

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

PLANNING COMMISSION MINUTES OF DECEMBER 19, 2013

Meeting brought to order at 7:35 p.m., on Thursday, December 19, 2013 by Chairman Richard Celmer.

Attendance:

Chairman Richard Celmer
Vice Chairman Brian Horwith
Secretary Bruce Stettler
Attorney Lisa Young
Township Engineer Steve Gitch

Leonard Nuss
Joanne Guth
Planning Administrator Jane Kelly
Supervisor Steve Pany

Minutes of the November 26, 2013 meeting were approved with the following changes:

Parkland Pointe Resubdivide- item j should read "Township Solicitor Lisa Young stated the new lots would be under the original ordinance when the subdivision was **submitted**".

Item i- The NPDES permit has been revised/updated and an approval letter was received from Lehigh County Conservation District.

Overlook **Road**- item d-The Lot Line Adjustment proposes combining 3.1 acres from the west side of Overlook Road and combines it with the 23.6 acres on the east side of Overlook Road.

Valley Rd Estates Lot Consolidation – Lots 1 & 2, Final, NWT-13-018, 2900 & 2880 Valley Rd, AR Zone, 2.4005 acres, 90-Day Deadline starts 11/26/13, 90-Day Deadline 2/23/14. The plan was presented by engineer Robert Hoppes Jr and Realtor Tim Mahon.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated December 13, 2013.
- b. Zoning Officer's review is contained in his letter dated December 16, 2013.
- c. Sewage Enforcement Officer's review is contained in his letter dated December 11, 2013.
- d. The original subdivision was drafted by Pany & Lentz, since this new submission is a new client and a new submission there is no conflict for Supervisor Steve Pany.
- e. 2 lots previously approved are proposed to be consolidated into 1 lot of 2.4005 acres.
- f. The proposed lot would be referred to as lot 1A.
- g. One of the 2 previously approved septic systems proposed would be used.
- h. Planning Commission Chairman Richard Celmer questioned the labeling of the "Residue Lot 1".

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 December 13, 2013.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated December 16, 2013.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated December 11, 2013.
4. Notes and details from the Pany & Lentz Major Subdivision Plan shall be transferred onto the lot consolidation plan.
5. A clear sight triangle for the driveway shall be shown on the plan.
6. Labeling of "residue lot 1" across Kernsville Road shall be removed from the plan.

Leonard Nuss recommended Final Plan Approval, Brian Horwith seconded, all others agreed.

➤ **Any other items that may be discussed at the discretion of the Planning Commission**

Various discussions were conducted on the proposed active adult community on Overlook Road among the Planning Commission Members and the residents in the audience.

Bruce Stettler motioned to adjourn, Brian Horwith seconded, all others agreed

Meeting Adjourned: 8:00pm.

Jane K. Kelly

Recording Secretary

Planning Administrator

North Whitehall Township