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

PLANNING COMMISSION MINUTES OF APRIL 27, 2021

Hybrid Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, April 27 2021 by Chairman Brian Horwith

Attendance:

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

Minutes of the March 23, 2021 meeting were approved. Motion made by Richard Semmel, seconded by Jeff Johnson, Dennis Klusaritz abstained, all others agreed.

1. **Troxel & Intelisano Minor Subdivision Sketch Plan –** NWT-21-020, 5250 Route 145, AR Zone, Parcel 5581 4251 1801, 4.630 Acres, 2 proposed lots, 90-Day Deadline starts 4/27/2021, 90-Day Deadline 7/25/2021.Engineer Ed Schlaner presented the plan.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated April 22, 2021.
b. Zoning Officer's review is contained in his letter dated April 23, 2021.
c. The soil testing has not been completed at this time.
d. The proposed plan will subdivide the parcel into 2 lots with a shared driveway, ½ the driveway on one lot and the other ½ the driveway on the other lot.
e. There will also be an access to Route 145, which is very steep.
f. This parcel was subdivided off its main parcel main years ago and the 40'strip which would be the shard driveway was a result of that subdivision.
g. **Planning Commission member Robert Korp** questioned the well isolation distance to the neighboring properties.
h. Several Planning Commission members expressed concern with the shared driveways: who will own it?; potential challenges if each parcel owns approximately 50% (future ownership may struggle with this structure); should one parcel own it, with permanent easement to other?; who maintains the driveway?.
i. **Planning Commission member Richard Semmel** suggested the access to Route 145 should be researched for one of the parcels. Other Planning Commission members noted it is unlikely this access would meet PennDOT standards.
j. **Township Zoning Officer Jeff Mouer** stated there are numerous zoning issues to be resolved.
k. **Township Solicitor Lisa Young** stated the zoning issues need to be resolved before the plan can move forward.
l. **Property owner Michael Intelisano** stated himself and his wife would like to build a house on one of the parcels soon. His sister in law, one of the other property owners, may build in the future, but not right now.

2. **Views at Fells Creek** – NWT-21-021, 3054 & 3061 Neffs Laurys Rd, AR Zone, Parcels 5560 7474 2192 & 5560 8335 7945, 40.3072 Acres, 36 proposed lots, Waiver Request from SALDO 3.02 & Appendix F.04.F, 90-Day Deadline starts 4/27/2021, 90-Day Deadline 7/25/2021. The plan was presented by Lehigh Engineering; Lew Rauch, Jaindl Companies; David Jaindl, Matt Hook & Howard Kutzler.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated April 22, 2021.
b. Zoning Officer's review is contained in his letter dated April 23, 2021.
c. The proposed plan is located on both sides of Neffs Laurys Road.
d. There will be single family homes on approximately 25,000 sqft lots with public water and public sewer.
e. "Will Serve" letters shall be submitted to the Township for both the public sewer and water.
f. The sewage pump station is proposed to convey sewage up Neffs Laurys Rd to the existing sanitary sewer located in Carriage Path Drive off of Lot 1.
g. The Fells Creek will run through the subdivision and 2 cul-de-sacs are proposed.
h. The cul-de-sacs were included due to environmental issues.
i. The riparian buffer shall be shown on the plans.
j. Howard stated they are currently in phase 2 of an environmental wetlands bog turtle survey. They cannot touch the wetlands at this time.
k. A 30' wide roadway with curbing is proposed with this plan.
l. There are minor drafting issues that need to be corrected on the plans.

m. **Township Supervisor Dennis Klusaritz** questioned the length of the Cul-de-sac on Dur Ct, Engineer Lew Rauch stated approximately 850'. Dennis stated the utility list is incorrect for the water company, it lists LCA and it should be NBMA. He also wanted to clarify the lighting, will there be street lights or just porch lights. The developer stated there will be front yard pole lights only. Dennis also questioned the swales and wanted to know if Fairland Farms sewage plant was up to date and ready to take on this development, also how large is lot 27 and what will it be used for? Lew stated there would be easements around the swales, the sewage plan is up to date. Lot 27 is 3 ½ acres and there will be a detention pond on it.

