

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

PLANNING COMMISSION MINUTES OF AUGUST 27, 2013

Meeting brought to order at 7:30 p.m., on Tuesday, August 27, 2013 by Chairman Richard Celmer.

Attendance:

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

William George
Leonard Nuss
Joanne Guth
Jeff Johnson
Planning Administrator Jane Kelly

Minutes of the May 28, 2013 meeting were approved as presented.

Strawberry Farms Senior Living Conditional Use, Project # NWT-13-012, 5077 Overlook Road, PIN # 5580 0891 0675, AR Zone, 22.67 acres. Plan was represented by Attorney Richard Somach, Engineer Amit Mukherjee and Project Manager Pierre Talisse.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated August 20, 2013.
- b. Zoning Officer's review is contained in his letter dated August 22, 2013.
- c. Sewage Enforcement Officer's review is contained in his letter dated August 21, 2013.
- d. The proposed plans have three versions being presented.
- e. Option 1 has 3 buildings with 108 units.
- f. Option 2 has 4 buildings with 108 units.
- g. Option 3 has 84 units and is the "By Right Plan".
- h. With the "By Right Plan" the developer has proposed to offer ownership of the sewage disposal system, but DEP will determine what type of system will be used on the site.
- i. The developer has proposed to address the grading of the roadway issues by structuring retaining walls.
- j. Zoning relief will be necessary for the minimum tract size of 25 acres.
- k. The developer stated Overlook Road will be widened and with improvements.
- l. **Planning Commission member Jeff Johnson** stated the "By Right Plan" does not have enough land and questioned if the slope requirements can be met?
- m. **Planning Commission member Leonard Nuss** agreed with Jeff and also stated that Options 1 and 2 do not work but Option 3 might be workable.
- n. **Township Supervisor Steve Pany** stated many zoning variances are needed.

Jeff Johnson motioned to table the plan until revised plans are submitted, **Brian Horwith** seconded the motion, all others agreed.

Comments from the Floor:

Steve Piotrowski, 4946 Overlook Road, stated what about the enjoyment of their own property, if they wanted to live near townhouses, they would live in town.

Heather Skorinko, 1848 Clearview Road, stated her family owns farm along Clearview Road since 1892 and as development increases, so does traffic and so do the accidents and the water runoff. She discussed many Township ordinances.

Dan Nemeth, 1507 Clearview Road, stated the developer does not have 25 acres, the project should stop there. The developer's sewage would be in their back yards and their wells are at 25 feet. This project will not increase their property value it will only decrease it. This project will be a fire hazard to the neighborhood with the tall buildings. Will the retaining walls keep the odor in the development?

Katherine Wood, 5024 Donna Drive, This Treatment Plant will be out my back door. Why can't they build the same as there already is all around us, single family homes?

Lori Bodner, 4861 Robin Street, Our well water, how long will it be safe to drink with the runoff? Also our Township has no police coverage for the continued development.

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Bill Moyer, 5040 Donna Drive, This is an Agenda 21 Community, 80% funded by taxpayers dollars. The Board of Supervisors needs to rescind the AARC. This should go to referendum. If they want to develop something they should do it according to the Township rules and regulations.

Bob Allen, 5016 Donna Drive, He questioned the Township SEO; was there any new information given to you since your review letter was written? Scott Beiber stated, he has not received any new information. Mr. Allen also questioned what the next step was for the plan; **Township Solicitor Lisa Young** stated the next step was the Zoning Hearing Board.

Bob Loomis, 4879 PeachBottom Road, stated he has had some involvement with sewage treatment plants and condos, and the Township will need to own it.

Rich Semmel, 1411 Clearview Road, Thanked the Planning Commission for tabling the plan when the developer did not have the proper information. He also suggested the developer should do improvements to Clearview and Overlook Roads.

Nancy Granec, 1513 Clearview Road, questioned if there was somewhere that people could see the plan before the meeting? She was also concerned with the additional traffic this development would incur, also who pays for the treatment plant if it backs up in her back yard?

Dennis Reenock, 1422 Thomas Drive, questioned why the developer didn't put the plans up for everyone to see this evening?

Brian Horwith motioned to adjourn, Bruce Stettler seconded, all others agreed

Meeting Adjourned: 9:05 pm
Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township