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

PLANNING COMMISSION MINUTES OF FEBRUARY 26, 2019

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, February 26, 2019 by Secretary Leonard Nuss.

Attendance:

Secretary Leonard Nuss	Richard Semmel
Attorney Lisa Young	Robert Korp
Township Engineer Bernie Telatovich	John Barto
Supervisor Dennis Klusaritz	Jeff Johnson
Planning Secretary Jane Kelly	Christopher Moughan

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

Minutes of the January 22, 2019 meeting were approved with the following addition—#1, g- Supervisor Klusaritz also suggested the access lane should be labeled for safety reasons on the recorded plan. Motion made by John Barto, seconded by Robert Korp, all others agreed

1. **Binny Mart -** Preliminary/Final, NWT-607105, Lot Line Adjustment/Consolidation, PIN #'s 5479 2793 1793 & 5479 2792 9917, 4481 Mauch Chunk Rd & 4473 Mauch Chunk Rd, C Zone, 31,004 sqft, 90-Day Deadline starts 2/26/19, 90-Day Deadline 5/26/19. Engineers Steve Pany & Brian Wiedaw; Pany & Lentz, property owner Kalpesh Patel.

a. Benchmark Engineers have reviewed the plan and offered their comments and recommendations in a letter dated February 12, 2019.
b. Zoning Officer's review is contained in his letter dated February 14, 2019.
c. Sewage Enforcement Officer's review is contained in his letter dated February 19, 2019.
d. Several discussions on the shared alleyway. The alleyway to the south of the proposed project is shown on their deed but not on any subdivision plans. This alley provides access to 3 parcels and 4473 Mauch Chunk Road has done the maintenance to the alleyway.

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 February 12, 2019.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated February 14, 2019.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated February 19, 2019.
4. The deed sources to the alleyway shall be noted on the recorded plan.
5. Front yard setbacks for both Balliet Street and Mauch Chunk Road shall be labeled on the recorded plan.

Richard Semmel motioned to send a favorable recommendation to the Board of Supervisors for Preliminary/Final approval, Jeff Johnson seconded, all others agreed.

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

  - Several discussions were heard regarding possible warehouses in North Whitehall Township, rezoning and are there any parcels the Planning Commission should be concerned about? Maybe the residents should be asked if they want to see a mega warehouse in their Township.
  - Some members believe warehouses would help the community, less children in the schools but more tax dollars paid.
  - Planning Commission member Robert Korp did a comparison using Independence Drive data and Mauch Chunk Rd & Cedar Crest Blvd, if rezoned and used for warehouses, the Township would lose money.
  - Supervisor Dennis Klusaritz mentioned an ordinance other Townships are considering adopting, "dock door", charging per door for warehouses.
  - Township Manager Jeff Bartlett informed the Planning Commission of a topic the Board of Supervisors have been discussing regarding the Farmland Preservation Ballot question and would the rezoning and farmland preservation be counterproductive?

Jeff Johnson motioned to adjourn, Rod Lowe seconded, all others agreed

Meeting Adjourned: 8:10PM
Jane K. Kelly
Recording Secretary
Planning Secretary
North Whitehall Township