

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

**PLANNING COMMISSION MINUTES OF DECEMBER 27, 2011**

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**Meeting** brought to order at 7:30 p.m., on Tuesday, December 27, 2011 by Chairman Richard Celmer.

**Attendance:**

Chairman Richard Celmer  
Vice Chairman Brian Horwith  
Secretary Bruce Stettler  
Attorney Lisa Young  
Supervisor Jerry Joseph

Leonard Nuss  
Joanne Guth  
Township Engineer Steve Gitch  
Planning Administrator Jane Kelly

**Minutes** of the November 22, 2011 meeting were approved with the following correction, "Planning Commission member Joanne Guth suggested mixed use at the intersection of Route 309/ Kernsville Rd/ Orefield Rd and the Laurys Station area". Brian Horwith motioned to approve the corrected minutes, Bruce Stettler seconded, all agreed.

**1. Dinbokowitz Subdivision-** Preliminary- Project # NWT-11-021, AR Zone, Minor Subdivision, 2441 Peachtree Road, 5488 4819 7838, 14.3 acres, Waiver request to be considered a Preliminary/Final, 90-Day Deadline starts 11/22/11, 90-Day Deadline 2/21/12. Land Surveyor Bill Beitler presented the plan.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated December 20, 2011.
- b. Zoning Officer's review is contained in his letter dated December 21, 2011.
- c. Sewage Enforcement Officer's review is contained in his letter dated December 2, 2011.
- d. Traffic Engineer's review is contained in his letter dated December 6, 2011.
- e. It is proposed to subdivide the farmhouse from the rest of the farm using the Township monument line.
- f. The home and driveway are proposed to be in North Whitehall Township.
- g. The driveway is proposed to be 117 feet south of the railroad spike at the southernmost corner of lot 1.
- h. The proposed plan has received Conditional Approval from Whitehall Township.
- i. The Township Traffic Engineer is to review the speed limit along Peachtree Road to determine the proper speed limit and sight distance for the driveway.
- j. Supervisor Jerry Joseph questioned the Tax Map line and the monument line, what is the difference? Supervisor Joseph also questioned whether the perc test has been completed. Mr. Beitler stated the perc test has been completed and the sewage planning module has been received and the Township should receive a copy of the approval letter from DEP shortly. Mr. Beitler also stated North Whitehall Township uses Tax Map lines and the proposed driveway and house are within North Whitehall Township's Tax Map lines.
- k. Planning Commission member Leonard Nuss stated South Whitehall Township and Whitehall Township do not accept monument lines.
- l. Planning Commission Vice Chairman Brian Horwith questioned how far the water line is located from the proposed subdivision. Township Engineer Steve Gitch stated 480 feet, but the Township Solicitor stated that a one-lot subdivision hook-up to water is not required.
- m. Planning Commission Vice Chairman Brian Horwith suggested a letter from Whitehall Township stating no water hook-up is required on their end to avoid any future problems.

**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 December 20, 2011.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated December 21, 2011.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated December 2, 2011.
4. Developer shall address the Traffic Engineer's comments as set forth in his review letter dated December 6, 2011.
5. Deeds of Dedication shall be submitted to the Township.
6. A note shall be placed on the plan stating South Whitehall Township indicated a formal subdivision application was not necessary.

**Bruce Stettler motioned to table the plan until the proposed building and driveway can be added to the plan for reference, Brian Horwith seconded, all agreed.**

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## 2. North Whitehall Township Comprehensive Plan- Revisited

### ➤ Districts

- Planning Commission member Leonard Nuss stated the VC District was added and changes were made but changes were not made to the Zoning Map to match the Comprehensive Plan.
- Planning Commission Chairman Rich Celmer requested the Planning Commission members to compare the District List to the existing Zoning Map for the January Planning Commission meeting and possibly come up with changes for recommendations to the Board of Supervisors for 2012.
- Planning Commission Vice Chairman Brian Horwith questioned if a timetable can be set for the review of the Comprehensive Plan, so the Commission is not discussing the same items in October.
- Supervisor Jerry Joseph suggested breaking the discussion into sections to stay focused.
- Planning Commission Vice Chairman Brian Horwith suggested discussing districts in January, Route 309 area in February and the 145 area in March. Brian will not be able to attend the January meeting so he will email his comments and changes to the Commission members on the various districts.

## 3. Seminars- Joanne Guth

- Planning Commission member Joanne Guth recently attended a seminar concerning Commercial Corridors. After talking to several people, Joanne suggested North Whitehall Township should have a "Build Out Study". If the Township continues the way we are headed, our Comprehensive Map will be built out the way it is zoned.
- Township Engineer Steve Gitch stated a Build Out Study is possible.
- Township Solicitor Lisa Young stated some Build Out Studies were already completed in North Whitehall Township.
- Planning Commission member Joanne Guth also suggested viewing Growing Greener Conservation by Design website for the Planning Commission members to review. One of the suggestions in this proposal is to put all septic discharge from the development onto one large lot such as the open space area.
- Planning Commission member Leonard Nuss suggested North Whitehall Township's Zoning should be changed when sewage is available to higher density or change the lot size with public water and sewer.
- Planning Commission Vice Chairman Brian Horwith questioned if the cluster development concept has been reviewed, does anyone else use it. If not, maybe the Planning Commission should review it.
- A suggestion was made to make revisions to our ACT 537 Plan.
- Supervisor Jerry Joseph questioned where we want sewage collection services. We should be able to say what areas in North Whitehall Township we want public sewer.

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

- **Mark Hills, 5149 River Drive, Laurys Station**, stated Kernsville Road/Route 309 intersection should be improved, but like the other highways in the Township, what you see is what you get.
- **Planning Commission member Leonard Nuss** questioned the C/O Ordinance (2011-3) presented before the Planning Commission a few months ago, has this ordinance been past? Leonard suggested the Zoning Department should give the Planning Commission a letter explaining this Ordinance. Leonard stated he believes mixed uses are for towns not for North Whitehall Township. Leonard also questioned the sewage problems in the Ormrod area recently. Township Engineer Steve Gitch stated Whitehall-Coplay Authority was contacted and there were 2 manhole problems and 2 sump pumps discharging into the sewer line. Sump pump problems have been corrected but the manhole problems must still be corrected.

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

Meeting Adjourned: 9:25 pm.

Jane K. Kelly

Recording Secretary

Planning Administrator

North Whitehall Township