

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

**PLANNING COMMISSION MINUTES OF APRIL 26, 2011**

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**Meeting** brought to order at 7:30 p.m., on Tuesday, April 26, 2011 by Chairman Richard Celmer.

**Attendance:**

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

William George  
Leonard Nuss  
Joanne Guth  
Planning Administrator Jane Kelly  
Supervisor Jerry Joseph

**Minutes** of the March 22, 2011 meeting were approved as presented.

1. **Marilyn J Roberts Lot Line Adjustment** – Preliminary/Final - NWT-11-011, Lot Line Adjustment, 4648 Kernsville Road, 4642 Kernsville Road & 2863 Pacific Avenue, SR zone, Parcel ID 5468 8152 2730, 5468 8162 0879 & 5468 8161 1703, 90-Day Deadline starts 4/26/11, 90-Day deadline 7/24/11. Marilyn Roberts; property owner, Robert Danehower; property owner and Donald Lynch; engineer presented the plan.
  - a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated April 20, 2011.
  - b. Zoning Officer's review is contained in his letter dated April 13, 2011.
  - c. Sewage Enforcement Officer's review is contained in his letter dated April 4, 2011.
  - d. Traffic Engineer's review is contained in his letter dated April 12, 2011.
  - e. Currently the proposed plan has three non-conforming lots; one lot (# 3) is proposed to be divided between Lots 1 and 2 to reduce the non-conformity of Lots 1 and 2.
  - f. The proposed easement on the plan shall be labeled as a drainage easement.
  - g. There are no proposed changes to the existing wells, sanitary facilities or buildings.
  - h. **Planning Commission member Bruce Stettler** questioned the water from the cistern on Lot 3; what is this water used for? Ms. Roberts stated she uses the water for gardening.
  - i. **Township Supervisor Jerry Joseph** questioned the drainage easement; where does the water flow? Robert Danehower stated the water flows from their properties south along Pacific Avenue.

**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 20, 2011.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated April 13, 2011.
3. The Sewage Enforcement Officer's comments as set forth in his review letter dated April 4, 2011 indicated there were no new sanitary facilities proposed.
4. The Traffic Engineer's comments as set forth in his review letter dated April 12, 2011 indicated there were no new driveways affecting existing traffic conditions.
5. The drainage easement shall be shaded on the plan.
6. The existing septic tanks and drainfield locations shall be shown on the plan.

**Comments from the Floor:**

No Comments

**Brian Horwith motioned to recommend Preliminary/Final approval, Leonard Nuss seconded, all agreed.**

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2. **Weis Markets, Inc. Gas N' Go-** Preliminary- NWT-11-006- Land Development, 5020 Route 873, Schneeksville, C zone, Parcel ID 5469 0657 3807 1, Waiver request to be considered a Preliminary/Final. 90-Day deadline 6/21/11. Representing Weis Markets Inc. was Timothy Snyder and John Lerch; John Luciani, President of First Capital Engineering and Joseph M Gurney, Project Manager made the plan presentation.
- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated April 20, 2011.
  - b. Zoning Officer's review is contained in his letter dated April 13, 2011.
  - c. Sewage Enforcement Officer's review is contained in his letter dated April 4, 2011.
  - d. Traffic Engineer's review is contained in his letter dated April 20, 2011.
  - e. Wood and steel guardrail have now been added to the plan as a protective traffic barrier along Route 873.
  - f. An additional sumped inlet has been proposed for protection from accidental spills.
  - g. The underground tank location has been moved to the south of the proposed canopy.
  - h. Curb islands and traffic calming devices have been added to the plan.
  - i. The pump nozzle locations have been moved to the west side of the fuel islands, 10 feet further from the travel aisle.
  - j. Trees have been added to the plan and shall be placed in the curb islands.
  - k. The "No Fuel Truck" signs have been revised on the plan per the February 22, 2011 Planning Commission meeting request, but the letters should be increased in size from 4 ½ inches to 6 inches.
  - l. Northridge has been contacted regarding their response time for spill clean-ups. They also work with a company in Reading that can respond quicker, if needed.
  - m. **Supervisor Jerry Joseph** is still concerned with the position of the gas pumping stations; he has suggested flipping the pumping station and the kiosk.
  - n. **Planning Commission member Joanne Guth** agrees with Supervisor Joseph. Was this idea considered? Mr. Snyder stated the suggestion was considered but PennDot would not allow due to blocking the entrance driveway into the parking lot with the pumping station. This would be more of a safety hazard.
  - o. **Planning Commission member Bruce Stettler** stated the plan is very busy and will be even busier during the holidays.
  - p. **Planning Commission Chairman Richard Celmer** questioned what assurance is there that the cars will enter the pumping station one-way? Mr. Luciani stated the attendant would be responsible for this; Mr. Gurney stated arrows shall be placed on the ground. Rich also was concerned with the deliveries during peak hours and parking spaces. Currently the proposed project has just enough parking, but if parking spaces are used for storage there will no longer be enough required parking spaces.
  - q. **Planning Commission Vice Chairman Brian Horwith** questioned the location of the compact spaces. Where are they going and where are the trees going? Mr. Gurney stated the compact cars are marked with a "C" and the trees will be placed in the curbed islands.
  - r. **Planning Commission member Leonard Nuss** is very concerned that too much is being placed in a parking lot already too crowded. There are spaces marked for compact cars, but on busy days anyone will park there, not just compact cars. He is also concerned with the fuel delivery trucks; it will be blocking the cars parked at the end of the aisle while making a delivery. The delivery truck is also dangerous in a crowded area. Did anyone think of taking any of the grass away from the front of the parking lot? Mr. Gurney stated the grass is needed for the imperious coverage.
  - s. **Supervisor Jerry Joseph** questioned if there were enough parking spaces now? Mr. Gurney stated as of now there are just enough parking spaces to meet zoning requirements on parking. Supervisor Joseph questioned what happens when it snows, where will the snow go or where will it be plowed to on the site? Can a condition be added to the plan that states if the snow can be pushed onto the landscaped area, it is ok? But if not, the snow must be removed to a different site. Mr. Luciani stated the snow will be removed to an offsite property if there is no room on the landscaped area to store it.

