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

PLANNING COMMISSION MINUTES OF MARCH 26, 2019

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, March 26, 2019 by Chairman Brian Horwith

Attendance:

Chairman Brian Horwith
Vice Chairman Bruce Stettler
Secretary Leonard Nuss
Attorney Lisa Young
Benchmark Engineer Peter Terry
Supervisor Dennis Klusaritz
Richard Semmel
Robert Korp
John Barto
Christopher Moughan
Planning Clerk Jane Kelly

Also in attendance were Township Manager Jeff Bartlett, Township and Zoning Officer Jim Campana.

Minutes of the, February 26, 2019 meeting were approved as presented. Motion made by Christopher Moughan, seconded by Richard Semmel, all others agreed.

1. **Rayan Estates** – Preliminary, NWT-607088, PIN 5580 6602 1498, 4733 Egypt Rd, AR Zone, 7.15 Acres, 2 lot subdivision, 90-Day Deadline starts 2/26/19, 90-Deadline 5/25/19. The plan was presented by Engineer Kevin Fruck.

a. Benchmark Engineers have reviewed the plan and offered their comments and recommendations in a letter dated March 15, 2019.
b. Zoning Officer's review is contained in his letter dated March 13, 2019.
c. Sewage Enforcement Officer's review is contained in his letter dated March 20, 2019.
d. This plan was previously before the Township as a sketch plan. A few modifications have been made from the sketch plan and now it has been submitted as a Preliminary/Final.
e. Various discussions were held regarding lot 1 driveways and their placement. The final determination was the driveway for lot 1 should line up with the driveway on the side opposite of Egypt Road.
f. **Planning Commission member Richard Semmel** questioned the note on the plan regarding sinkholes, Mr. Fruck stated this note is there due to state regulations.
g. **Township Solicitor Lisa Young** requested recorded information from the previous plan to be added to this plan's notes.
h. **Township Supervisor Dennis Klusaritz** questioned the speed limit on Egypt Road. Mr. Fruck started it is 35MPH and Attorney Young stated a speed study was completed for the Banko subdivision; a previous subdivision.

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 March 15, 2019.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated March 13, 2019.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated March 20, 2019.
4. The secondary septic site shall be shown on the plan.
5. The applicant shall provide wetland delineation information to the Township.
6. LCA will serve letter shall be provided to the Township.
7. Previous plan recording information shall be added to the notes.

Robert Korp motioned to send a favorable recommendation to the Board of Supervisors including waivers for Preliminary/Final and Section 5.03, John Barto seconded, all others agreed.

2. **Newton Subdivision**- Preliminary/Final, NWT-607106, PIN 5468 1925 1784, 4916 Orchard Rd, AR Zone, 3.565 Acres, 2 lot subdivision, waiver request to Preliminary/Final and Deferral request from SALDO 10.18, 90-Day Deadline starts 2/26/19, 90-Deadline 5/25/19. The plan was presented by Engineer Tom Barlow and property owner Harold "Bud" Newton.

a. Benchmark Engineers have reviewed the plan and offered their comments and recommendations in a letter dated March 14, 2019.
b. Zoning Officer's review is contained in his letter dated March 13, 2019.
c. Sewage Enforcement Officer's review is contained in his letter dated March 20, 2019.
d. Zoning label corrections and slope information have been made to the plan.
e. Adjoining roads shall be labeled and sight distance shall be measured, both added to the plan.
f. Lot width and owner information corrections shall be made on the plan.
g. Nature features plan is needed.
h. Planning Commission member Richard Semmel questioned the on lot water on the current lot and the proposed lot and the possibility of arsenic from the former orchards, is the property owner concerned? Mr. Newton stated he has filters on his well and he will have a full disclosure to the buyers of the new lot.
i. Planning Commission member John Barto questioned the deferral, will this plan come back to the Planning Commission when they are ready to build with their deferrals? Township Solicitor Lisa Young stated no, the developer will revisit the Board of Supervisors if the developer changes their deferrals.
j. Township Supervisor Dennis Klusaritz mentioned Benchmark review letter had conflicting information regarding Orchard Road and Orchard Lane, should be corrected to Orchard Road.

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 March 14, 2019.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated March 13, 2019.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated March 20, 2019.
4. The secondary septic site shall be shown on the plan.

Leonard Nuss motioned to send a favorable recommendation to the Board of Supervisors including waivers for Preliminary/Final and Section 10.18, John Barto seconded, all others agreed.

- **Any other items that may be discussed at the discretion of the Planning Commission**
  - **Township Manager Jeff Bartlett** gave a brief recap of the 3/7/19 Board of Supervisors Rezoning Hearing. A few residents attending the hearing objected the rezoning for various reasons. Because of these objections, the Board of Supervisors has continued the meeting until 4/4/19 to review more information on the rezoning before making their decision. Lehigh Valley Planning Commission sent their review back to the Township and they are not in favor of the Kernsville Road rezoning.
  - **Planning Commission Chairman Brian Horwith** will draft a letter for the residents attend the next rezoning hearing explaining the reasons for the rezoning and how the Planning Commission came up with this rezoning proposal.
  - **Planning Commission member Robert Korp** reviewed the usage list of LI-B and the proposed district LI-C, there are only 12 different uses in these zones. **Township Manager Jeff Bartlett** suggested an amendment to the LI-B district to add these differences rather than adding a new district.

John Barto motioned to adjourn, Bruce Stettler seconded, all others agreed

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