

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

**PLANNING COMMISSION MINUTES OF AUGUST 26, 2014**

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**Meeting** brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, August 26, 2014 by Chairman Brian Horwith

**Attendance:**

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

William George  
Robert Korp  
Richard Semmel  
Joanne Guth  
Jeff Johnson  
Planning Administrator Jane Kelly

**Minutes** of the July 22, 2014 meeting were approved as presented.

**Crestwood Heights Resubdivide & Lot Line Adjustment, Project #NWT 14-020, 3948 Crestwood Drive, PIN 5469 1975 0347, SR Zone, 5.727 Acres, 3 Lot Subdivide and 3 Lot Line Adjustments, 90-Day Deadline starts 8/26/14, 90-Day Deadline 11/23/14. Engineer Robert Hoppes and Property Owners Curtis Schneck and Judy Rau presented the plan.**

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated August 21, 2014.
- b. Zoning Officer's review is contained in his letter dated August 21, 2014.
- c. Sewage Enforcement Officer's review is contained in his letter dated August 21, 2014.
- d. The proposed lot to be subdivided is currently a 2 ½ acre recreational lot and has a LCA pump station for the Crestwood Heights Subdivision.
- e. When the Crestwood Heights Subdivision was created a homeowners association was to be created to take maintain the recreational area. This association was never created. Since the current homeowner's deeds state there is a recreational area in their subdivision, the developer has requested and received permission from all but 2 or 3 of the current home owners to subdivide the lot. The developer is still collecting the releases regarding the recreational space; the developer believes they will obtain releases; it is only a matter of scheduling time and getting the parties to act.
- f. The proposed plan is to subdivide into 2 new lots and adjust various lot lines.
- g. A Planning Module shall be submitted to the Township SEO.
- h. The pole on flag lot RA-6 will be adjusted to the southeast due to LCA needing an additional 10ft on the east side of their lot (lot RA-4).
- i. There was various discussions on the LCA lot (RA-4) and if they need an actual driveway.
- j. **Planning Commission Chairman Brian Horwith** questioned why the developer was giving the additional land to the 3942 & 3958 Crestwood Dr? The developer stated 3942 Crestwood Dr had some trees overgrown on the north side of their property, the additional land would provide the home owner more room for the trees and 3958 Crestwood Dr occasionally had water issues and a swale would benefit the property.

**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 August 21, 2014.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated August 21, 2014.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated August 21, 2014.
4. A note shall be added to the plan stating an access easement from Lot RA-3 to Lot RA-4 shall be granted.
5. A note shall be added to the plan stating the driveway to Lot RA-3 shall be relocated.
6. A waiver shall be submitted to the Township regarding the angles of the lot lines to the street.
7. Typical Stormwater Infiltration pits shall be shown on the plans.
8. Consents/releases are required from all homeowners in the subdivision prior to final approval by BOS

**Bruce Stettler motioned to send a favorable recommendation to the Board of Supervisors, granting Preliminary Approval and recommending the above conditions, Leonard Nuss seconded the motion, Rich Celmer abstained, all others agreed.**

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**Brookhill Estates Lot Consolidation Lots 7&8, Project #NWT 14-021, 5425 & 5405 Riverview Rd, PINs 5570 5831 1233 & 5570 5850 3260, AR Zone, 4.5 Acres, 90-Day Deadline starts 8/26/14, 90-Day Deadline 11/23/14. Engineer Mike Gula and property owners Julie Gross and Jim Hoffman presented the plan.**

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated August 21, 2014.
- b. Zoning Officer's review is contained in his letter dated August 21, 2014.
- c. Sewage Enforcement Officer's review is contained in his letter dated August 21, 2014.
- d. The proposed plan is a lot consolidation of two lots into one forming 4.5 acres.
- e. It is proposed for the building lot to be lot 7 and lot 8 to be used for open space.

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 August 21, 2014.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated August 21, 2014.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated August 21, 2014.
4. A note shall be added to the plan stating water shall be adequately conveyed across the driveway.
5. An access easement shall be shown on the plan adjacent to Fells Creek.
6. The applicant shall apply to LCCD for their NPDES permit.

