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

PLANNING COMMISSION MINUTES OF MARCH 22, 2022

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, March 22, 2022 by Chairman Brian Horwith

Attendance:

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

Minutes of the February 22, 2022 & March 9, 2022 meetings were approved. Motion made by Jeff Johnson, seconded by Richard Semmel, all others agreed.

1. **West Park Ave-Wagner Lot Line Adjustment-** NWT-22-010, Parcels 5560 1331 2236 & 5560 1351 1310, 3846 & 3834 Park Ave, C Zone, 2.7758 Acres, 90-Day Deadline starts 2/22/22, 90-Day Deadline 5/22/2022. The plan was presented by Engineer Lew Rauch; Lehigh Engineering.
   a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated March 17, 2022.
   b. Zoning Officer's review is contained in his letter dated March 14, 2022.
   c. This proposed lot line adjustment is located at the corner of Grove Street and Park Avenue.
   d. Both properties have the same owner and the property owner is interested in selling the home at 3846 Park Avenue but the lot lines need to be cleaned up first. The property line currently runs through a building on 3834 Park Avenue.
   e. The lots are zoned commercial and have onlot water and septic.
   f. The house lot is currently .5850 acres and will be .4143 once the lot line is completed. This will make is even smaller.
   g. A variance will be needed for the lot size and buffer.
   h. The HOP note will be removed from the plan if it is found that it is not necessary.
   i. **Planning Commission member Richard Semmel** questioned if there should be a secondary septic site on 3846 Park Avenue.
   j. **Planning Commission member Richard Fuller** stated there was an error in the acreage on the letter of intent and the lot areas on the plans.
   k. There was various discussion on dedicating ROW along Park Avenue and Route 873. It was decided that due to the buildings being so close to the roads, there would not be enough ROW to dedicate.

Plan is frozen, must go to the Zoning Hearing Board, Richard Semmel motioned, Jeff Johnson seconded, all others agreed.

2. **Verdi Enterprises LLC Special Exception –** NWT-22-012, Parcel 5468 5909 4283, 4405 Pennsylvania Dr, LI/B Zone, 2.008 Acres, Site Plan**.** The plan was presented by Attorney Kevin Fogerty, Applicant Kevin Goense and Property owner Scott Jensen.
   a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated March 17, 2022.
   b. Zoning Officer's review is contained in his letter dated March 10, 2022.
   c. The proposed site has been vacant for approximately 2 years. It was formerly a daycare, has public water and onlot septic.
   d. The property is surrounded by light industrial properties.
   e. The property owners are interested in renting the building to Kring's Hearth & Home. They are outgrowing their Neffs' store.
   f. Two concrete pads are proposed on the side of the building to hold the A/C unit and materials.
   g. There are no major changes proposed to the interior of the building. The 2nd set of interior doors and possibility a classroom are proposed to be removed.
   h. They are proposing 3 employees to start and normally they have 5 customers a day, at a high point 10 customers.
   i. There is plenty of parking for their employees and customers, including handicap spaces.
   j. The septic system is in the back of the property behind the building, the secondary site is to the right of the building towards Independence Drive. Both sites will be shown on the plan.
   k. Outside lights are not proposed on the site as the hours of operation are Monday through Friday 9am to 5pm and Saturday 9am to 4pm.
   l. **Planning Commission member Richard Semmel** questioned if the stoves are operable? Kevin stated some are but most are not because they are in the middle of the store.
   m. **Planning Commission member Jeff Johnson** suggested the driveway should continue out onto Independence Drive for ease of delivery. Trucks should not be stopped on Pennsylvania Drive to unload deliveries. **Township Manager Chris Garges** agreed, all deliveries must be done in the parking lot, not along Pennsylvania Drive.
   n. **Planning Commission Vice Chairman Robert Korp** questioned if the outside storage requires a buffer.
   o. **Planning Commission member Leonard Nuss** questioned what heating system will be used? Matt stated oil and central air to start and then eventually a pellet stove in the future.
   p. **Eugene Wolfgang, 3426 Faye Dr, Orefield, 18069,** questioned if Kring's will still be selling propane? Matt stated yes. A few Planning Commission members suggested the propane tank should be fenced.