n. **Planning Commission member Leonard Nuss** recommended that the Township watch that Fairland Farms sewage plant completes its upgrades. Leonard also believes the cul-de-sacs should have wider entrance for emergency vehicles and asked if the Applicant would consider street lights?

o. **Planning Commission Vice Chairman Bruce Stettler** stated Fells Creek is labeled Fells Creek but at this location it appears similar to a drainage ditch, noting this area is the source of the creek.

p. **Planning Commission member Richard Semmel** questioned the placement of the driveway on Lot 14, noting it is on a curve in Neffs Laurys Road. Lew stated that it is a state road, and the final determination will be dictated by PennDot.

q. **Planning Commission member Jeff Johnson** suggested moving the hydrants, 300' radius.

r. **Planning Commission member Bob Korp** stated he was pleased with the connection of Meadow Lane and Sunset Drive. Bob would also like to see sidewalks.

s. **Planning Commission member Rod Lowe** questioned if the electric was underground. The engineer responded that it is.

t. **Planning Commission Chairman Brian Horwith** questioned the ownership and maintenance of the small strip of land proposed to the north of the Meadow Lane extension into the development. Lew stated it is part of the ROW; this infers it becomes the responsibility of the township. Mr. Horwith noting the township needs to be aware of this added responsibility.

u. **Planning Commission Chairman Brian Horwith** stated he is not supportive of the two new proposed cul de sacs. In addition to planning contrary to the township's directives, the proposed roads will funnel the majority of the traffic through the Parkland Estates neighborhood. Brian's suggestion is that better planning would be for (1) the road to connect from Neffs Laurys Road and cross the Fells Creek, noting Fells Creek Drive traverses the same creek downstream where it is much larger, and (2) that Fells Creek Drive be extended from its current cul de sac to connect with the new road in the proposed development. This would result in eliminating three existing and creating no new cul de sacs. Representatives for the Applicant, citing potential comment from environmental agencies, expressed hesitation to crossing Fells Creek. Regarding extending Fells Creek Drive, Lew indicated it exceeds the SALDO slope guidelines and would need a waiver.

v. **Township Engineer Steve Gitch** stated the extension of Fells Creek Drive can be accomplished with additional grading and avoid any need for waivers to the SALDO

w. **Township Solicitor Lisa Young,** in response to the engineer's comment that the Applicant suggest the township assume responsibility for any detention basins in the project, stated the Township's position is to not take on the responsibility of detention ponds, and prefers landowners or associations to bear this responsibility. She also questioned the length of both cul-de-sacs? Lew stated Dur Ct 850' and Vista Ct 800'.

x. **Township Manager Chris Garges** affirmed the townships dissatisfaction with Cul-de-sacs and questioned the status of the Fairland Farms sanitary sewer plant, noting both the added usage for Fairland Farms III currently under development and also that there are existing reservations of capacity for the Parkland School District owned property at the southwest intersection of Old Post and Neffs Laurys Roads. He asked that the capacity be confirmed.

y. After discussion of the cul de sacs, detention ponds, road connections and Fells Creek the Applicant agreed to investigate and re-evaluate the crossing of Fells Creek and reconsider the road design of the proposed development

With consideration to the Applicant's agreement for further evaluation, Bruce Stettler made a motion to table the plan, Jeff Johnson second the motion, all others agreed. The plan was tabled.

3. **North Whitehall Township Comprehensive Plan Update Kick-off**
   - The Planning Commission members will tour the Township on Wednesday May 12 as part of the initiation for the Comprehensive Plan review.
   - The Township Supervisors will be invited to attend and the tour will be advertised.
   - The members were asked to suggest locations to include on the tour. The Township Manager will prepare a route which will visit significant existing features throughout the township

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

- **Recreation Grant-** The Township is applying for a Recreation grant for signs and branding of the township recreational sites and requested the Planning Commission's recommendation/approval.

Robert Korp motioned to support the recreation grant to Greenways, Trails, and Recreations Program, Jeff Johnson agreed.

Robert Korp motioned to adjourn, Jeff Johnson seconded, all others agreed

Meeting Adjourned: 9:50pm
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township