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

PLANNING COMMISSION MINUTES OF JUNE 22, 2021

Hybrid Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, June 22, 2021 by Chairman Brian Horwith

Attendance:

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

Minutes of the May 25, 2021 meeting were approved with the following corrections, section 3. J, correct word lien to lieu and also add the beginning of that section "Robert Korp arrived to the meeting". Motion made by Robert Korp, seconded by Richard Semmel, Chris Moughan abstained, all others agreed.

1. **Kuzma Minor Subdivision**, Project NWT-21-024, 5932 Riverview Rd, PIN # 5571 3300 1929, CR Zone, 28.0105 Acres. 90-Day Deadline starts 6/22/21 90-Deadline 9/19/21. Engineer Michael Housten presented the plan.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated June 17, 2021.
b. Zoning Officer's review is contained in his letter dated June 16, 2021.
c. The property owner is proposing to subdivide 2 acres off of the 28.0105 acre tract.
d. Soil testing has been completed and a planning module will be submitted.
e. Driveway clear sight triangle information will be added to the general notes on the plan.
f. A waiver was submitted at the meeting for preliminary/final approval and for identification of any slopes of 15-25% and greater than 25% by shading respective area on the plan, Lot 2 is a residual non-building lot currently enrolled in the Act 319 covenant. The application of this section upon Lot 2 is not relevant to the intent of the subdivision.
g. **Township Supervisor Dennis Klusaritz** questioned the elevation of the driveway to the road, will there be a big swale, ditch or pipe at the connection to the road? Property owner Kyle Kuzma stated there is a ditch there now. **Township Engineer Steve Gitch** stated this can be reviewed with the grading plan. **Engineer Michael Housten** commented that a note can be added to the plan regarding the driveway connection.

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 June 17, 2021.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated June 16, 2021.

Robert Korp motion to send a favorable recommendation to the Board of Supervisors granting both waivers, Preliminary/Final and relief from Section 503.D.2, John Barto second the motion, all others agreed, motion carried.

2. **Timberidge Luxury Apartments**, Project NWT-19-022, 2376 Levans Road, PIN # 5479 9711 8768, C Zone, 7.5879 Acres, 90-Day Deadline starts 6/22/21 90-Deadline 9/19/21. The plan was presented by Attorney Erich Schock, Engineer Lew Rauch, and Property owner Lee Goldstein.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated June 17, 2021.
b. Zoning Officer's review is contained in his letter dated June 16, 2021.
c. The proposed plan was last seen before the Planning Commission in 2019 when preliminary approval was received.
d. The plan proposes an age-restricted luxury apartment complex across Levans Road from NOVA on a 7 ½acre parcel.
e. 84 1-2 bedroom apartment units are proposed with a garage for each unit and public water and sewer.
f. The main road into the development will be Timberidge Town Center Drive. The paperwork to transfer this road to the Township is with PennDot now. All the interior roads within the development will be private, maintained by the apartment complex management, including the newly connected stub of Black Forest Drive to Juniper Drive.
g. There will be no dead end roads, the stub roads have been connected.
h. Parking is proposed either in the garages or on the streets.
i. There will be an office and maintenance unit onsite.
j. A multi-purpose room for the residents to use for gatherings is potentially proposed in a few of the extra unused garages.
k. A few of the Planning Commission members are concerned with the detention basin and the need for screening or fencing.
l. **Township Supervisor Dennis Klusaritz** stated the Township will inspect the detention basin yearly.
m. **Planning Commission member Richard Semmel** stated he feels there is a need for more visitor parking for the amount of apartments being offered.

n. **Planning Commission Chairman Brian Horwith** suggested a barrier between the detention basin and the homes on Black Forest to deter the children from exploring in the basin area. Brian suggested a sign at the entrance to the apartment complex and also questioned the process of deferrals for items such as sidewalks. Noting this project has been granted deferrals for sidewalks along Levans Road and connecting into the apartment complex, Brian further suggests the township reconsider future decisions on deferrals, due to the townships inability to enforce or have an assurance to have deferred items completed in the future

o. **Planning Commission member John Barto** questioned the age restriction, if the developer decides to change the age requirement, would they have to come back to the for approval, **Township Solicitor Lisa Young** stated no, because this project is not designated an AARC selling ownership, it is a privately owned apartment complex.

p. **Township Manager Chris Garges** sent the proposed plans to Parkland School District and the Fire Department for comments. The school district questioned for busing reasons if there will be any school aged children living in the complex. Developer stated this complex is for 55+ only, no children will be living in this complex. Chris also questioned if there would be a mailbox center? Chris was a fan of the sidewalk connections, would like to see the sidewalks connect to Black Forest Drive from Timberidge Town Center Drive. Also the lighting plan, will there be lights along Timberidge Town Center Drive?

q. **Planning Commission Chairman Brian Horwith** is concerned with the lack of lights along Timberidge Town Center Drive and suggested some level of street lighting be provide. Also, **Township Manager Chris Garges** stated when the GoldCo parcel across Timberidge Town Center Drive is submitted for development, lights can be added then. **Developer Lee Goldstein** stated he will add a light, matching the lights in Timberidge, at the southeast corner of Chestnut Drive and Timberidge Town Center Drive. Mr. Goldstein is also going to add signage at the entrance of the complex off of Levans 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 June 17, 2021.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated June 16, 2021.
3. All developer agreements shall be sent to the Township Solicitor to be reviewed.
4. The standard drainage covenants agreements shall be shown on the plan.
5. An agreement shall be provided to the Township regarding the future operation and maintenance of the public sewer system with the private access drives.
6. The proposed irrigation basin shall have 4:1 slopes.
7. The spillways shall be shown and labeled on the plan.
8. E & S controls shall be shown on the plan on adjoining GoldCo lot.

John Barto motioned to send a favorable recommendation to the Board of Supervisors (1) granting waiver request relief from SALDO Appendix F. Section F.04.F, and (2) subject to the following conditions: sidewalk extension on Timberidge Town Center Drive from Chestnut Drive to end parallel to existing sidewalks from Black Forest Drive, and detention basin screening or fencing, Chris Moughan second the motion, all others agreed, motion carried.

3. North Whitehall Township Comprehensive Plan Discussion

- The Planning Commission and consultants from Gilmore Associates continue to engage the process to review the Township's Comprehensive Plan. In May the Township officials and consultants toured the Township.
- The additional Comprehensive Plan discussion meetings outside of normal Planning Commission meetings will not start until fall.
- **Township Supervisor Dennis Klusaritz** suggested the survey should be titled "The future of our Township"
- The Planning Commission discussed various questions to add or modify for the survey/questionnaire designed to solicit information and feedback from residents. Planning Commission members were asked to do a final review of the questions and submit suggestions to the Township office within the week, so they can be forwarded to Gilmore Associates
- Once the survey is completed it will be distributed to the residents possibly online.
- **Thomas VanDreede, 5027 Church Dr, Coplay, 18037,** suggested specific data is needed from the residents to show what area of the Township they live in, to make it clear why they are answering the questions in the matter they are answering them.

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

- North Whitehall Township Comprehensive Park, Recreation & Open Space Plan is slated to be updated soon and the Planning Commission recommends supporting this update.
- Robert Korp motioned to send a favorable recommendation to the Board of Supervisors on the North Whitehall Township Comprehensive Park, Recreation & Open Space Plan Update, Richard Semmel second the motion, all others agreed, motion carried.

Leonard Nuss motioned to adjourn, Richard Semmel seconded, all others agreed

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