Jeff Johnson motioned to send a favorable recommendation to the Zoning Hearing Board with the following conditions;

- **Primary and secondary septic systems are shown on the plan**
- **Enclosure for the propane tank**
- **No offloading deliveries along Pennsylvania Drive**
- **Check on the buffer zone for pellet storage**

Richard Semmel second the motion, Bruce Stettler abstained, all others agreed, motion carried.

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

- Planning Commission member Jeff Johnson stated the 30,000 barrels is too much, should be reviewed.
- Planning Commission Chairman Brian Horwith suggested in the Crafter Beverage Production Facility section wholesale made and wholesale you didn't make should be included. Also the adaptive reuse of existing barn or other building section should be reviewed. Brian suggested tasting rooms should be for large lots, not in residential areas.
- Planning Commission member Richard Fuller suggested limited districts for tasting.
- Planning Commission member Richard Semmel questioned if this could not be done in certain areas due to setbacks? Township Solicitor Lisa Young stated yes.
- Township Solicitor Lisa Young reminded the Planning Commission that the state controls the licensing.

4. Ordinance 2022-2 – Key Lock Box Ordinance review and comment

- The property owner will pay for the key lock box and after it is installed the fire department will lock the contents for the property
- A change of occupancy will also need a Key lock box.
- This process will be part of the final c/o procedure for new construction and a change of use or new owner.

Jeff Johnson motioned to send a favorable recommendation to the Board of Supervisors, Richard Fuller Second the motion, all others agreed.

5. Discussion - Potential SALDO amendments to street standards

- **Planning Commission Vice Chairman Robert Korp** stated at the last PC meeting members were seeking to encourage/require an applicant to install curb & sidewalk not required by our regulations. If we want those public safety/quality of life elements, the Township should clearly state that in the Ordinances and only waive them for good cause. The current road cross sections required by SALDO devote too much paved area for passenger vehicles and not enough for safety, pedestrian access, shade, and deliveries. Stretches of wide, open pavement cue drivers to go fast, regardless of the posted speed. Trees, people, buildings, and other non-vehicular activity or fixed objects cue motorists to slow down. Speed kills. At 30 MPH there is a 50% likelihood that a pedestrian struck by a vehicle will die or be severely injured. At 40 MPH that likelihood increases to 77%. The 2008 Smart Transportation Guidebook from PennDOT & NJDOT states "Narrower lane widths are associated with lower speeds… it is the only significant variable for operating speeds on straight sections" of suburban roads. Finally, walkability makes a community more attractive and desirable with homes in a walkable area getting $4,000 - $34,000 over comparable homes according to a 2012 EPA report.
- There were several discussions on safer pathways for pedestrians, narrower lane and adding parking lanes.
- **Mike Bilger, 4416 Valley Green Dr, Schnecksville, 18078**, stated small roads are a nightmare, we need wider roads with bike or walking paths.
- **Eugene Wolfgang, 3426 Faye Dr, Orefield, 18069,** stated parking is needed on either side of the street, it is a safety issue.
- **Gary Yencho, 5024 Pine Street, Schnecksville, 18078,** he runs fiber under the roads in the utility ROW, he would like to see any new plans that comes into the Township.
- **Paul Semmel, 3620 Excelsior Rd, Schnecksville, 18078,** questioned the development along Cardinal, what will the cartway be there? Planning Commission Chairman Brian Horwith stated he was unsure.
- **Karen Osmun, 3623 Green Hill Circle, Schnecksville, 18078,** questioned who is in charge of the sidewalks along Rt 309? Does anyone tell property owners when they have sidewalks in front of their property that it is their responsibility to taken care of them? Karen also thanked Robert Korp for all the time and effort he put into the review of the SALDO amendments this evening.
- **James Osmun, 3623 Green Hill Circle, Schnecksville, 18078,** questioned why the homes are pulling out onto Maple Street, they should turn the houses around, better view the other way and it's safer. Township Engineer Steve Gitch stated we cannot require reverse frontage, it was already suggested. James also thanked the Planning Commission members for listening to everyone and for doing the job they do.

Planning Commission Chairman Brian Horwith adjourned the meeting

Meeting Adjourned: 10:00pm.
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township