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

PLANNING COMMISSION MINUTES OF AUGUST 25, 2020

Virtual Meeting brought to order at 7:35 p.m., on Tuesday, August 25, 2020 by Chairman Brian Horwith

Attendance:

Chairman Brian Horwith	Richard Semmel
Vice Chairman Bruce Stettler	Robert Korp
Secretary Leonard Nuss	John Barto
Attorney Lisa Young	Jeff Johnson
Township Engineer Steve Gitch	Christopher Moughan
Township Manager Chris Garges	Roderick Lowe
Township Zoning Officer Jeff Mouer	Planning Secretary Jane Kelly

Minutes of the July 28, 2020 meeting were approved as presented. Motion made by John Barto, seconded by Jeff Johnson, vote taken, Chris Moughan abstained, all others agreed.

1. **Dalla's Machine, Inc. Land Development**, Preliminary/Final, NWT-20-024, 4275 Independence Drive, LI Zone, PIN 5469 5108 3029, 2.559 Acres, Additional parking, 90-Day Deadline starts 7/28/2020, 90-Day Deadline 10/25/2020. The proposed plan was presented by Lehigh Engineering: Lew Rauch.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated August 20, 2020.
b. Zoning Officer's review is contained in his letter dated August 18, 2020.
c. Sewage Enforcement Officer's review is contained in his letter dated August 21, 2020.
d. Waiver request was submitted to the Township before the Planning Commission meeting for SALDO sections 5.03.B.2, Appendix F, Section F.04.F and to be considered a Preliminary/Final.
e. The proposed plan is on Lot 13 in North Whitehall Independence Park development at the intersection of Jefferson and Independence Drive.
f. The building was recently renovated and an addition added causing the need for additional parking.
g. Currently the additional vehicles are parking on the internal roadways.
h. Several Planning Commission members questioned where the secondary septic system was located. This should be noted on the recorded plan.
i. Planning Commission member Jeff Johnson questioned delivery trucks, will they be able to back in with the additional parking? Lew stated they can back in off of Independence Drive. Jeff also questioned the detention basin, does it require a fence? Lew stated it is currently not fenced and the owner prefers it stay that way. Township Engineer Steve Gitch stated per North Whitehall Township Ordinance a fence is not needed for this detention basin due to the side slopes.
j. Several Planning Commission members were concerned with the lack of lighting on the plan and the secondary septic system not being shown on the plan.
k. Planning Commission member Richard Semmel suggested lighting in lots E & F, there might not be a second shift but depending on when the workers come into work in the morning it could be still dark.
l. Planning Commission Chairman Brian Horwith suggested the clear sight triangle be shown on the recorded plan. Brian also stated the water draining in the southeast corner of the property is a mess. He requested the property owner address that situation.

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 August 20, 2020.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated August 18, 2020.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated August 21, 2020.

Robert Korp motioned to send a favorable recommendation to the Board of Supervisors including all 3 waiver requested and lighting should be provided in both lots E & F, motion was seconded by Chris Moughan, vote was taken, all others agreed, motion carried.

2. **Ridings at Parkland Phase 2 Major Subdivision**, Preliminary/Final, NWT-19-025, 5147 Spruce Street, SR Zone, PIN 5469 3882 4215, 23,900 Acres, Waiver requests from SALDO Sections 10.06.E.1, 10.06.E.3, 10.06.J.2.d, Appendix C & Appendix F.05.I, 90-Day Deadline starts 7/28/2020, 90-Day Deadline 10/25/2020. Phil Malitsch; Hanover Engineering & Mike Tuskes; Tuskes Homes presented the plan.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated August 19, 2020.
b. Zoning Officer's review is contained in his letter dated August 19, 2020.
c. Sewage Enforcement Officer's review is contained in his letter dated August 21, 2020.
d. The proposed subdivision is for 44 new single family detached homes.
e. The development is proposed to have public water and public sewer, same as Phase I and they will provide “will service” letters.
f. Spruce Street is proposed to be widen on their side of the street.
g. A home owner association (HOA) is proposed for the entire development.
h. There was a lengthy discussion on HOA, fees, restrictions, By-Laws and home owner involvement.
i. Planning Commission Chairman Brian Horwith questioned the connection Bellflower and Timber Loop. Can this be connected with a walking path, instead of residents walking through neighbor’s yards?
j. Many of the Planning Commissions members were not happy with the roadway lineup of Timber Loop and Spruce Street, the headlights shining into the homes.
k. Planning Commission member John Barto questioned the stormwater management water and what size pipe was being used? Phil stated there will be backfill around the pipe with 2A and earth soil onsite.
l. Planning Commission member Chris Moughan stated there are too many questions than answers for this project.
m. Planning Commission member Jeff Johnson questioned the HOA responsibility for the debris clean out for the stormwater infiltration areas and Jeff also questioned if the driveways on lot 44 meant the Township Ordinance.
n. Planning Commission member Richard Semmel suggested curbing from the telephone pole to the hydrant, along Spruce Street. He also questioned where the additional fire hydrants are located in the development and are there street lamps? Phil stated the fire hydrants and street lamps are currently not shown.
o. Planning Commission member Leonard Nuss agreed with the street lamps.
p. Planning Commission member Robert Korp did not have a problem with a few of the waivers but he also would like to see a walking path between the two phases.

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 August 20, 2020.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated August 19, 2020.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated August 21, 2020.

Leonard Nuss motioned to table the plan due to too many unresolved issues and too many waiver requests, John Barto seconded the motion, vote was taken, all agreed, motion carried.

3. **Strawberry Acres Overlook Road Lot Line Adjustment- Revised**, Final, NWT-13-014, 5077 Overlook Road & 5120 OverLook Road, AR Zone, ,Parcel ID’s 5580 0891 0675 & 5580 0755 1024, 25.2054 acres. 90-Day Deadline starts 7/28/2020, 90-Day Deadline 10/25/2020. Attorney Peter Lehr presented the plan.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated August 19, 2020.
b. Gilmore & Associates, Inc. Engineering & Consulting Services have reviewed the plan and offered their comments and recommendations in a letter dated August 11, 2020.
c. Sewage Enforcement Officer's review is contained in his letter dated August 21, 2020.
d. The developer has proposed the full ROW along Overlook Road to Clearview Road to be reserved for the AARC phase.
e. Many Planning Commission members would like to see the ROW both North and South along Overlook Rd for the entire length of the project.
f. **Tom VanVreede, 5027 Church Dr, Coplay**, questioned the WWTP, is an easement or is it a deeded ownership on the land?
g. **Heather Skorinko, 1848 Clearview Rd, Coplay**, questioned if the previous Lot Line Adjustment from 2013 was completed? Township Manager Chris Garges stated, no, this Lot Line Adjustment is a revision of the previously submitted plan that was never completed.

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 August 20, 2020.
2. Developer shall address to the satisfaction of the Special Projects Engineer the comments and recommendations set forth in his letter dated August 11, 2020.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated August 21, 2020.

John Barto motioned to send a favorable recommendation to the Board of Supervisors, adding ROW both to the North and South along Overlook Road for the length of the project, Jeff Johnson seconded the motion, a vote was taken, Richard Semmel abstained, all others agreed, motion carried.

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

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

Meeting Adjourned: 10:25pm
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township