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

PLANNING COMMISSION MINUTES OF SEPTEMBER 24, 2019

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, September 24, 2019 by Chairman Brian Horwith

Attendance:

Chairman Brian Horwith
Secretary Leonard Nuss
Attorney Lisa Young
Township Engineer Steve Gitch
Supervisor Dennis Klusaritz
Planning Secretary Jane Kelly
Richard Semmel
Robert Korp
John Barto
Jeff Johnson
Christopher Moughan

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

Minutes of the August 27, 2019 meeting were approved as presented. Motion made by John Barto, seconded by, Leonard Nuss, all others agreed.

1. **Kornfeind Realty Apartments-** Land Development- Preliminary, NWT-19-019, PIN 5479 9787 7431, 2228 Old Post Rd, C Zone, 1.9 Acres, 3300 sqft bldg., Waiver request Preliminary/Final & to reduced mapping limits to 50 ft beyond the site, 90-Day Deadline starts 8/27/19 90-Deadline 11/24/19. Engineer Steve Pany presented the plan.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated September 19, 2019.
b. Zoning Officer's review is contained in his letter dated September 19, 2019.
c. Sewage Enforcement Officer's review is contained in his letter dated September 12, 2019.
d. The current plan on the agenda has 10 1-bedroom units
e. The developer and his engineer were considering the apartment building as the primary structure with 50ft side yard setbacks. The Township does not consider the proposed apartment building the primary structure.
f. The developer will be resubmitting a revised plan with 8-2 bedroom units. The location of the apartment building will also be revised.
g. The developer has an existing HOP from Penn Dot for each of their front driveways. It was commented that with the change of use to residential apartments that PennDOT may require an update to the HOP
h. The developer has existing stormwater capacity from Timberidge.
i. Many of the Planning Commission members had zoning and other concerns with the current plans and would hold their comments until they have time to review the revised plans.
j. **Planning Commission member Jeff Johnson** questioned fire sprinklers? Jeff also suggested the radius be check for the fire trucks. Mr. Pany stated since each apartments would have firewalls between them, fire sprinklers were not needed per the fire code.
k. **Planning Commission member Robert Korp** questioned two principle uses on the same parcel; the parcel is only 1.9 acres, not the required 2 acres; and Penn Dot should review the change of use from a storage unit to apartments.

John Barto motioned to table the plan and the waiver request, Jeff Johnson seconded the motion, all others agreed.

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

Planning Commission member Richard Semmel questioned the new Farm Land Preservation Act which was passed at the last election. He asked if the Township could put something into Zoning to limit the size of commercial buildings for the future. There were several discussions on this matter, noting imposing this type of limitation may be difficult and contrary to the Commonwealth's municipal codes.

John Barto motioned to adjourn, Jeff Johnson seconded, all others agreed

Meeting Adjourned: 8:15pm.
Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township