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

PLANNING COMMISSION MINUTES OF FEBRUARY 20 & FEBRUARY 25, 2020

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Thursday, February 20, 2020 by Chairman Brian Horwith

Attendance:

Chairman Brian Horwith
Secretary Leonard Nuss
Attorney Lisa Young
Township Engineer Steve Gitch
Supervisor Dennis Klusaritz
Township Manager Chris Garges
Alternate Roderick Lowe
Richard Semmel
Robert Korp
Jeff Johnson
Christopher Moughan
Planning Secretary Jane Kelly
Township Zoning Officer Jeff Mouer

Minutes of the January 28, 2020 meeting were approved as presented. Motion made by Jeff Johnson, seconded by Leonard Nuss, all others agreed.

Jeff Johnson made a motion that the Planning Commission adopt a policy using the restrictions from Resolution 02-02-94, limiting the comment and presentation times at Planning Commission meetings, at the discretion of the Chairman. Richard Semmel second the motion, all others agreed, motion carried.

❖ Thursday, February 20 Meeting

1. **Sheila Horwith 2 Lot Line Adjustment** -Preliminary/Final, NWT-20-012, 5479 6445 9013 & 5479 6636 8803, 4149 Hill St. & 2801 Hillcrest Dr E, AR Zone, 77.3280 Acres, 90-Day Deadline starts 1/28/20 90-Deadline 4/27/20. The plan was presented by Mark Leuthe; Lehigh Engineering.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated February 11, 2020.
b. Zoning Officer's review is contained in his letter dated February 6, 2020.
c. Sewage Enforcement Officer's review is contained in his letter dated February 14, 2020.
d. The district will be corrected on the plan, should be SR not AR.
e. With the district correction made the zoning comments will no longer apply
f. This proposed plan improves the position of the lot line to the rear of the property.

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 11, 2020.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated February 6, 2020.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated February 14, 2020.

Jeff Johnson motioned to send a favorable recommendation to the Board of Supervisors for a Preliminary/Final approval, Leonard Nuss second the motion, Brian Horwith abstained, all others agreed.

2. **Sand Spring WWTP Conditional Use**- NWT-20-010, 5469 5328 5740, 4050 Sand Spring Rd, VR Zone, 7.65 Acres. Waiver request from SALDO Sections 5.02 & 6.02. The plan was presented by Charles Volk; LCA, Kerry Good; Entech Engineering, and Michael Gaul; King, Spry, Herman, Freund & Faul, LLC.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated February 11, 2020.
b. Zoning Officer's review is contained in his letter dated February 6, 2020.
c. Sewage Enforcement Officer's review is contained in his letter dated February 14, 2020.
d. The current waste water treatment plant is old and outdated, needs to be replaced. The proposed plant will replace the current plant with concrete tanks.
e. The proposed plant will be placed further off the road in a mostly wooded area.
f. Sand Spring WWTP has an easement agreement with Sand Spring Associates for the location the plant is proposed to be placed.
g. The proposed plant currently services Sand Spring Apartments and Schnecksville Elementary School.
h. The current plant is proposed to be demolished once the new plant is built.
i. The tank is proposed to be covered to prevent odors from escaping.
j. The blowers will be inside the building, not outside, and will generate minimal noise.
k. The building contractor will apply for all building and grading permits.
l. The applicant stated there will be no increase in traffic to the site, a car or light duty vehicle will come to the site once a day
m. Supervisor Dennis Klusaritz questioned the capacity of the current WWTP and if the capacity will change with the new plant. The current capacity is 35,000 gallons per day and is not expected to change in the near future, but the plant could be expanded if needed. Supervisor Klusaritz also questioned if the existing plant. Will release any toxic chemicals when it is demolished? The applicant stated no toxic chemicals will be releases and everything will be cleaned up from the demolition.
n. Planning Commission member Leonard Nuss questioned the capacity, is there just enough for what is serviced now? The applicant stated there are reserves.
o. Several Planning Commission members questioned how odors are monitored? The applicant stated DEP does not require odor to be monitored; they will respond and react to complaints for odors as they occur.

p. Planning Commission member Jeff Johnson questioned the existing tank and if it is currently covered? The applicant stated it is not covered and further that the tank is rusted. LCA took over the plant in 2002, and the applicant has determined it is long overdue to be replaced.
q. Planning Commission member Roderick Lowe questioned what is done with the sludge? The applicant stated it is pumped out and transported away by a septic company.

