

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

**PLANNING COMMISSION MINUTES OF MAY 28, 2013**

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**Meeting** brought to order at 7:30 p.m., on Tuesday, May 28, 2013 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  
Supervisor Steve Pany  
Planning Administrator Jane Kelly

**Minutes** of the April 23, 2013 meeting were approved as presented.

**Cuadrado Subdivision**, Project # NWT-13-011, 3075 Grist Mill Road, PIN # 5468 4195 6396, 2 Lot Subdivision, SR Zone, 5.5447 acres, 90-Day Deadline starts 5/28/13, 90-Day Deadline 8/25/13. Larry Geiger; Beitler Land Surveying and Hoonani Cuadrado; home owner, presented the plan.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated May 22, 2013.
- b. Zoning Officer's review is contained in his letter dated May 23, 2013.
- c. Sewage Enforcement Officer's review is contained in his letter dated May 15, 2013.
- d. The proposed plan is a 2-lot subdivision along Grist Mill Road between Kernsville Road and Woodlea Road.
- e. The home owner has proposed to sell his current home and build a new home on Lot 2 once the subdivision is complete.
- f. Lot 2 will include the parcel on the west side of Grist Mill Road.
- g. The parcel on the west side of Grist Mill Road is not a buildable lot.
- h. The new lot is proposed to have on lot water and sewage.

**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 May 22, 2013.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated May 23, 2013.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated May 15, 2013.
4. Speed limit of 30mph shall be added to the plan along with the sight distance.
5. The new parcel on the east side of Grist Mill Road shall be identified as Lot 2 Parcel 1 and the parcel on the west side shall be identified as Lot 2 Parcel 2.
6. ROW shall be dedicated to the Township along Grist Mill Road, but a waiver shall be needed to request relief from roadway improvements along Grist Mill Road.

**Supervisor Steve Pany motioned to recommend Preliminary/Final approval, requesting a waiver for relief from the roadway improvements along Grist Mill Road, Brian Horwith seconded, all agreed.**

**Strawberry Farms Senior Living Conditional Use**, Project # NWT-13-012, 5077 Overlook Road, PIN # 5580 0891 0675, AR Zone, 22.67 acres. Attorney Richard Somach, Norris, McLaughlin & Marcus and Amit Mukherjee, Base Engineering presented the plan.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated May 22, 2013.
- b. Zoning Officer's review is contained in his letter dated May 23, 2013.
- c. Sewage Enforcement Officer's review is contained in his letter dated May 15, 2013.
- d. This is a proposed age restricted community.
- e. The entire 130 acres are proposed to be owned by the community but only this parcel is proposed to be developed. The other parcels will be farmed.
- f. 144 units are proposed with 174 parking spaces; one space per unit and extra spaces for visitors, caretaker and maintenance.
- g. The community is proposed to have NBMA water and onsite sewage collection and treatment system.
- h. The 5077 Overlook Road parcel has had 61 probes completed by the Township's Sewage Enforcement Officer and has a possible primary site for a sewage treatment system.
- i. 5120 Overlook Road has been suggested for a possible backup site for sewage treatment.
- j. 10ft wide walking trails have been proposed for bikes and walkers.
- k. Gazeboes, fountains and shelters have been proposed along the trail.
- l. A boulevard access is proposed off of Overlook Road into the community.
- m. A possible second access was suggested for emergency use only.
- n. The buildings are proposed to be 4 stories with elevators proposed in all buildings.
- o. Planning Commission members are not in agreement with the proposed amount of parking spaces.
- p. Planning Commission member Leonard Nuss suggested parking spaces in front of buildings 1 and 4. Leonard is also concerned with the sewage and suggested a small sewage plant.
- q. Planning Commission member Bill George inquired about the stub street off of Donna Drive; this street needs to be added to the plan and that this street could possibly be used as an emergency access.

