP does not approve the Kidspace plant can Wal-mart go another way?

Mr. Arndt stated an on-lot system is an option.

Bud Newton, Newton Engineering, stated the previous owner of this land was going to use a package treatment plant at the time he was planning to develop the land.

Charles Knauss, 3525 Apple Road, Orefield, inquired as to the schedule for the connection to the Schnecksville area, what is the timeframe?

Mr. Arndt stated a timeframe cannot be given for the long-term plan.

Charles Knauss, 3525 Apple Road, Orefield, is it 5 years, 10 years?

Mr. Arndt stated it would be beyond 5 years. The updated plan from 2007 is off the table at this time. Waters lines do run thru the Wal-mart track.

Nancy Braymar, 3532 Apple Road, Orefield, inquired if the ACT 537 Plan needs DEP approval. Does the Township have to pay for this?

Mr. Arndt stated yes DEP would have to give their approval and the Township has already given an initial \$5000 payment for the study of the ACT 537 Plan. The Township does not pay for the plant and the lines to be installed.

Betty Lees, 4418 Route 309, Schnecksville, questioned a conversation she remembers regarding trucking the sewage out of the Wal-mart site, is that in the Updated ACT 537 Plan?

Mr. Arndt stated he was not aware of that and no it is not in the Updated ACT 537 Plan.

Planning Commission member Leonard Nuss inquired if LCA will give a "Will Serve Letter" to Wal-mart to provide sewage.

Mr. Arndt stated they were prepared and sent.

Nancy Braymar, 3532 Apple Road, Orefield, asked if there are timeframes or specifics on these "Will Service Letters".

Planning Commission Chairman Richard Celmer stated the letter only stated that Lehigh County Authority is willing to serve Wal-mart.

Betty Lees, 4418 Route 309, Schnecksville, questioned if there wasn't a Wal-mart would this Updated ACT 537 Plan be necessary?

North Whitehall Township Engineer Steve Gitch, stated the Updated ACT 537 Plan has been in the works since 2002 and yes it is necessary.

Betty Lees, 4418 Route 309, Schnecksville, questioned if the target area was always west of Route 309 and south of LCCC?

North Whitehall Township Engineer Steve Gitch, stated the sewer service area was always considered to be in the areas indicated in the ACT 537 Plan.

Samantha Neas, 4410 Route 309, Schnecksville, inquired if LCA can control the output from the plant into the Jordan Creek so as to not destroy wildlife.

Mr. Arndt stated Lehigh County Authority could control the discharge to protect the wildlife.

Mr. Arndt requested any input from the Planning Commission to the Updated ACT 537 Plan. The Plan will be on the September 2009 Planning Commission Agenda.

Planning Commission member Jeff Johnson would like to know an approximate date of the long-term plan implementation.



- **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 9/16/09. Engineer Bud Newton and Attorney Erich Schock were present for questions on the plan. Also present were Mark Stabolepszy and Cindy McCormick from Spotts, Stevens and McCoy, Township Traffic Consultants to answer any questions on the Traffic Review.
- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated August 19, 2009.
 - b. Zoning Officer's review is contained in his letter dated August 20, 2009.
 - c. Sewage Enforcement Officer's review is contained in his letter dated August 20, 2009.
 - d. Traffic Engineer's review is contained in letters dated August 18, 20, 24, 2009.
 - e. The traffic review is still requesting AM peak hour counts.
 - f. The developer would like to put money into an after study traffic count rather than do any more Traffic counts.
 - g. The Township Traffic Engineer requires the AM counts during the school year to determine an impact on traffic flow.
 - h. Further discussion on the intersection of Orchard Road/SandSpring Road and Route 309 needs to be held.
 - i. Planning Commission member John Barto III questioned if any dollar amount for the offsite improvements has been determined at this time. The traffic engineers from SSM stated the offsite improvement figures have not been determined yet.
 - j. Developer Engineer Bud Newton requested an explanation to the Zoning Officer's letter.
 - k. Planning Commission member John Barto III inquired if the Planning Commission can request the Zoning Officer to be present at the next Planning Commission meeting?
 - l. Planning Commission Chairman Richard Celmer stated the developer could contact the Zoning Officer and discuss this matter with him directly.
 - m. Planning Commission member Jeff Johnson does not agree with the Zoning Officer's letter regarding blocked traffic lane in front of the store and the hazard this might pose to the emergency vehicles. This might keep cars from speeding from one end of the store to the other, but how would an emergency vehicle get from one end of the store to the other without snaking thru the parking lot.

Planning Commission Chairman Rich Celmer reminded everyone in the audience the Wal-mart Plan would be on the Planning Commission agenda in September and it would be open for discussion at that time.

Rich Celmer also reminded the Planning Commission members to review their Lehigh Valley Planning Commission Guidebooks for future discussion.

John Barto III motioned to adjourn, Bruce Stettler seconded, all others agreed

Meeting Adjourned: 10:10 pm.

Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township