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

PLANNING COMMISSION MINUTES OF JULY 23, 2019

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, July 23, 2019 by Chairman Brian Horwith

Attendance:

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

Also in attendance were Township Zoning Officer Jim Campana and Planning Commission Alternate Roderick Lowe.

Minutes of the June 25, 2019 meeting were approved as presented. Motion made by John Barto, seconded by, Robert Korp, all others agreed.

1. **Geraldine Horwith Grandchildren Trust Subdivision**- Preliminary/Final, NWT-19-011, PIN 5479 6636 8803, 2801 Hillcrest Drive East, AR Zone, 73.5164 Acres, 2 lot subdivision, Waiver request for Preliminary/Final approval, 90-Day Deadline starts 6/25/19, 90-Deadline 9/21/19. Lew Rauch; Lehigh Engineering and Laura & Regina Grim, representing the property owners, presented the plan.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated July 19, 2019.
b. Zoning Officer's review is contained in his letter dated July 11, 2019.
c. Sewage Enforcement Officer's review is contained in his letter dated July 22, 2019.
d. There were several discussion on access to the residue lot, including easement vs dedication to the Township.
e. A 50’ easement along Hillcrest Drive between the two Horwith properties leading to the residue lot was agreed by the applicant.

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 July 19, 2019.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated July 11, 2019.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated July 22, 2019.
4. The plan shall show the 50’ easement between the two Horwith lots giving access to the residue lot.

John Barto motioned to send a favorable recommendation to the Board of Supervisors for the Preliminary/Final Plan, including the 50’easement, Jeff Johnson seconded the motion, Brian Horwith abstained, all others agreed.

2. **Earl Nuss Estate Subdivision-** Preliminary/Final, NWT-19-012, PIN 5479 3689 1565, 2632 Old Post Road, C Zone & AR Zone, 16.7982 Acres, 4 Lot Subdivision, Waiver request for Preliminary/Final approval, 90-Day Deadline starts 6/25/19, 90-Deadline 9/21/19. Lew Rauch; Lehigh Engineering and Donald & Marlene Steffy; property owners presented the plan.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated July 19, 2019.
b. Zoning Officer's review is contained in his letter dated July 11, 2019.
c. Sewage Enforcement Officer's review is contained in his letter dated July 22, 2019.
d. The developer will supply the Township with the “will serve” letters from NBMA for lots 1 &3.
e. The planning module in be processed by the Township SEO.
f. Currently no development is proposed for lot 4. Whenever this lot is developed, a Highway Occupancy Permit will be required.
g. The developer has offered to dedicate to the Township the rightaway in the two “finger” access points onto Mauch Chuck Road.
h. Historical info has been added to the plan.

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2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated July 11, 2019.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated July 22, 2019.

Jeff Johnson motioned to send a favorable recommendation to the Board of Supervisors for the Preliminary/Final plan, including the deferral of SALDO Section 503.E.7, 503.G.8-14, 19, 20 10.06A.7 Richard Semmel seconded, Leonard Nuss abstained, all others agreed.

3. North Valley Trade Center Lot Line Consolidation- Preliminary, NWT-19-009, PIN's 5468 6957 5278, 5469 6002 2545, 5469 5219 2289, 5469 6073 7894, 5469 5271 7365 & 5469 6164 0028, between Locust Drive & Park View Drive, east of Independence Drive, LI-B Zone, 106.9 Acres, 6 Lot Consolidation, 90-Day Deadline starts 7/23/19 90-Deadline 10/20/19.

4. North Valley Trade Center Land Development- Preliminary, NWT-19-010, PIN's 5468 6957 5278, 5469 6002 2545, 5469 5219 2289, 5469 6073 7894, 5469 5271 7365 & 5469 6164 0028, between Locust Drive & Park View Drive, east of Independence Drive, LI-B Zone, 106.9 Acres, 1,325,116 sqft Building, 90-Day Deadline starts 7/23/19 90-Deadline 10/20/19.

