

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

**PLANNING COMMISSION MINUTES OF SEPTEMBER 25, 2012**

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**Meeting** brought to order at 7:30 p.m., on Tuesday, September 25, 2012 by Chairman Richard Celmer.

**Attendance:**

Chairman Richard Celmer  
Secretary Bruce Stettler  
Attorney Lisa Young  
Township Engineer Steve Gitch  
Supervisor Steve Pany  
Planning Administrator Jane Kelly

John Barto III  
William George  
Leonard Nuss  
Joanne Guth  
Jeff Johnson

**Minutes** of the August 28, 2012 meeting were approved as presented.

Planning Commission member Joanne Guth was to give a presentation on a seminar she recently attended, but her presentation has been deferred to a future meeting.

**ACT 537 Amendment - DISCUSSION**

- The proposed ACT 537 Amendment presentation was a joint presentation conducted by North Whitehall Supervisor Steve Pany and North Whitehall Township Engineer Steve Gitch.
- In February 2012, it was recognized by the Board of Supervisors that the Kidspace Wastewater Treatment Plant might not be the most economical to build and research was started for other suitable sites in the Township.
- Tonight's presentation is the first presentation of the recent research and studies.
- The ACT 537 Plan Amendment proposed a Waste Water Treatment Plant on the east side of the PA Turnpike east of Lil Wolf on Jaendl Property.
- This Wastewater Treatment Plan would only be ¾ mile east of the proposed Wal-Mart site rather than the 2 miles to the proposed Jordan Road Plant site.
- It is proposed that the East plant be built in phases and possibly for half the cost.
- It is proposed for the first phase to serve Wal-Mart and replace the existing Sand Springs Treatment Plant.
- The second phase will serve the trailer courts down stream along the Coplay Creek and the southern end of the Township.
- Wastewater from this proposed plant is to be discharged to the Coplay Creek due east of the plant.
- The 0-5 year phase will need to have users committed.
- The routes are still being studied.
- A meeting with DEP was held about a month ago regarding the consolidation of the aging plants along the Coplay Creek.
- **Planning Commission Chairman Rich Celmer** questioned if the Township was entering into the sewer business? **Township Supervisor Steve Pany** stated the Board of Supervisors voted to amend the ACT 537 to make it more user friendly to the Township. The Township will not be going into the sewer business but will be looking for an operator for the proposed Coplay Creek Plant.
- **Planning Commission members Jeff Johnson and William George** stated the plan looks similar to the plan presented in 1975, but they believe the Township should find an operator.
- **Planning Commission member Leonard Nuss** questioned if anyone is interested in operating the plant? Supervisor Pany stated the Township has someone in mind. The proposed plant is the same size as the proposed Jordan Road Plant.
- **Planning Commission Chairman Rich Celmer** questioned if there were any numbers developed yet? Supervisor Pany stated only some estimates. The Township will not construct the plant; hopefully a provider will fund and build the plant.
- **Planning Commission member Joanne Guth** questioned if another plant will be needed in the Township? Supervisor Pany stated Sand Springs, Lil Wolf, the Fire Company and Wal-mart could all tie-in to the proposed East Plant.
- **Planning Commission member Bruce Stettler** was concerned about the cost incurred to prepare an amendment to the ACT 537 Plan. Bruce also questioned if Mr. Jaendl was approached regarding the construction of a wastewater treatment plant on his land. Supervisor Pany stated the Township would pay the consultants to develop the plan. Also working on the plan are the Township staff and himself. Supervisor Pany stated Mr. Jaendl is on board with a proposed treatment plant on his land.
- **Planning Commission member John Barto III** was concerned about the future sewer service on the West side of Route 309 with the wastewater treatment plant located on the East side of Route 309.

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- **Planning Commission member Joanne Guth** questioned the elevation difference in the proposed East Plant to the proposed Jordan Road Plant? Joanne also questioned what would happen to the proposed Jordan Road Plant if the proposed East Plant was given approval? Supervisor Pany stated the elevation could be about the same. Supervisor Pany stated the Jordan Road Plant was given Conditional Use Approval.
- Planning Commission member Leonard Nuss stated he does not want the area of the proposed East Plant rezoned and he also stated that individual pumps for residential homes are not a good idea.

**Comments from the Floor:**

- **Ronald Roth, 5353 Route 309, Schnecksville**, questioned which Plant would Wal-Mart tie into; this Plant or the previously approved Plant? Mr. Roth also questioned Glencrest Mobile Home Park, would they tie into this Plant? Is it also correct that North Whitehall Township residents would not be required to tie into the Plant? Supervisor Pany stated Wal-Mart could tie into this Plant. Glencrest Mobile Home Park is in Washington Township; it is up to Washington Township to contact a provider regarding sewer service. North Whitehall Township residents will not be required to tie into the proposed Plant.
  - **Ricky Haring, 5011 Steeple Chase, Schnecksville**, questioned if the Coplay Creek can handle the flow? Supervisor Pany stated yes.
  - **Mike Basta, 3924 Crestwood Drive, Schnecksville**, questioned the water quality in the Coplay Creek? Supervisor Pany stated "cold-water fishery, not high quality."
  - **Jeanene Bauer, 3216 Jordan Road, Orefield**, stated the proposed Jordan Road Plant is up against homes; this plant is between turkey pens and the turnpike. This location is better suited for a wastewater treatment plant.
  - **Planning Commission member Bruce Stettler** questioned the time line for the ACT 537 Amendment and the construction of the proposed Plant. Supervisor Pany stated the goal is to have the Amended ACT 537 to DEP in a few months and to start construction on the Plant in less than 2 years.
  - **Planning Commission member John Barto III** questioned if the Board of Supervisors has approved this East side plant? Supervisor Pany stated, "No, this is the first formal presentation."
  - **Ricky Haring, 5011 Steeple Chase, Schnecksville**, questioned what would happen if Wal-Mart says they are not going along with this plant, could the plant still be done without Wal-Mart? Supervisor Pany stated yes.
  - **Eugene Wolfgang, 3426 Faye Drive, Orefield**, questioned if public water could be added? Supervisor Pany stated, "Separate ditches would be needed, but that is being looked at in the future."
  - **Phil Wehr, 5612 Route 873, Neffs**, questioned why the presentation is "we or I", are the rest of the Board of Supervisors on board with this or is this only your idea? Supervisor Pany stated he is representing the Board of Supervisors.
- **Any other items to be discussed at the discretion of the Planning Commission**
- None presented
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John Barto III motioned to adjourn, Jeff Johnson seconded, all others agreed

Meeting Adjourned: 8:35pm.  
Jane K. Kelly  
Recording Secretary  
Planning Administrator  
North Whitehall Township