NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS
NORTH WHITEHALL TOWNSHIP MUNICIPAL BUILDING
JUNE 4, 2018

Chairman Ronald J. Heintzelman called the meeting to order at 7:30 PM followed by the Pledge of Allegiance and a moment of silence. In attendance were Supervisors Mark Hills and Dennis Klusaritz, Attorney Lisa A. Young, Manager Jeff Bartlett and Secretary/Treasurer Brenda Norder.

APPROVAL OF PREVIOUS MINUTES

Upon motion by Mark Hills, seconded by Dennis Klusaritz, the minutes of the Board of Supervisors Meetings of May 7th, 2018 and the Bid Opening Minutes of May 29th, 2018 were approved. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

- On July 16, 2015 and August 3, 2015, public comments were made about the poor condition of a property incorrectly identified as 4916 Glenview St.; however the complaints should have been attributed to 4713 Mill Rd. The properties were erroneously confused due to the similarity in the owners' names.

ANNOUNCEMENTS

1. The Township Offices will be closed Wednesday, July 4th for the Independence Day holiday.

TREASURER'S REPORT

Upon motion by Mark Hills, seconded by Ronald J. Heintzelman, the May Treasurer's report and checks #13160-13237 were approved as presented. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

OLD BUSINESS:

PARKLAND HOLLOW MINOR RESUBDIVISION EXTENSION OF TIME

Upon motion by Mark Hills, seconded by Dennis Klusaritz, the Board accepted an extension of time, until August 8, 2018, in order for the Board to review the Plan of Parkland Hollow Minor Resubdivision. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

NEW BUSINESS:

DOLLAR GENERAL PRELIMINARY/FINAL REVISED

Pete Spisszak, Chris Sheaffer, and Ted Donald presented the Dollar General Plan to the Board. Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Plan was approved as a Preliminary/Final subject to the following conditions:

1. The Developer shall comply with all of the recommendations contained in the letter from the General Planning Engineer dated May 30, 2018.
2. The Developer shall comply with all of the recommended conditions imposed by the Board of Supervisors based upon the traffic study presented and reviewed by the General Planning Engineer from his letter dated May 21, 2018.
3. Developer shall comply with all of the recommendations contained in the letter from the Sewage Enforcement Officer dated April 18, 2018.
4. The Developer shall comply with all of the recommendations contained in the letter from the Zoning Officer dated April 19, 2018.
5. The Developer shall comply with all of the recommendations of the Planning Commission Meeting of April 24, 2018.
6. The Developer shall comply with all of the provisions contained in the Planning Administrator's checklist letter dated May 16, 2018.

Dollar General continued . . .

7. The Developer shall contribute $25,000.00 to the Traffic Impact Fund with a 5-year sunset provision. The money shall be returned to the developer if improvements are not made within a 5-year period following the issuance of a Certificate of Occupancy for this plan.
8. The Developer shall contribute to the Recreation Fund, an amount to be determined, in accordance with the fee schedule.
9. The Developer shall provide assurance of the structural integrity of Oakwood Lane to the satisfaction of the Township Engineer to include overlay if necessary to insure stability of roadway.
10. The Developer shall perform core samples of Oakwood Lane as deemed necessary by the Planning Engineer.
11. Oakwood Lane southbound shall be improved to 18 foot width and northbound shall be improved to 12 foot width, with all Right-Of-Way being dedicated.
12. Roadway improvements are subject to the 18-month Maintenance period
13 Parking lot lighting height shall not exceed 22 feet.
14. Land Development Improvements Agreement, Contribution Agreement, and O & M Agreement shall be executed.

Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Brian Horwith, NWT Planning Commission Chairman, inquired about the status of items that were concerns of the Planning Commission and recommended the Developer make a contribution towards future traffic improvements for that area.
- Leonard Nuss, Old Post Rd., Coplay, asked what happens if PA DOT decides they want traffic improvements because of the close proximity to Route 873 and will the holding pond have a fence around it.

DOLLAR GENERAL WAIVER/DEFERRAL REQUESTS

Pete Spisszak, Chris Sheaffer, and Ted Donald representing the Dollar General Plan requested the following waivers/deferrals:

1) The plan is viewed as a Final as well as a Preliminary Sect. 5.02.
2) Sect. 5.03, All of the following information and materials listed in this section are required parts of preliminary plans for any land development and any subdivision.
3) Sect. 10.06.K.3, to allow for 12 feet of travel lane on each side of Oakwood Lane and with 6 feet of shoulder along project side of Oakwood Lane for a total of 18 feet on project side.
4) Sect. 10.07-10.08, to defer the installation of curb & sidewalk along Oakwood Lane on project side.
5) Sect. 10.22.3, to waive easements, to allow for a minimum easement of 10 feet along the project frontage.
6) Appendix F Sect. 04.E, to allow for basin floor to be flat bottom to maximize the surface areas for infiltration.
7) Appendix F Sect. 04.F, to allow for 3:1 side slopes on Basin A and 4:1 side slopes on Basin B and to allow Basin A to be closer than 5 feet from property line.
8) Appendix F Sect. 04.N, to not require landscape screening or fencing on Basin B.

Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the waivers/deferrals were granted. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Lisa Creitz, Oakwood Circle, Schnecksville, inquired about a guarantee that all the water runoff would be taken care of and the status of the trees along her property.

