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

**PLANNING COMMISSION MINUTES OF SEPTEMBER 25, 2018**

**Meeting** brought to order, followed by the Pledge of Allegiance to the flag at 7:50 p.m., on September 25, 2018 by Leonard Nuss.

**Attendance:**

Secretary Leonard Nuss
Attorney Lisa Young
Township Engineer Bernie Telatovich
Supervisor Dennis Klusaritz
Richard Semmel
John Barto
Jeff Johnson
Planning Clerk Jane Kelly

Also in attendance was Township Manager Jeff Bartlett

**Minutes** of the August 28, 2018 meeting were approved as presented.

1. **Fairland Farms III** – Major Subdivision, NWT-607093, PIN 5560 8179 4318 & 556081922816, 5100 Pine Street & 5062 Pine Street, AR Zone, 20.886 Acres, 24 lots, 90-Day Deadline starts 8/28/18, 90-Deadline 11/25/18. The plan was presented by Lehigh Engineering, Lew Rauch.

a. Benchmark Engineers have reviewed the plan and offered their comments and recommendations in a letter dated September 21, 2018.
b. Zoning Officer's review is contained in his letter dated September 21, 2018.
c. Sewage Enforcement Officer's review is contained in his letter dated September 20, 2018.
d. This is a proposed 24 lot subdivision with accesses off Pine St and Stallion Dr.
e. Fairland Farms III is proposed to have public water with NBMA and public sewer with the private Fairland Farms sewer plant.
f. Sewer capacity must be verified and a letter provided.
g. The tree line on the rear property line shall be preserved as much as possible to remain as a buffer.
h. The adjoining property owners shall be shown on the plan.
i. Many discussions were held regarding the roadway improvements along Pine St. There was no final decision made on this subject other than to leave this decision up to the Board of Supervisors.
j. Many discussions were also held on a possible Traffic Impact Study, a decision could not be made on this subject either, other than to leave this decision up to the Board of Supervisors.
k. An unnamed gentleman from the floor questioned at what point does the traffic at Bellview Rd and Old Post Rd become an issue? He believes there have been several accidents at this intersection and the traffic is horrendous in the morning.
l. A detention basin is proposed to be on lot 24 and there is to be a 24" pipe to direct water out of this basin to Fells Creek. Fencing shall be needed around this basin.
m. Several discussions regarding sidewalks, curbs and street lights, most Planning Commission members were in favor of the street lights, but they were not in favor of the sidewalks and curbs. They were in favor of keeping with the consistency of the rest of Fairland Farms I & II, which does not have sidewalks or curbs, but no decision was made on this subject.
n. Additional stormwater information shall be submitted to the Township for review.
o. **Planning Commission member Jeff Johnson** stated fire hydrants need to be every 600ft. He also requested emergency service address sign be place on every lamp post for emergency vehicles. He suggested this be added as a deed restriction.
p. **Lisa Mikitka, 5035 Elmhurst Dr, Schnecksville**, questioned if a decision was made regarding a traffic impact study for Old Post Rd & Bellview Rd? This decision was left up to the Board of Supervisors.
q. **Jean Hoopes, 5043 Elmhurst Dr, Schnecksville**, questioned covenants and deed restrictions, are there time lines on these? Township Solicitor Lisa Young stated they do not expire, they follow the land.
r. **Michael Gillette, 5050 Pine St, Schnecksville**, questioned when Pine St. is widened, will it be widen in front of his property also? No, only in front of the proposed project.
s. **Supervisor Dennis Klusaritz** questioned the 24" pipe along Pine St, if the Gross property on the east side of Pine St is developed, would they be able to hook into the same pipe?
t. **Tim Beckel, 5115 Elmhurst Dr, Schnecksville,** stated he would like to see the neighborhood stay consistent, no curbs, sidewalks or street lights. Fairland Farms maintains their properties and has a neighborhood watch, this is a nice community.

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 September 21, 2018.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated September 21, 2018.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated September 20, 2018.

**John Barto made a motion to Table the plan, Jeff Johnson seconded the motion, all others agreed.**

---

John Barto motioned to adjourn, Richard Semmel seconded, all others agreed

Meeting Adjourned: 9:30pm.

Jane K. Kelly
Recording Secretary
Planning Secretary
North Whitehall Township