

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

**PLANNING COMMISSION MINUTES OF APRIL 23, 2013**

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**Meeting** brought to order at 7:30 p.m., on Tuesday, April 23, 2013 by Chairman Richard Celmer.

**Attendance:**

Chairman Richard Celmer  
Vice Chairman Brian Horwith  
Attorney Lisa Young  
Supervisor Steve Pany

William George  
Joanne Guth  
Jeff Johnson  
Planning Administrator Jane Kelly

**Minutes** of the, January 22, 2013 meeting were approved as presented.

❖ **Hadeed/Hahn Lot Line Adjustment**, Project # NWT 13-010, 6466 Riverview Road and 2221 Ranch Road, PIN #'s 556196567599 & .556195438969, 90-Day Deadline starts 4/23/13, 90-Day Deadline 7/21/13. The plan was presented by adjoining property owner, Robert Hahn.

- a. Keystone Engineers reviewed the plan and offered their comments and recommendations in a letter dated April 15, 2013.
- b. Zoning Officer's review is contained in his letter dated April 19, 2013.
- c. Sewage Enforcement Officer's review is contained in his letter dated April 11, 2013.
- d. The proposed lot line adjustment is between Edmund & Nawal Hadeed and Robert Hahn & Carla Rossi.
- e. Mr. Hahn has proposed to purchase 13.4386 acres from the Hadeeds to keep them clean and green. Mr. Hahn has proposed to place the land in ACT 319 along with his adjacent property.
- f. Planning Commission member Joanne Guth questioned why the lot line adjustment was being done? Mr. Hahn stated he approached the Hadeeds years ago to purchase land because he wants to keep the land around him clean and green.

**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 April 15, 2013.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated April 19, 2013.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated April 11, 2013.
4. Percolation tests and probes shall be removed from the plan.
5. Note #1 on the plan shall state that each lot shall have access from their existing private drives.
6. Abutting property owners to the south of Mr. Hahn's property shall be listed on the plan.
7. The location plan shall be corrected to match the plan before recording.
8. All spelling errors shall be corrected on the plan before recording.

➤ **Brian Horwith motioned to recommend Final Plan approval, Jeff Johnson seconded, all agreed.**

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Jeff Johnson motioned to adjourn, Joanne Guth seconded, all others agreed

Meeting Adjourned: 7:45 pm  
Jane K. Kelly  
Recording Secretary  
Planning Administrator  
North Whitehall Township