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

**PLANNING COMMISSION MINUTES OF January 26, 2021**

**Virtual Meeting** brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, January 26, 2021 by Chairman Brian Horwith

**Attendance:**

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| Brian Horwith | Richard Semmel |
| Bruce Stettler | Robert Korp |
| Leonard Nuss | John Barto |
| Attorney Lisa Young | Jeff Johnson |
| Township Engineer Steve Gitch | Christopher Moughan |
| Supervisor Dennis Klusaritz | Roderick Lowe |
| Township Manager Chris Garges | Planning Secretary Jane Kelly |

**Minutes** of the December 17, 2020 meeting were approved as presented. Motion made by Jeff Johnson, seconded by Leonard Nuss, Dennis Klusaritz and Chris Moughan abstained, all others agreed.

**Reorganization Meeting of 2021- Township Solicitor Lisa Young conducted the Election of Officers for 2021**
Jeff Johnson made the motion to nominate **Brian Horwith as Chairman for 2021**, Leonard Nuss seconded, the motion passed unanimously. Leonard Nuss made the motion to nominate **Bruce Stettler as Vice Chairman for 2021**, John Barto seconded, the motion passed unanimously. Richard Semmel made the motion to nominate **Leonard Nuss as Secretary for 2021**, Jeff Johnson seconded, the motion passed unanimously.

1. **AUSI Minor Subdivision – NWT-20-031, 4050 Schneck Rd, SR Zone, Parcel 5469 3673 0341, 4.85 Acres, Ridings at Parkland Pump Station 2 Lot Subdivision, 90-Day Deadline starts 12/17/2020, 90-Day Deadline 3/16/2021. The plan was presented by Philip Malitsch; Hanover Engineering.**

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated January 21, 2021.
b. Zoning Officer's review is contained in his letter dated January 20, 2021 and had no comment.
c. Hanover Engineering submitted a waiver request for this plan to be reviewed as a Preliminary /Final on January 26, 2021.
d. The pump station was originally on Lot #50 through an easement. Through this subdivision, the pump station will be on its own lot.
e. The Township received a letter dated January 21, 2021 from the Lehigh Valley Planning Commission stating that the submission is consistent with FutureLV comprehensive plan.
f. There are some minor drafting issues that will need to be corrected before the plan is recorded.
g. **Supervisor Dennis Klusaritz** questioned the driveway to the pump station and is there enough room to park? Mr. Malitsch stated the driveway is off of Schneck Road and there is parking in front of the tanks or parking off the shoulder of Schneck Road.
h. **Jim Wilson, Allied Services**, questioned if the easement has been recorded and if there is a permit for the wall? Mr. Malitsch stated he did not have an answer on the wall permit and the easement discussion did not involve the Township.
i. **Planning Commission Chairman Brian Horwith** questioned who owns lot 50? Mr. Malitsch stated the applicant currently owned lot 50.

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 January 21, 2021.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated January 20, 2021.

**Jeff Johnson motioned to send a favorable recommendation to the Board of Supervisors including the waiver request for a Preliminary/Final approval, Chris Moughan second the motion, vote was taken, all agreed, motion carried unanimously.**

**2. David & Lenore Tretter Lot Consolidation – NWT-20-032, 3134 Jordan Rd & 3126 Jordan Rd, AR zone, Parcel 5468 1130 4163 & 5468 1130 9160, 4.82 Acres, 90-Day Deadline starts 12/17/2020, 90-Day Deadline 3/16/2021. Engineer Bob Hoppes and property owner Dave Tretter presented the plan.**

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated January 21, 2021.
b. Zoning Officer's review is contained in his letter dated January 20, 2021 and had no comment.
c. The proposed plan is currently 2 lots to be consolidated into one lot.
d. There was some discussion regarding the ROW along Jordan Road. The property does not wish to dedicate the ROW.
e. **Planning Commission Vice Chairman Bruce Stettler** stated Horseshoe Road is not shown on the plan, this is a drafting issue and should be corrected. **Planning Commission members Robert Korp and Leonard Nuss** agreed with this drafting issue.
f. **Supervisor Dennis Klusaritz** questioned the dirt road and does it head to lot #2? Mr. Hoppes stated the dirt road went to a shed and then the existing home.
g. **Planning Commission members Jeff Johnson and Richard Semmel** both agree the ROW needs to be dedicated for future widen of Jordan Road.
h. **Township Manager Chris Garges** stated the ROW is a key piece in the Jordan Greenway project.
i. There was various discussion on the ROW and the distance along Jordan Road that should be dedicated. **Township Solicitor Lisa Young** stated full frontage along the property would be best for the dedication.
j. **Planning Commission member John Barto** stated there are some drafting issues: he would like to see the drain field on lot #1. **Township Engineer Steve Gitch** stated that drain field serves the existing house. The property owner stated he knows exactly where the drain field is for his house.
k. **Property owner Dave Tretter** stated he would like to build a new accessory building where the current sheds are located.

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 January 21, 2021.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated January 20, 2021.

**Robert Korp motioned to send a favorable recommendation to the Board of Supervisors, including adding Horseshoe Road to the plan and dedicating ROW for the length of the parcel, Richard Semmel second the motion, vote was taken, all agreed, motion carried unanimously.**

- **Any other items that may be discussed at the discretion of the Planning Commission**
  - Various discussions regarding future Comprehensive Plan reviews.
  - The February 23, 2021 Planning Commission meeting will start at 6:30 pm with the Comprehensive Plan discussion first on the agenda.
  - Judy Goldstein; Gilmore & Associates will be requested to attend the February Planning Commission meeting to assist in the review process of the Comprehensive Plan.

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

Meeting Adjourned: 9:25pm.
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township