**Leonard Nuss motioned to send a favorable recommendation to the Board of Supervisors, granting Preliminary/Final Approval and recommending the above conditions, Jeff Johnson seconded the motion, all others agreed.**

**Parkland Hollow & Wm Hale Lot Line Adjustment, Project #NWT14-022, Lot 7-1240 Hannah Lane, 1255 Clearview Rd, PINs 5580 3873 9566 & 5580 3891 0303, AR Zone, 3.1 Acres, 90-Day Deadline starts 8/26/14, 90-Day Deadline 11/23/14. Engineer Mike Gula and property owner Matt Sorrentino presented the plan.**

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated August 21, 2014.
- b. Zoning Officer's review is contained in his letter dated August 21, 2014.
- c. Sewage Enforcement Officer's review is contained in his letter dated August 21, 2014.
- d. Currently 1240 Hannah Lane is a 2 acre lot and 1255 Clearview Road is a 1 acre lot, after the lot line adjustment, it is proposed that, 1240 Hannah Lane will be a 1 acre lot and 1255 Clearview Road will be a 2 acre lot.
- e. The proposed lot line adjustment will give the responsibility for the detention basin to Mr. Hale at 1255 Clearview Road.
- f. There were various discussions regarding the driveway on 1255 Clearview Road and the rip rap apron on the detention basin. A suggestion was made to add a lot line adjustment with 1341 Clearview Road to correct these areas. The developer was not ready to adjust the lot line on 1341 Clearview Road at this time.
- g. 1341 Clearview is currently under the four-year fill time period, after which the developer indicates they will assess if and how to further develop that parcel, which at that time may include a future lot line adjustment with Mr. Hale's 1255 Clearview Road property
- h. **Planning Commission member Leonard Nuss** questioned who is responsible for the detention basin now? The developer stated until the subdivision is turned over to the Township the detention basin is the developer's responsibility.
- i. **Township Supervisor Richard Celmer** questioned who was responsible for the stormwater system? Developer stated he is responsible until the subdivision is turned over to the Township.

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 August 21, 2014.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated August 21, 2014.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated August 21, 2014.
4. A note shall be on the plan stating the Township is not responsible for the stormwater system.

**Leonard Nuss motioned to send a favorable recommendation to the Board of Supervisors, granting Preliminary/Final Approval and recommending the above conditions, Jeff Johnson seconded the motion, Rich Celmer and Richard Semmel abstained, all others agreed.**

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**Michael Selig**, Special Exception Review, Project # NWT 14-019, Private Heliport, 5471 Route 309, AR zone, 5459 5715 2002. Property owner, Michael Selig presented the plan.

- Mr. Selig stated the helipad is proposed to be a 60 sqft circle and does not need to be paved.
  - Mr. Selig purchased the property at 5471 Route 309 for the specific purpose of a Heliport.
  - **Planning Commission Chairman Brian Horwith** questioned the submission packet that submitted, "Was this a photocopy of the submission from 2012?" Brian also suggested the Planning Commission could make a better recommendation if the plans were clearer and better defined.
  - **Township Solicitor Lisa Young** stated the 2012 submission included a runway and the current 2014 submission does not include a runway.
  - Mr. Selig gave the Planning Commission many definitions of a Heliport.
  - Several Planning Commission members commented on the lack of information in the submission. The commissioners offered that it is difficult to evaluate the applicant's request with only verbalized descriptions. To better evaluate, several commissioners requested clear and detailed plans for the site, which would include engineered plans showing the proposed site, where the helipad and outbuilding would be located, among other details
  - **Richard Semmel motioned to send an unfavorable recommendation, rejecting the special exception request, to the Zoning Hearing Board, seconded by Jeff Johnson, Joanne Guth opposed the motion, all others agreed with the motion, the motion carried.**
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Richard Semmel motioned to adjourn, Jeff Johnson seconded, all others agreed

Meeting Adjourned: 9:45pm.  
Jane K. Kelly  
Recording Secretary  
Planning Administrator  
North Whitehall Township