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

PLANNING COMMISSION MINUTES OF DECEMBER 19, 2019

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Thursday, December 19, 2019 by Chairman Brian Horwith

Attendance:

Chairman Brian Horwith
Vice Chairman Bruce Stettler
Secretary Leonard Nuss
Attorney Lisa Young
Township Engineer Steve Gitch
Richard Semmel
Robert Korp
Jeff Johnson
Planning Secretary Jane Kelly

Also in attendance were Township Manager Chris Gargas and Township Zoning Officer Jim Campana

Minutes of the November 26 & December 4, 2019 meeting were approved as presented. Motion made by Jeff Johnson, seconded by Robert Korp, all others agreed.

1. **Allied Utility Services WWTP Sewage Planning Module,** NWT-19-026, 5469 2678 6910, 4124 Schneck Road, VR Zone, 1.29 Acres, Recommendation needed Planning Commission Meeting in January. Jim Wilson presented the module.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated December 16, 2019.
b. Sewage Enforcement Officer's review is contained in his letter dated December 13, 2019.
c. Mr. Wilson was looking for completion and signature on component 4A of the Sewage Facilities Planning Module.
d. The Planning Module if permitted will give Allied Utilities capacity for 120,000 gdp for future connections.
e. **Planning Commission member Leonard Nuss** questioned if there was proof that the plant could hold 120,000gpd? Also he asked how many houses were in the new development Ridings at Parkland and how many gpd? Mr. Wilson stated 31 or 32 house per planned for this development and DEP stated 14,000gpd.
f. **Planning Commission member Jeff Johnson** asked what shape the current tanks were in. Mr. Wilson stated, old and fixed.
g. **Planning Commission member Robert Korp** asked if this plant was in the Act 537 plan and where is the plant located? Mr. Wilson stated, yes it is in the plan and the plant is located at Schneck and Spruce in Schnecksville.
h. **Planning Commission member Richard Semmel** questioned why they didn't ask for 120,000gpd when they went for their third party review. Mr. Wilson stated they did, but it was delayed.
i. **Eugene Wolfgang, 3426 Faye Dr, Orefield**, questioned if when the service is extended along Route 873, will the properties be required to hook up? Mr. Wilson stated no.

Bruce Stettler motioned to have the Planning Administrator complete and sign the Planning Module Component 4A, Robert Korp second the motion, Jeff Johnson abstained, all others agreed.

2. **Jordan Creek Greenways Subdivision,** NWT-19-024, 5468 0069 2065, 3190 Jordan Road, AR Zone, 2.5637 Acres, 90-Day Deadline starts 11/26/19 90-Deadline 2/23/20.Engineer Amit Mukherjee and Chris Stoller; Wild Lands Conservatory presented the plan.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated December 16, 2019.
b. Zoning Officer's review is contained in his letter dated December 12, 2019.
c. Sewage Enforcement Officer's review is contained in his letter dated December 13, 2019.
d. The proposed plan is a non-building lot (originally in Covered Bridge Estates) for walking trails for the county.
e. Planning Commission member Robert Korp was concerned with the walking trail along the road for safety resaons.

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 16, 2019.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated December 12, 2019.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated December 13, 2019.

Robert Korp motioned to send a favorable recommendation to the Board of Supervisors, Richard Semmel second the motion, all others agreed.

- **Any other items that may be discussed at the discretion of the Planning Commission**

Dates the 2020 Planning Commission meetings were set, all meetings besides the December 2020 will be the fourth Tuesday of the month, December meeting will be held on Thursday, 12/17/20.

Jeff Johnson motioned to adjourn, Leonard Nuss seconded, all others agreed

Meeting Adjourned: 8:20pm
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township