Both proposed projects (Lot Consolidation & Land Development) were presented by James Snyder; Snyder, Secary & Associates and George Laigaie & Matthew Nuss; Trammell Crow Company.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated July 22, 2019.
b. Zoning Officer's review is contained in his letter dated July 22, 2019.
c. Sewage Enforcement Officer's review is contained in his letter dated July 22, 2019.
d. The applicant's representatives provided an overview and discussion of the proposed development.
e. The proposed project is for 2 warehouses over 1.3 million dollars, approximately 811,000 sqft and 514,000 sqft with cross docks.
f. There is proposed to be trailer storage at these warehouses.
g. Access to the proposed project will be from Independence Drive and a currently unnamed road for the tractor trailers. Passenger cars may use Parkview Road, but this road will be restricted to vehicles only not tractor trailers.
h. Several stormwater basins are proposed on site.
i. Currently there are several wetlands on site which will be filled in accordance with DEP.
j. Sewage capacity has been secured through LCA at 6000 gallons per day with DEP approval. The Township will need a copy of this approval letter.
k. All landscaping, lighting and parking shall be according to North Whitehall Township Ordinance.
l. The warehouses are proposed to be used 24/7 with 2 ½ shifts.
m. Lot Consolidation plan is proposed take 6 parcels and consolidate them into 1 parcel.
n. Both parcels shall have road frontage with the same success road and the property line down the center of the road.
o. It is proposed to add an emergency access to Locust Drive.
p. The developer has completed a traffic study to the following intersections: Parkview/Spring Hill, Independence/ Pennsylvania, Pennsylvania/Route 309 & Independence/Levans.
q. There were several discussions about increasing the traffic study further south on Routh 309. Developer stated this area was not part of their scope of study.
r. The members of the PC had numerous questions and comments regarding access to the site, directing/limiting truck traffic, grading and site appearance.
s. The AC units are proposed to be on the roof and might be seen from the north side.
t. Depending on the building tenants, fencing might be installed in different areas on site.
u. The detention basin is proposed to have 3:1 slopes and will be fenced.
v. The tractor trailers will not be fueled or maintained onsite.
w. Planning Commission member John Barto questioned if the Lot Consolidation and Land Development plans will move together through planning and the Board of Supervisors. Matthew Nuss stated the Land Development plan needs final approval for the properties to close on the sales which would in turn complete the Lot Consolidation.
x. Planning Commission member Robert Korp requested every member of the Planning Commission receives a copy of the Traffic Study. Robert had several questions stated as follows: He suggested a traffic study be completed 7am to 9am traveling Route 309 south; The drainage easement and the retaining wall, how do they work together; Maintenance & inspection on stormwater, will this be submitted during or after construction; He also suggested a record of street sweeping should be forwarded to the Township.
y. Planning Commission member Richard Semmel agreed with all of Robert's concerns. He was also concerned with traffic and security. North Whitehall Township does not have local police.
z. Planning Commission member Leonard Nuss suggested a traffic light at Levans/Independence due to the increased traffic.
aa. Planning Commission member Roderick Lowe questioned if the proposed building were environmental green? Matthew stated the last one that was built was and they try to include LEED in as many buildings as they can.
bb. Planning Commission Vice Chairman Bruce Stettler still had concerns for Parkview Drive and trucks trying to access this road. Matthew stated the plan will be revised for this access to only be wide enough for a fire truck.

Lot Consolidation- John Barto motioned to send a favorable recommendation to the Board of Supervisors, Leonard Nuss second the motion, Jeff Johnson abstained, all others agreed.

Land Development- John Barto motioned to table the plan, Bruce Stettler second the motion, Jeff Johnson abstained, all others agreed.

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

Planning Commission Chairman Brian Horwith questioned the search for a Township Manager. Township Solicitor Lisa Young replied the search is oncoming and applications will be accepted until August 12 at noon.

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

Meeting Adjourned: 9:50pm.
Jane K. Kelly
Recording Secretary
Planning Secretary
North Whitehall Township