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 20, 2011.
- 2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated April 13, 2011.
- 3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated April 4, 2011.
- 4. Developer shall address the Traffic Engineer's comments as set forth in his review letter dated April 20, 2011.

**Brian Horwith motioned to send an unfavorable recommendation to the Board of Supervisors, not recommending approval, Brian Horwith stated this is not good planning and there are too many risks, Leonard Nuss seconded, Joanne Guth opposed, Supervisor Jerry Joseph abstained, Mr. Joseph believes the applicant complied with all the rules and regulations. Vote taken, 5 agreed, 1 opposed, 1 abstained, motioned carried.**

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3. **Orefield, Proposed Sewage Treatment Plant**, AR zone, Parcel ID 5468 1240 0443, 60-Day Deadline starts 3/28/10. John Spitko and Joseph Pinkey; Spotts, Stevens and McCoy and James Preston; Broughal & Devito, LLP presented the plan.
- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated April 20, 2011.
  - b. Sewage Enforcement Officer's review is contained in his letter dated April 4, 2011.
  - c. The proposed project will be on 5.1 acres.
  - d. LCA is the equitable owners of the property.
  - e. The proposed plant complies with the ACT 537 Plan.
  - f. The proposed plant will not add any additional traffic.
  - g. The proposed wastewater treatment plant will replace the existing sewage treatment plant.
  - h. The new sewage treatment plant is proposed to be screened and buffered.
  - i. The proposed plant will treat 200,000 gallons per day.
  - j. Two buildings and ten concrete tanks are proposed to be installed to hold both solids and liquids.
  - k. **Planning Commission Vice Chairman Brian Horwith** questioned what the difference the proposed plant had from the old plant? Brian also questioned if there would be employees on the site. Mr. Spitko stated the proposed plant would be no different then the old plant other then the new technology and the increase in service, and the only employee would make one visit per day. The employee would work for LCA and would be a licensed operator. The proposed plant would be mostly automatic.
  - l. **Planning Commission member Bruce Stettler** questioned how long are the reed beds used? Mr. Spitko stated 25 to 30 years.
  - m. **Planning Commission member Joanne Guth** commented on the proposed plant being designed for growth. The plant is currently designed for 200,000 gallons but the new plant could handle up to 500,000 gallons.
  - n. **Supervisor Jerry Joseph** inquired as to what customers are currently contracted? Mr. Spitko stated Kidspace. Supervisor Joseph asked if there will be an odor? Mr. Spitko stated no odor up to 15 feet.
- 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 20, 2011.
  - 2. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated April 4, 2011.

**Comments from the Floor:**

**Bradley Petrohoy, 4726 Shankweiler Road, Orefield**, questioned how much chlorine will be onsite, will it be a reportable amount? Mr. Petrohoy also inquired as to the proposed site access. Mr. Spitko stated the chlorine used would be minimum and not reportable and the proposed site access would be thru Kidspace property. **Aurel Arndt, LCA**, stated LCA is committed to Kidspace for approximately 62,000 gallons per day. He also stated the proposed plant would have a generator for stand-by power in case of a power outage. **Chris Moakley, 2298 Red Maple Drive, Coplay**, inquired as to Wal-Mart, if the proposed store is built, how much capacity goes to them? Mr. Spitko stated approximately 4800 to 12000 gallons. Mr. Moakley also inquired as to LCCC, do they have their own treatment plant? Mr. Spitko stated LCCC does currently have their own treatment plant.

**Bruce Stettler motioned to send a favorable recommendation to the Zoning Hearing Board, Brian Horwith seconded, all agreed.**

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**4. Draft Solar Panel Ordinance**

**5. Draft Certificate of Occupancy Ordinance**

**Leonard Nuss motion to recommend to the Board of Supervisors to continue the Hearings on both the Draft Solar Panel and Draft Certificate of Occupancy Ordinances until after the May 24, 2011 Planning Commission meeting, Brian Horwith seconded, all agreed.**

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

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Brian Horwith motioned to adjourn, Jerry Joseph seconded, all others agreed

Meeting Adjourned: 10:05 pm.

Jane K. Kelly

Recording Secretary

Planning Administrator

North Whitehall Township