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

PLANNING COMMISSION MINUTES OF JUNE 25, 2019

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, June 25, 2019 by Chairman Brian Horwith

Attendance:

Chairman Brian Horwith	Richard Semmel
Vice Chairman Bruce Stettler	Jeff Johnson
Secretary Leonard Nuss	Christopher Moughan
Attorney Lisa Young	Supervisor Dennis Klusaritz
Township Engineer Bernie Telatovich	Planning Clerk Jane Kelly

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

Minutes of the May 28, 2019 meeting were approved as presented. Motion made by Christopher Moughan, seconded by, Jeff Johnson, all others agreed.

1. **Fairland Farms III** – Final, 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 5/28/19, 90-Deadline 8/25/19. Lew Rauch; Lehigh Engineering presented the plan.

a. Benchmark Engineers have reviewed the plan and offered their comments and recommendations in a letter dated June 21, 2019.
b. Zoning Officer's review is contained in his letter dated June 19, 2019.
c. Sewage Enforcement Officer's review is contained in his letter dated June 21, 2019
d. The Board of Supervisors granted a waiver for the street lights, granted a deferral for sidewalks and curbing and granted a partial waiver for easements at the January 7, 2019 Board of Supervisor board meeting during the preliminary approval process . The applicant will offer a blanket easement to the Township.
e. More roadway details are needed on the plan for storm water and waterline cross sections
f. There were various discussions on water runoff, swales and detention basins.
g. Set back lines need to be verified and added to the plan for lots 3, 4, 5 and 6.
h. Slope calculations need to be added to the plan.
i. A traffic study has been completed and the information is now being complied. Once this is done, the traffic study report shall be submitted to the Township for review.
j. A detour plan shall be needed for the construction process.
k. Ownership list and maintenance list shall be provided on the plan.
l. The detention pond slope is proposed to be 5:1, with grass that will be able to be mowed, and a split rail fence w/ wire will be around the pond. This pond is proposed to be maintained by the property owner of the lot it is on.
m. **Planning Commission member Jeff Johnson** questioned the number of fire hydrants and the distance between them. Per the fire code, fire hydrants need a distance of 600 ft apart. The applicant commented the local fire chief approved the fire hydrant locations, however the applicant agreed to contact the local fire chief to confirm.
n. **Planning Commission member Leonard Nuss** would still like to see street lights at the fire hydrants and the corner of Pine Street and Stallion Drive.
o. **Planning Commission Chairman Brian Horwith** questioned the pole lights, will every home be required to have one and will they work?
p. **Planning Commission member Chris Moughan** questioned the waste water capacity? The applicant stated a permit will be submitted to DEP.
q. **Supervisor Dennis Klusaritz** suggested the new property owners should be listed on the plan for the previously owned George property. Supervisor Klusaritz also questioned the note regarding the maintenance of the pond?
r. **Planning Commission Vice Chairman Bruce** Stettler suggested the split rail fence should be pressure treated wood, as this will last longer
s. **Lisa Mikitka, 5053 Elmhurst Drive**, questioned the traffic study, she is looking for information on Bellview/Old Post, Fairland/Old Post and Pine/Bellview? .Applicant stated the information is being complied and will be submitted to the Township for review.

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 June 21, 2019.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated June 19, 2019.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated June 21, 2019.
4. The Traffic Study shall be submitted to the Township.
5. The resubmitted plans shall show detention pond fence details, roadway sanitary sewer and storm water details, and hydrant details.

Jeff Johnson motioned to table the plan, Brian Horwith second the motion, all others agreed.

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

Planning Commission Chairman Brian Horwith commented if the Planning Commission should continue to review areas of the township and make recommendations to the Board of Supervisors to align Zoning Districts with the 2009 Comprehensive Plan, as was recently completed and approved by the Board of Supervisors on the Route 309 and Kernsville road sections. Planning Commission member Jeff Johnson suggested the commission wait until after the Township appoints a new Township Manager for the review to continue.
Supervisor Klusaritz suggested the Planning Commission seek additional public input if the review is continued. There were various discussions on whether more changes were needed and a general agreement that public workshops would be helpful and could be scheduled.
Chris Talianek, 4644 Hillside Rd, stated he campaigned for the Farmland Reservation on the ballot this spring and people were not aware of the previous zoning changes and thought a workshop would be a great idea to make people aware.

Richard Semmel motioned to adjourn, Jeff Johnson seconded, all others agreed

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