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- r. Planning Commission Vice Chairman Brian Horwith suggested connector streets around the community center for easy access and for emergency access to the community center. Brian also questioned the height of the buildings. The buildings appear to be 4-stories, do the Township Fire Companies have equipment available to handle buildings this high. The applicant stated they will check with the local Fire Companies. Brian also questioned if the individuals would buy their own units and would there be a management company? Applicant stated, yes, the individuals would buy their units and the LLC would own the land and the common areas. There would be on-site management of the development.
  - s. Planning Commission member Bruce Stettler questioned if there is any reporting in Pennsylvania regarding this type of community? Township Solicitor Lisa Young stated only financially. Bruce questioned if there would be a homeowners association? The applicant stated yes, according to the Township Ordinance, the community would have a homeowners association. Bruce also questioned how the buildings were going to be constructed? The buildings are proposed to be concrete with a sprinkler system and ADA compatible. The developer proposes to build the community in phases.
  - t. Planning Commission member Joanne Guth suggested the use of commercial in the community to lessen the traffic leaving the community during the day. Joanne also suggested a community garden and possibly a bus stop.
  - u. Planning Commission Chairman Rich Celmer questioned Ordinance 2006-2 and the requirement for public water and sewage. Township Solicitor Lisa Young stated a variance would be needed for relief from the public water and sewage treatment.

Planning Commission has recommended the following conditions:

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- 3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated May 15, 2013.

**Comments from the Floor:**

**Mike Basta, 3924 Crestwood Dr, Schnecksville**, questioned how many parking spaces were under each building? Will the buildings have sprinkler systems? What costs were expected to build the community?

**Bill Boyer, 5040 Donna Dr, Laurys Station**, stated he has a problem with a 4-story building in his back yard in a mostly 2-story home residential neighborhood. He was also concerned with the sewage treatment & water usage and would the holidays bring more usage with guests visiting. He was concerned with the traffic numbers in and out of the community and the extra traffic on Clearview and Overlook Roads. Mr. Boyer was also concerned with the lack of a management company name, or a bill of sale shown to the Planning Commission. Mr. Boyer inquired where the building materials were coming from and if local craftsman were being hired.

**Joe Green, 5005 Donna Dr, Laurys Station**, questioned what AARC meant? (Active Adult Residential Community) Mr. Green questioned if healthcare would be offered. Mr. Green was concerned what a sewage treatment facility would place on the community. He was also concerned about the electricity; the Laurys area has lost power many times for many days during previous storms. All of the utilities are very poor in the Laurys area.

**Joel Newhard, 2969 Willow St, Coplay**, requested to see the plan. Mr. Newhard inquired if children would be allowed in the community.

**Ricky Harring, 5011 Steeple Chase Dr, Schnecksville**, inquired about back-up power.

**Andrea Green, 5005 Donna Dr, Laurys Station**, stated at the age of 55, they are very active and 1 car per household is not enough. Also the speed limit of 35mph on Clearview Rd is a joke and with the additional traffic of this community the speed limit and the conditions of Clearview Road should be reviewed.

The developer stated 16 parking spaces per building are proposed and yes the buildings are proposed to have sprinklers, but the cost estimate for building construction is currently undetermined. The only children allowed in the community would be as a guest for a one month period. Also this is not an Assisted Living Facility, so there would not be healthcare provided unless a resident brings someone in themselves.

**Bruce Stettler motioned to send a favorable approval to the Board of Supervisors for the concept ONLY of the Conditional Use of this parcel for an AARC, the plan as presented by representatives of the proposed AARC had no resemblance to the requirements for an AARC, as described in Ordinance 2006-2, Joanne Guth seconded, and a vote was taken.**

**Bruce Stettler, Joanne Guth and Bill George- Yes  
Leonard Nuss, Brian Horwith and Rich Celmer- No  
Supervisor Steve Pany- abstained**

**A tied vote was sent to the Board of Supervisors.**

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

Meeting Adjourned: 10:10pm

Jane K. Kelly

Recording Secretary

Planning Administrator

North Whitehall Township