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

PLANNING COMMISSION MINUTES OF JULY 27, 2021

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

Attendance:

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

Minutes of the June 22, 2021 meeting were approved with the following correction to the motion for Timberidge Luxury Apartments "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" Chris Moughan motioned to approve the correction, Jeff Johnson second the motion, all others agreed.

1. **Views at Fells Creek** – NWT-21-021, 3054 & 3061 Neffs Laurys Rd, AR Zone, Parcels 5560 7474 2192 & 5560 8335 7945, 40.3072 Acres, 38 proposed lots, Waiver Request from SALDO 3.02.A & Appendix F.04.F, 90-Day Deadline starts 4/27/2021, 90-Day Deadline 10/24/2021, plan was presented by engineer Lew Rauch.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated July 22, 2021.
b. Zoning Officer's review is contained in his letter dated July 22, 2021.
c. The proposed plan on the agenda tonight was revised from the previous plan to eliminate or minimize cul-de-sacs and have the development accessed directly from Neffs Laurys Road
d. The proposed minimum lot is 25,000 sqft with public water and public sewer.
e. Access to the development is proposed to be from Neffs Laurys Road, Sunset Drive and Meadow Lane.
f. Testing shall be completed on each lot for stormwater infiltration.
g. The developer is still waiting on the sanitary sewer will-serve letter from Fairland Sewer Company sewage treatment plant, which is noted as being in the process of being sold.
h. The developer needs to have a conversation with the Township Board of Supervisors regarding the drainage swales within the lots and having lot owners bear responsibility for retention basins.
i. There are several drafting corrections that shall be made on the plan.
j. The riparian buffer shall be shown on the plan.
k. **Planning Commission member Jeff Johnson** mentioned Vista Drive should be renamed as there is another Vista Dr in North Whitehall Twp.
l. **Planning Commission member Leonard Nuss** questioned the cartway width of this development and in the neighboring development of Parkland Estates? Lew Roach stated this development was 30' and Parkland Estates was 32'.
m. **Planning Commission member Christopher Moughan** questioned the estimate flows for the proposed development? Lew stated 9900gpd.
n. **Township Manager Chris Garges** noted the Fairland Sewer Company was processing 40,000gpd before Fairland Farms III and there are 19,000edu reserved for the Old Post Rd sports fields property owned by Parkland School District.
o. **Planning Commission Chairman Brian Horwith** questioned the sewerage flow numbers, exactly what is there now, what is proposed, and what will be allocated to Fairland Farms III and the Parkland School District property? Developer David Jaindl stated the planning module will have all the numbers. Brian also requested a street light be placed at the intersection of the new road and Neffs Laurys Rd.
p. **Township Manager Chris Garges** stated the Township received an email from Val Strock at Parkland School District, who also suggested a light at Neffs Laurys Rd and a standing location for the students waiting for the bus.
q. There was considerable discussion concerning the lack of clarity on the septic capacity, which is further complicated by apparent delays in the sale of Fairland Farms Sewer Company and the lack of a will-serve letter
r. **Township Solicitor Lisa Young** stated the Planning Commission members, if concerned with the uncertainties surrounding the sewage matter, should be cautious when making their recommendation, as any form of approval may vest rights with the project that cannot be contested, even with future, new information that may change perceptions and recommendations considered to be sound planning practice.
s. **Planning Commission members Jeff Johnson** questioned if they cannot get public sewer, can they go with onlot sewer? Lew stated the lots would need to be larger than the proposed 25,000 sq ft for onlot sewer and tested.

Comments from the floor:

Pat Murphy, 5519 Skyline Dr, Schnecksville, 18078, questioned why the traffic is being bought out of his development (Parkland Estates)? Mr. Murphy also commented on the power of Fells Creek, his basement and almost every basement in Parkland Estates floods, he questioned if swales can be added between the proposed properties to the creek to alleviate the flooding. **Planning Commission Chairman Brian Horwith** stated the Township prefers to eliminate cul de sacs whenever they can to make roads continual, linking areas for improved connectivity, which is a better planning, and increases access for emergency services and maintenance. He also noted the original design was to push the cul de sac into the new development, which would have led to 100% of the traffic from Old Post Road using Parkland Estates to access; the new plan with direct connection to Neffs Laurys Road provides an alternative which is likely to see more or most of the traffic. Noting the flooding concerns, the current proposed development will not increase any runoff in Parkland Estates.

Elaine Katz, 5417 Trotters Ct, Schnecksville, 18078, questioned if the sewer capacity was reviewed for the proposed development, she was also concerned with the access to Neffs Laurys Rd, the access is proposed at the curve and she has witnessed many accidents at this location, was there a traffic study completed? **Township Engineer Steve Gitch** stated Neffs Laurys Rd is a state road and PennDot would have to request the traffic study, **Planning Commission Chairman Brian Horwith** stated sewage was an open question in the matter, and the township is asking for specifics on capacities.

Rudy Moyer, 2855 Meadow Ln, Schnecksville, 18078, he lives in the neighboring development of Meadowview Farms and he questioned the curbing on the proposed development, how would this effect his property with no curbing? Mr. Moyer was also concerned with the dirt being graded on the proposed development and possible flooding on his property.

Kim O'Brien, 3607 Green Hill Cir, Schnecksville, 18078, was very upset about the possibility of a cul de sac being removed without the consideration of the residents in the abutting neighborhood. Mrs. O'Brien was also concerned with the notification of the meetings regarding proposed development close to her home, why didn't she and her neighbors receive letters telling her about this meeting. The Planning Commission noted her comments were not related to this development discussion, however was good general feedback.

