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

PLANNING COMMISSION MINUTES OF FEBRUARY 22, 2022

Hybrid Meeting brought to order, followed by the Pledge of Allegiance to the flag at 8:00p.m., on Tuesday, February 22, 2022 by Vice Chairman Robert Korp.

Attendance:

Chairman Brian Horwith-**ZOOM**
Vice Chairman Robert Korp
Secretary Leonard Nuss
Attorney Lisa Young-**ZOOM**
Township Engineer Steve Gitch
Supervisor Al Geosits
Township Manager Chris Garges-**ZOOM**
Township Zoning Officer Jeff Mouer
Richard Semmel
Bruce Stettler
John Barto
Jeff Johnson
Richard Fuller
Rod Lowe-**ZOOM**
Planning Secretary Jane Kelly

Minutes of the January 25, 2022 meeting were approved. Motion made by Richard Semmel, seconded by Jeff Johnson, all others agreed.

Maple Street at Greenleaf Estates – NWT- 21-028, Preliminary/Final, 5469 6577 1553, 3500 Greenleaf Street, AR Zone, 57.8 Acres, 13 Lots proposed, 90-Deadline 4/30/22. Waiver to be considered for a Preliminary/Final plan, Deferral from SALDO Article 10 Section 10.06.A.7. The plan was presented by Tuskes Homes; Engineer Phil Malitsch.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated February 17, 2022.
b. Zoning Officer's review is contained in his letter dated February 13, 2022.
c. Planning Commission Vice Chairman Bob Korp questioned what was different about this submission compared to the previous submission? Bob also requested the existing cartway should be shown on the existing features plan. Mr. Malitsch stated the widening of Maple Street and the paved walking path was added to the plan.
d. A traffic calming and speed study was completed for Maple Street (T-680).
e. Planning Commission Chairman Brian Horwith questioned if each parcel will have their own mailbox or if there will be cluster mailboxes? Brian suggested a note should be shown on the plan, stating the location of the cluster mailboxes will be reviewed by Township staff for placement. Mr. Malitsch stated it will be up to the post office if there will be individual mail boxes or cluster mail boxes.
f. Planning Commission member Jeff Johnson questioned the deferral for Greenleaf Street, is there a time limit? Jeff also suggested the bus stops have street lights due to the early morning hours the buses pick up the school children and he stated the concrete monuments need to be installed at proper depth as to not be removed. Mr. Malitsch stated the time limit on the deferral would be up to the Township and the plan was to install street lights at every intersection.
g. Planning Commission member Richard Fuller questioned the maintence on the pathways & street lights, who will be responsible for these? He also questioned if there will be an HOA for this development? Mr. Malitsch stated the street lights would be the Township's responsibly and the pathways would be the property owners. As for the HOA, Mr. Malitsch was not sure at this time.
h. Planning Commission member Richard Semmel suggested the lighting should be LED, he is a fan of a time limit on the deferral as suggested, Richard doesn't like the blacktop pathways, he prefers concrete and he would be less opposed to paved pathways if there was an HOA.
i. Planning Commission member Leonard Nuss stated without curbs, the water is going to run onto the pathways and break up the paving, the blacktop with freeze and break up in the winter. He is not a fan of the paved pathway and he prefers curbs and sidewalks.
j. Planning Commission member Bruce Stettler questioned how the stormwater is being handled? What about inlets?
k. Planning Commission Chairman Brian Horwith questioned the Lehigh Valley Planning Commission non- compliance letter, is this one of the outside agency approval letters needed? (yes) Brian is in favor of a time limit on a deferral with monetary security posted.

Comments from the Residents:

Dean Miller, 3616 Green Hill Circle, Schnecksville, 18078, suggested making these lots back up to Maple Street, rather than fronting on Maple Street, reverse frontage.

Dennis Klusaritz, 2123 Rising Sun Rd, Slatington, 18080, questioned the greenway along the pathway, will there be vegetation growing in there, if not, maybe there should be a note on the plan that no vegetation to be planted in this area. He also suggested a street light at Maple and Sand Spring.

Tom Dean, 3506 Sand Spring Rd, Coplay, 18037, questioned if the pathway is open to the public? Township Solicitor Lisa Young stated yes, it would be open to the public. He also questioned if the street lights would be facing downward? Planning Commission Vice Chairman Robert Korp stated they would be installed according to the Township Ordinance.

Mark Hills, 2490 Old Post Rd, Coplay, 18037, stated there should be no tradeoffs or money given up, the Township is not the developer.

Jeff Johnson motioned to send a favorable recommendation to the Board of Supervisors, with the conditions listed below, John Barto second the motion, a vote was taken, 5 yes, 4 no, motion carried.

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 February 17, 2022.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated February 13, 2022.
3. Waiver to Preliminary/Final- SALDO Article 3 Section 3.02.A
4. Deferral SALDO Article 10 Section 10.06.A.7 with a 24 month time limit and security posted.
5. Asphalt paved pathways
6. Streetlights location.
7. Bus stops and lighting notes on plan
8. Mail boxes, either individual or cluster, note on plan with location.

Richard Fuller made an amended motion to add the 35 MPH speed limit to Maple Street and for the board of supervisors to explore with the developer establishing an HOA to maintain common areas and facilities within the project to include maintenance of pathways, Jeff Johnson second the motion, all others agreed.

Ordinance 2022-1 - Craft Beverage Production Ordinance review and comment

- Township Solicitor Lisa Young reviewed the draft Craft Beverage Production Ordinance.
- A Special Exception approval would be needed from the Zoning Hearing Board.
- The hours of operation are decided by the state regulations.
- Planning Commission Chairman Brian Horwith made a few drafting comments.
- Heather Skorinko, 1848 Clearview Rd, Coplay, 18037, submitted a few questioned and possible revisions to the ordinance.

Draft Lehigh Township Comprehensive Plan review & comment

- North Whitehall Township Manager Chris Garges stated Lehigh Township borders North Whitehall Township by the Lehigh River and has no impact to North Whitehall Township.
- There was no other comment on Lehigh Township Comprehensive Plan

North Whitehall Township Comprehensive Plan Discussion

- Reminder the next North Whitehall Township Comprehensive Plan meeting is Wednesday March 9, 2022 at 7pm at the North Whitehall Township meeting room.

Recommendation of Planning Commission Member for appointment to Farmland Preservation Committee.

- Bruce Stettler motioned to appoint Robert Korp to the Farmland Preservation Committee, John Barto second the motion, all others agreed, motion carried.

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

- Jim Wilson, Allied Utilities Services, submitted a comment letter to the commission requesting coordination of sewer permits and inspections.

John Barto motioned to adjourn, Jeff Johnson seconded, all others agreed

Meeting Adjourned: 10:30pm.
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township