RIDINGS AT PARKLAND LOT LINE ADJUSTMENT

Atty. Joe Piperato and Eng. Phil Malitsch representing the Ridings at Parkland Lot Line Adjustment presented the Plan to the Board. Upon motion by Mark Hills, seconded by Ronald J. Heintzelman, the Plan was approved subject to the following conditions:

1. The Developer shall comply with all of the recommendations contained in the letters from the General Planning Engineer dated April 20, 2018.
2. Developer shall comply with all of the recommendations contained in the letter from the Sewage Enforcement Officer dated April 18, 2018.
3. The Developer shall comply with all of the recommendations contained in the letter from the Zoning Officer dated April 18, 2018.
4. The Developer shall comply with all of the recommendations of the Planning Commission Meeting of April 24, 2018.
5. The Developer shall comply with all of the provisions contained in the Planning Secretary's checklist letter dated May 7, 2018.

Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

RIDINGS AT PARKLAND PRELIMINARY/FINAL

Atty. Joe Piperato initially stated that their presentation this evening was not waiving any previous vested rights under the approved plan and in accordance with the Permit Extension Act whereby the plan approvals stand until October 2019.

Atty. Joe Piperato and Eng. Phil Malitsch representing the Ridings at Parkland presented the Plan, which is based on the April 4, 2007 approved Plan of Eagle Ridge, to the Board. After much discussion about possible waivers, easements/agreements and conditions a motion was made by Mark Hills, seconded by Ronald J. Heintzelman, to table the Plan, with the condition that the Developer shall submit a detailed plan with proposed waivers and technical conditions, for review by the Township Engineer.

Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Brian Horwith, NWT Planning Commission Chairman, asked if the original approved plan contained the same waivers discussed tonight.
- Jeff Johnson, Hoffmansville Rd., Orefield, requested that future agendas be put on the website.
- Leonard Nuss, Old Post Rd., Coplay, inquired if the plan needed to be recorded in a certain time period.
- Bruce Stettler, Steeplechase Dr., Schnecksville, asked if there were any lot line adjustments made to the plan.

MANCHESTER PLACE RELEASE LETTER OF CREDIT

Upon motion by Mark Hills, seconded by Dennis Klusaritz, the Board accepted the written recommendation of the General Planning Engineer Bernie Telatovich, dated May 21, 2018, and authorized the release of the Letter of Credit for Manchester Place**.** Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

SWAGELOK ACCESSORY BUILDING LAND DEVELOPMENT EXTENSION OF TIME
Upon motion by Mark Hills, seconded by Ronald J. Heintzelman, the Board accepted an extension of time, until July 8, 2018, in order for the Board to review the Plan of Swagelok Accessory Building Land Development. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

AWARD PAVING BIDS
Upon motion by Mark Hills, seconded by Dennis Klusaritz, Asphalt Maintenance Solutions was awarded the following contracts at their low bid prices: **CRACK SEAL** $24,794.00, **BITUMINOUS SEAL COAT** $342,578.92, and **ULTRA THIN BONDED WEARING COURSE** $177,741.50.
Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

Upon motion by Mark Hills, seconded by Ronald J. Heintzelman, the contract for **MICROSURFACING** was awarded to Asphalt Paving Systems at their low bid of $183,842.44. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

WELL ISOLATION DISTANCE EXEMPTION & GROUNDWATER STUDY WAIVER REQUEST
Sewage Enforcement Officer, Scott Bieber submitted a letter dated May 31, 2018, to the Board, requesting a well isolation distance exemption and groundwater study waiver for Madeline Watkins-Mott, 3429 Route 309, be granted. Upon motion by Mark Hills, seconded by Dennis Klusaritz, the Board granted the well-sewage system isolation distance exemption and groundwater waiver request. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

WELL ISOLATION DISTANCE EXEMPTION & GROUNDWATER STUDY WAIVER REQUEST
Sewage Enforcement Officer, Scott Bieber submitted a letter dated May 31, 2018, to the Board, requesting a well isolation distance exemption and groundwater study waiver for Erik Bammer, 5529 Park Valley Rd., be granted. Upon motion by Mark Hills, seconded by Dennis Klusaritz, the Board granted the well-sewage system isolation distance exemption and groundwater waiver request. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

TOWNSHIP ENGINEER REQUEST
Bernard Telatovich, General Planning Engineer, requested a policy change of the Stormwater Ordinance as it relates to stormwater and grading projects. He suggested that the current policy of capturing 3 inches over 100% of the roof area be supplemented with an addition to the policy allowing for the capture of 90% of all impervious for 1 ½ inches of rainfall. Upon motion by Dennis Klusaritz, seconded by Mark Hills, the Board approved the policy change. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

MANAGER'S REPORT

MOTION

- Mr. Bartlett requested a waiver of the isolation distance between the septic bed and the infiltration pit on the property of Mark & Martha Schoemaker, 4717 Valley View Court, Schnecksville. Upon motion by Dennis Klusaritz, seconded by Mark Hills, the Board approved the waiver. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

MANAGER'S REPORT continued . . .

- Mr. Bartlett submitted a letter to the Board, for their review, outlining various scenarios of complaints related to parking of vehicles, trailers, RVs, trucks and dumpsters on township roads. The letter suggested possible changes that can be made to the Zoning Ordinance to remedy these problems.
- He also gave an update on various township projects.

SOLICITOR'S REPORT
Atty. Young announced that an Executive Session will be held on June 12 for the purpose of discussing a matter of litigation.

COMMENTS FROM THE FLOOR (Non-agenda items):

- Dave Yurasits, Manchester Pl., Slatington, reported on an on-going neighborhood dispute, parking of cars along other residents' yards and inappropriate flag poles.
- George Boreman, Manor Rd., Schnecksville, asked about the status of his complaint of the nuisance property adjacent to his property.
- Pat Carl, Shady Ln., Orefield, thanked the Board for the help with his water problem and requested that he and other residents be kept informed of any progress of the project. He also requested if the township has any millings that could be place on the Orefield Athletic Association's track to fill in potholes.

ADJOURNMENT Meeting adjourned at 10:02 PM.

Respectfully submitted,

Brenda Norder, Secretary/Treasurer