

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

**PLANNING COMMISSION MINUTES OF NOVEMBER 26, 2013**

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**Meeting** brought to order at 7:30 p.m., on Tuesday, November 26, 2013 by Chairman Richard Celmer.

**Attendance:**

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

Leonard Nuss  
Joanne Guth  
Jeff Johnson  
Planning Administrator Jane Kelly

**Minutes** of the, August 27, 2013 meeting were approved as presented.

Parkland Pointe Lot 13- Resubdivide and Lot Line Adjustment, Final, NWT-13-015, 5340 Geiger Dr, 5330 Geiger Dr, and 4400 Copeechan Rd., AR Zone, Parcel ID's 5459 8896 0253, 5459 8847 0439, & 5459 8868 5905, 3.49 acres, 2.32 acres and 3.60 acres, Waiver request from SALDO section 5.02, to be considered a Final Plan. 90-Day Deadline starts 11/16/13, 90-Day Deadline 2/13/14. The plan was presented by Mike Gula, Engineer and Matt Sorrentino, developer.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated November 21, 2013.
- b. Zoning Officer's review is contained in his letter dated November 21, 2013.
- c. Sewage Enforcement Officer's review is contained in his letter dated November 12, 2013.
- d. The proposed plan is a minor subdivision of a 4 year fill lot and a lot line adjustment to a flag lot.
- e. The original lot 13 is proposed to be subdivided into 3 lots.
- f. Lots 3 and 4 are proposed to have the lot line adjusted.
- g. Once the lot lines are adjusted, the retention pond will be on lot 4 and is to be the responsibility of the property owner.
- h. A planning module has been forward to DEP for the subdivision of lot 13.
- i. The NPDES permit has been revised /updated and an approval letter was received from Lehigh County Conservation District.
- j. **Planning Commission member Jeff Johnson** questioned whether driveways on the new lots will need to conform to the new driveway ordinance? Township Solicitor Lisa Young stated the new lots would be under the original ordinance when the subdivision was submitted.
- k. **Planning Commission member Joanne Guth** questioned the earth moving on the property since the plans were submitted.

**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 November 21, 2013.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated November 21, 2013.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated November 12, 2013.
4. Notes from the recorded major subdivision plan shall be transferred onto the minor subdivision plan and approved by the Township Solicitor before the minor subdivision plan can be recorded.
5. Sight distance plans shall be approved as presented.
6. The swales on lots 2 and 3 shall conform to the original major subdivision plan.

**Leonard Nuss recommended Preliminary/Final Plan Approval be subject to sight distances and drainage facilities be submitted to and approved by the Township Engineer. Jeff Johnson seconded, all others agreed.**

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Overlook Road Lot Line Adjustment, Final, NWT-13-014, 5077 Overlook Road & 5120 Overlook Road, AR Zone, Parcel ID's 5580 0891 0675 & 5580 0755 1024, 25.2054 acres. 90-Day Deadline starts 11/16/13, 90-Day Deadline 2/13/14. The plan was presented by Amit Mukherjee, Engineer and Attorney Tim Siegfried.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated November 21, 2013.
- b. Zoning Officer's review is contained in his letter dated November 21, 2013.
- c. Sewage Enforcement Officer's review is contained in his letter dated November 12, 2013.
- 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.
- e. This lot line adjustment would only give the 5077 Overlook Road property 26.278 acres.
- f. At this time no ROW has been offered for dedication.
- g. **Planning Commission member Joanne Guth** questioned the possible future ROW, what happens to the dimension of the property once the ROW is dedicated?
- h. **Planning Commission Vice Chairman Brian Horwith** also questioned the dimension of the property once the future ROW is dedicated, how many acres would be left? Attorney Siegfried stated the property would still be over 25 acres.
- i. **Planning Commission Vice Chairman Brian Horwith** also question Overlook Road, who's road is it, and why a lot line being submitted? Attorney Siegfried stated the lot line was submitted to have over 25 acres. Township Manager Jeff Bartlett stated Overlook Road is a Township Road.
- j. **Planning Commission member Leonard Nuss** agrees with Brian Horwith and he also questioned if the lots become two separate lots once the ROW is dedicated? Township Solicitor Lisa Young stated according to PA Law, no it does not.

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 November 21, 2013.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated November 21, 2013.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated November 12, 2013.
4. There shall be notes on the plans offering "area to be reserved" for future ROW.

**Comments from the Floor:**

The following residents had several comments concerning the lot line adjustment and the effect it would have on the surrounding community.

Tom VanVreede, 5027 Church Dr, Laurys Station  
Bill Moyer, 5040 Donna Dr, Laurys Station  
Dan Nemeth, 1507 Clearview Rd, Laurys Station  
James Cerra, 1442 Oakcrest Ln, Laurys Station  
Imad Makdesi, 1409 Michael Ln, Laurys Station  
Paul Mantz, 1602 Clearview Rd, Laurys Station  
Jackie Rivera, 5018 Church Dr, Laurys Station

**Brian Horwith motioned to send an unfavorable recommendation to the Board of Supervisors due to the fact that nothing improves the property with this lot line adjustment or the surrounding community, Jeff Johnson seconded, Joanne Guth disagreed, all others agreed.**

Planning Commission member questioned when the Board of Supervisors will review the revision the Planning Commission made on the Districts and various Ordinances.

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Jeff Johnson motioned to adjourn, Brian Horwith seconded, all others agreed

Meeting Adjourned: 9:00pm  
Jane K. Kelly  
Recording Secretary  
Planning Administrator  
North Whitehall Township