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

PLANNING COMMISSION MINUTES OF OCTOBER 22, 2019

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, October 22, 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
Supervisor Dennis Klusaritz
Planning Secretary Jane Kelly

Also in attendance was Township Zoning Officer Jim Campana.

Minutes of the September 24, 2019 meeting were approved as presented. Motion made by Richard Semmel, seconded by Jeff Johnson, all others agreed.

1. **Kedl Minor Subdivision - Preliminary**, Project # NWT-19-020, 1215 Clearview Road & 4925 Egypt Road, PIN # 5580 4881 3147 & 5580 5861 9409, AR Zone, 16.82 acres. 90-Day Deadline starts 9/24/19 90-Deadline 12/22/19. Ed Schlaner; Martin Schuler Co and Frank & Richard Kedl presented the plan.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated October 17, 2019.
b. Zoning Officer's review is contained in his letter dated October 7, 2019.
c. Sewage Enforcement Officer's review is contained in his letter dated October 18, 2019.
d. The proposed plan will subdivide the property into 2 lots. The existing farm house will remain on lot 2 and the barn will remain on lot 1 along with the land to continue to be farmed.
e. There is currently a shed on the plan that was removed from the proposed lot 2. This shed will be removed from the plan,
f. **Supervisor Dennis Klusaritz** questioned the access to the farmland, Lot 1? The property owner stated the access was from Egypt Road and is a grass access not a formal driveway.
g. **The Applicant submitted a written request to be viewed as Preliminary/Final**

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 October 17, 2019.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated October 7, 2019.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated October 18, 2019.
4. Drainage and utility easement shall be 20 feet along the perimeter of the property other than the area involving the house and barn. The easement for these areas shall be up to both the house and barn.
5. Lot 1 shall be labeled on the plan as a non-building lot.

Robert Korp motioned to send a favorable recommendation for the Subdivision, including the waiver to be viewed as Preliminary/Final to the Board of Supervisors for Preliminary/Final approval, seconded by Dennis Klusaritz, all others agreed.

2. **Timberidge Luxury Apartments**, Land Development – Preliminary Project # NWT-19-022, 2376 Levans Road, PIN # 5479 9711 8768, C Zone, 7.5879 acres. 90-Day Deadline starts 9/24/19 90-Deadline 12/22/19. Plan was presented by Engineer Lew Rauch, Attorney Erich Schock and Developer/Property Owner Lee Goldstein.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated October 16, 2019.
b. Zoning Officer's review is contained in his letter dated October 16, 2019.
c. Sewage Enforcement Officer's review is contained in his letter dated October 18, 2019.
d. 84 Age fifty-five and over units are proposed, 6 apartment buildings with 14 units in each building.
e. Sewage planning module needs to be sent to and approved by DEP.
f. Road “K” will be constructed on the adjacent parcel according to Township road specifications. The adjacent parcel is owned by GoldCo Partners, whose principal is also Mr. Goldstein.
g. The internal roads for this proposed development would be maintained by the property owner.
h. The public sewer line is proposed to be extended out to Levans Road.
i. Sidewalk details and benches shall be added to the plan.
j. The developer is proposing to add sidewalks to the adjoining property once it is developed.
k. All first floors are proposed to have garages. Each building will have an elevators.
l. The building designs are proposed to meet with the Timberidge design and have flat roofs.

m. **Supervisor Dennis Klusaritz** questioned the names of the internal streets and if there was any thought extending the walkways to local stores. Mr. Goldstein stated he hasn't thought of the street names yet and as for the walkway connection, not yet but maybe with the adjoining property development.

n. **Planning Commission Vice Chairman** Bruce Stettler questioned a Club House? It was stated there is no clubhouse with this development.
Planning Commission member Robert Korp questioned what makes this a Luxury Apartment? He also questioned sidewalks along Levans Road, according to the Township Ordinance sidewalks are needed along collector roads with new developments. The developer stated the amenities make these apartments luxury. Sidewalks along Levans will be reviewed by the Applicant
Planning Commission member Jeff Johnson questioned the length of Road "D" and the need of Knoxboxes for emergency services? Since Road "D" is 160' according the Fire Code, it will need a 120' hammerhead, 60' on each side or a 96' cul-de-sac. The developer will review the information received regarding Road "D" and he proposed to have Knoxboxes at each building.