Comments from the floor:

Cliff Cardine, 5620 Old Mile Hill Rd, Orefield, questioned why the old plant can't be expanded where it is now instead of building a new plant? The applicant stated the old plant is outdated and in need of repair/replacement. The new location will be further from Sand Spring Road and is on the other side of a creek that runs through the parcel, and is a location with room to expand.

Robert Korp motioned to send a favorable recommendation, including the waiver requests from SALDO Sections 5.02 & 6.02 to the Board of Supervisors, Roderick Lower second the motion, Christopher Moughan abstained, all others agreed.

3. **4315 Investment LLC Special Exception**, NWT-20-014, 5469 4290 4773, 4315 Independence Dr, Auto Repair Garage, LI-B Zone, 2.877 Acres. The special exception was presented by property owner Cliff Cardine and engineer Brian Weidaw; Pany & Lentz.

a. Zoning Officer's review is contained in his letter dated February 10, 2020.
b. The proposed Special exception is for a car automotive restoration garage.
c. There is proposed to only have 3 employees on premises.
d. The location is a multi-tenant building.
e. Floors lifts and fences will need to be installed.
f. The applicant would also like to waive the submission of the site plan.
g. Planning Commission member Jeff Johnson questioned the detention basin fence, it is rotted out and should be replaced. Mr. Cardine stated the fence will be replaced. Mr. Johnson also questioned how the vehicles will be bought to the location. Mr. Cardine stated these will be high end or exotic cars, and that while some might drive to the location; many are expected to be transported in by car carrier.
h. Planning Commission member Christopher Moughan questioned the septic, are there more people now than in the past? Mr. Cardine stated there are less people working at the location now than in the past, the septic is fine.

Robert Korp motioned to send a favorable recommendation, including the waiver request for the site plan, Jeff Johnson second the motion, all others agreed, motion carried.

4. **Kornfeind Realty Special Exception**, NWT-20-015, 5479 9787 7431, 2228 Old Post Rd, Alternate Buffer, C Zone, 1.868 Acres. The special exception was presented by property owner Joseph Kornfeind and engineer Brian Weidaw; Pany & Lentz.

a. Zoning Officer's review is contained in his letter dated February 6, 2020.
b. The special exception is requesting a buffer yard of 24' instead of 30'
c. The applicant would also like to waive the submission of the site plan.
d. Township Supervisor Dennis Klusaritz pointed out the adjoining property owner to the west is incorrect on the plan, this needs to be corrected.
e. Planning Commission member Richard Semmel suggested barriers or some form of curbing along the kitchen wall.
f. Several Planning Commission members questioned when the neighbors would be notified regarding this request

Jeff Johnson motioned to send a favorable recommendation, including the waiver request for the site plan, Roderick Lowe second the motion, Leonard Nuss abstained, all others agreed, motion carried.

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

Members of the Planning Commission discussed the procedures for audience conduct and questions/comments and the policy stance the PC exercises at meetings, particularly how to limit repetitive comments and excessive off-topic comments.

Richard Semmel motioned to adjourn, Christopher Moughan seconded, all others agreed

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

❖ **Tuesday, February 25 Meeting**

5. **Strawberry Acres AARC Conditional Use**- NWT-20-011, 5580 0891 0675 & 5580 0755 1024, 5077 & 5120 Overlook Rd, AR Zone, 26.7275 Acres.-**WITHDRAWN PER APPLICANT REQUEST—TO BE CONTINUED AT A FUTURE DATE.**