Michael Murphy, 5519 Skyline Dr, Schnecksville, 18078, stated the neighborhood he lives in does not allow aboveground swimming pools, he questioned if the proposed development will also not allow above ground swimming pools? He also questioned when building will start and finish, also the soil in that area is very rocky, will this affect the building? **Planning Commission Chairman Brian Horwith** stated that at this stage of the proposed development, the details of site work and construction have not been disclosed to the township. Limitations for future homeowners, including swimming pools, are subject to deed restrictions that the developer imposes, and that no deed restrictions are known at this time.

Chris Lynch, 5470 Fells Creek Rd, Schnecksville, 18078, questioned the water running onto this property, he stated it will turn this area into a swamp. Mr. Lynch also questioned the size of the catch basin and if it was fenced? **Township Engineer Steve Gitch** stated each parcel will have their own infiltration are for stormwater management. **Project Engineer Lew Rauch** stated will be on lots 28 and 29, will be approximately ½ to ¾ acre, and it will not be fenced due to the slope being 5 to 1.

Project Engineer Lew Rauch requested a conditional preliminary approval with a will service letter from the Fairland Sewer Company to be send to the Board of Supervisors.

Robert Korp motioned to send a favorable recommendation to the Board of Supervisors granting both waivers, Section 302.A to permit Preliminary/Final plan approval and relief from Appendix F Section F.04.F to allow basin slopes of 3:1, Jeff Johnson second the motion. Vote taken, the motion failed 3-3. (Mr. Stettler, Mr. Barto and Mr. Semmel absent), resulting in No Action Recommendation to the Board of Supervisors.

Leonard Nuss motioned to send a favorable recommendation to the Board of Supervisors granting a waiver of the SALDO submission deadline to afford the Applicant time to present details and answers to the sewerage questions, and a will-serve letter, and allow the project to appear on the August 24, 2021 Planning Commission agenda, Rod Lowe second the motion, all others agreed, motion carried.

2. **Greenleaf at Parkland Sketch**- NWT-21-023, Parcel 5469 9733 7373 & 5469 9577 1553, 3451 & 3500 Greenleaf St, AR Zone, 103.50 Acres, 66 proposed lots, plan was presented by engineer Phil Malitsch.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated July 22, 2021
b. Zoning Officer's review is contained in his letter dated July 22, 2021.
c. The Developer has proposed to improve Cardinal Street to a full Township road.
d. Greenleaf Street has been proposed to be improved fully to township standards.
e. Valley Green Drive cul de sac is proposed to be extended to intersect with Greenleaf/Cardinal Streets, and a Carl Street cul de sac added.

f. Maple Street will dedicate ROW.
g. Lots are proposed to have stormwater infiltration systems.
h. The developer is working on the details to possible connect the development to trails.
i. **Planning Commission member Robert Korp** questioned if the driveways onto Maple will have adequate turn around rather than backing out onto the street. Mr. Korp also noted the benefits of an Applicant presenting sketch plans to outline and discuss ideas, prior to the more detailed planning drawings. It affords the township and residents the opportunity to review and comment.
j. **Planning Commission Chairman Brian Horwith** stated he realizes this plan is just a sketch, but he is pleased with the changes to improve Cardinal Street.
k. There were many lengthy discussions/comments from the residents regarding not wanting Valley Green Dr to connect to a through street. The residents attending the meeting felt they should have a vote if they live in the neighborhood with the existing cul de sac.

Comments from the floor:
Karen Miller, 4465 Valley Green Dr, Schnecksville, 18078, questioned the water flow from the proposed property onto her driveway, will a pipe be placed to keep the water off my driveway? She also questioned if the developer was keeping the trees between her property and the new development.
Karen & James Osmun, 3615 Valley Green Dr, Schnecksville, 18078, stated the intersection of Sand Spring Rd and Valley Green Dr is a very dangerous intersection, making Valley Green Dr a through street will just add to the traffic and make this intersection even busier and more dangerous. They were both very upset they were not notified about the development being so close to their home and not receiving any notification about the meeting.
Kim O'Brien, 3607 Green Hill Dr, Schnecksville, 18078, questioned the Planning Commission why they are making the Developer connect Valley Green Dr?
Ruth Tobia, 4433 Valley Green Dr, Schnecksville, 18078, questioned if the existing Valley Green Dr will be redone when the cul de sac is connected to the new proposed development? She was also concerned with the traffic once the tractor trailers from North Valley Trade Center find a quicker way around the Township than Route 309.
4425 Michael Bello, 4425 Valley Green Dr, Schnecksville, 18078, questioned if the proposed lots would have onsite septic and wells and would the wells be tested?

Greenleaf at Parkland was submitted as a Sketch Plan, only discussion on this plan, no motion was required on this plan.

3. North Whitehall Township Comprehensive Plan Discussion

- Stacey Yoder from Gilmore & Associates was present to review the progress on the Comprehensive Plan.
- Stacey reported as of the meeting 639 surveys were completed.
- Stacey requested the Planning Commission members review the Land Use Map and decide which parcels are agricultural and which are vacant, the county lumps these two uses together.
- Stacey will send the Township larger scale maps with these two uses for review to distribute to the Planning Commission members.
- The surveys will be completed by the next meeting in August.
- A public meeting will be scheduled for October with possible dates of 10/6, 10/12, & 10/13.

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

Meeting Adjourned: 10:40pm.
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township