o. **Planning Commission member Richard Semmel** questioned outside lighting for the streets? The developer stated the lights will be LED and will be placed on the building to reflect onto the streets and fire hydrants.

p. **Planning Commission Chairman Brian Horwith** suggested the sidewalk extending to Road K be continued on the southern side of Road K, easterly toward Timberidge's residential area, stopping near the property line, and painting a designated walkway across Road K to connect with the existing sidewalk coming off Black Forest Drive on the northern side of Road K. He also questioned if there are any similar developments in the Lehigh Valley for the Planning Commission members to view. He also asked if there will be a management office on site, and parking for guests. Developer stated a similar development has gone in along Cetronia Road, in South Whitehall, there will be an onsite management office in one of the extra garages and each unit will have garage parking, parking in there driveway and there will be 20 additional spaces for guests on the property.

q. **Eugene Wolfgang, 3426 Faye Dr, Orefield,** questioned if boats and campers will be allowed in the development? It was stated there will be no boats or campers allowed to be parked in the proposed development.

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 October 16, 2019.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated October 16, 2019.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated October 18, 2019.

Robert Korp motioned to send a favorable recommendation for the Land Development - Preliminary to the Board of Supervisors adding sidewalks along Levans Road, Jeff Johnson seconded the motion, Leonard Nuss abstained, all others agreed.

3. **Kornfeind Realty Apartments-** Land Development- Preliminary, NWT-19-019, PIN 5479 9787 7431, 2228 Old Post Rd, C Zone, 1.9 Acres, 4500 sqft bldg., 90-Day Deadline starts 10/22/19 90-Deadline 1/19/20. Plan was presented by engineer Steve Pany.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated October 16, 2019.
b. Zoning Officer's review is contained in his letter dated October 15, 2019.
c. Sewage Enforcement Officer's review is contained in his letter dated October 18, 2019.
d. The Planning Commission has suggested that, under the Ordinance, the size of the parcel is insufficient to add apartments. Mr. Pany explained the difference between minimum tract area and the minimum lot area. The tract area is 2.05 which, in Mr. Pany's interpretation, is sufficient for development of apartments.
e. In the Commercial district, two uses on one lot is allowed.
f. Revised plans will be resubmitted with a two story apartment building and open at grade parking.
g. Traffic information will be included with the resubmission.

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 October 16, 2019.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated October 15, 2019.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated October 18, 2019.
4. The legal ROW shall be added to the plan.

Richard Semmel motioned to table the plan, Jeff Johnson seconded the motion, all others agreed.

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

Township Solicitor Lisa Young advised the Planning Commission members of a time extension needed for Strawberry Acres Sewage Planning Module. Robert Korp motioned to grant the extension to 12/15/19, Leonard Nuss seconded the motion, all others agreed.
Chris Talianek, 4644 Hillside Road, Coplay, questioned the sewage line extension, could it extend to Route 329/Old Post? It was stated this extension could not be required of the Timberidge Luxury apartment development, and further the costs of such extension would likely make it not feasible for any other applicants.
Amy Long, 3225 Fairland Drive, Schnecksville, is a member of the North Whitehall Township Recreation Board, she is concerned with Neffs Pool and the demo of the swimming pool. She wanted to know if the Planning Commission was the correct board to speak to regarding planning the demo and development of this park. **Planning Commission Chairman Brian Horwith** advised Ms. Long that matters of township owned property and recreation are not the purview of the Planning Commission and suggested she speak to the Board of Supervisors with her concerns regarding Neffs Pool.
Planning Commission member Richard Semmel advised the commission members that Parkland School District Transportation would like to be advised when a new development is approved in North Whitehall Township, noting the School District's appearance at a recent Board of Supervisors meeting. The school district would like this information to be able to arrange new bus stops.

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

Meeting Adjourned: 9:30pm
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township