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

PLANNING COMMISSION MINUTES OF MAY 28, 2019

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, May 28, 2019 by Chairman Brian Horwith

Attendance:

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

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

Minutes of the March 26, 2019 meeting were approved as presented. Motion made by Christopher Moughan, seconded by Supervisor Dennis Klusaritz, all others agreed.

Chairman Brian Horwith announced the Board of Supervisors adopted the Zoning District changes as recommended by the Planning Commission at the April 4, 2019 meeting.

1. **Geraldine Horwith Grandchildren Trust Subdivision**- Preliminary, NWT-607113, PIN 5479 6636 8803, 2801 Hillcrest Drive East, AR Zone, 73.5164 Acres, 2 lot subdivision, 90-Day Deadline starts 5/28/19, 90-Deadline 8/25/19. David Lear; Lehigh Engineering and Laura & Regina Grim; property owners presented the plan.

a. Benchmark Engineers have reviewed the plan and offered their comments and recommendations in a letter dated May 20, 2019.
b. Zoning Officer's review is contained in his letter dated May 20, 2019.
c. Sewage Enforcement Officer's review is contained in his letter dated May 20, 2019.
d. The proposed plan would subdivide the house off the existing parcel to give the house to the daughter.
e. Testing for the alternate septic site on the dwelling lot is being done shortly, possibly on the east side of the lot.
f. The history of the previous subdivision(s) needs to be added to future submissions.
g. Adjoining property owner information needs to be added to the plans.
h. Possible deferral request needed for development scheme for residual properties.
i. Applicant might be seeking a waiver request for slope delineation, sidewalks, curbs, gutters, grading and storm water.
j. Sight distance needs to be shown on the plan.
k. There should be a 50’ easement at the end of Hillcrest Drive, making both driveway 25’ wide.
l. The shed on the residue lot has been removed.
m. Supervisor Dennis Klusaritz suggested the lot #'s be changed, as it is now the lot numbers are confusing.

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 May 20, 2019.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated May 20, 2019.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated May 20, 2019.
4. The developer shall submit a new plan showing the entire parcel including all property lines, easements, and driveway setbacks & easements
5. A note shall be added to the plan regarding home and agricultural farmland.
6. ROW shall be dedicated to the Township.

Richard Semmel motioned to Table the plan, seconded by Leonard Nuss, Brian Horwith abstained, all others agreed.

2. **Earl Nuss Estate Subdivision**- Preliminary/Final, NWT-607115, 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 5/28/19, 90-Deadline 8/25/19. Lew Rauch; Lehigh Engineering and Donald & Marlene Steffy; property owners presented the plan.

a. Benchmark Engineers have reviewed the plan and offered their comments and recommendations in a letter dated May 20, 2019.
b. Zoning Officer's review is contained in his letter dated May 20, 2019.
c. Sewage Enforcement Officer's review is contained in his letter dated May 20, 2019.
d. The plan is a 4 lot subdivision, currently 2 separate deeds.
e. Currently there is no new development proposed.
f. Lot 1 has a drain field that serves lot 1 and lot 3.
g. Lot 2 has been tested and needs to be added to the plan.
h. Lot 3 needs to be tested.
i. Lot 4 is the residue lot.
j. Developer will request a will serve letter from NBMA.
k. The parking on lot 1 will be whatever the current Zoning Ordinance requires.
l. Lot 2 is a pole lot and will label the existing driveway as temporary.
m. Lot 3 will need an access easement for the garage.
n. Lot 4 will have 2 access points from Mauch Chunk Road.
o. ROW has already been dedicated along Balliet Street but the 2 stub roads along Mauch Chunk Road could offer ROW.
p. There were various discussion on parking, access and the possible improvements.
q. Lot 1 & 2 need deed info and need to be defined.
r. Planning Commission member Chris Moughan suggested someone should talk to the Township SEO regarding his notes and review letter.
s. Township Supervisor Dennis Klusaritz questioned lot 2, can you fit a decent driveway? Developer states a 55' driveway. Supervisor Klusaritz also questioned the pipes and riff raff at the end, the developer stated, yes it is there and they need to add more. He also stated there is a 1000gallon diesel above ground tank.
t. Possible deferrals and waivers requests for various issues.
u. Township Manager Jeff Bartlett suggested adding a third page to the plan to make the proposed subdivision larger and easier to read.

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 May 20, 2019.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated May 20, 2019.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated May 20, 2019.
4. There are many answers needed to the Zoning and Engineer letters for the next submittal.

Christopher Moughan motioned to move forward with the plan, no one second the motion, the motion failed.
Bruce Stettler motioned to table the plan, Richard Semmel seconded, Leonard Nuss abstained, all others agreed.

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

Planning Commission Chairman Brian Horwith reminded the Planning Commission members that the June Planning Commission meeting the members would discuss other areas of the Township for district changes.

Leonard Nuss motioned to adjourn, Bruce Stettler seconded, all others agreed

Meeting Adjourned: 9:35pm.
Jane K. Kelly
Recording Secretary
Planning Secretary
North Whitehall Township