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

PLANNING COMMISSION MINUTES OF OCTOBER 25, 2022

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, October 25, 2022 by Chairman Brian Horwith

Attendance:

Supervisor Al Geosits	Vice Chairman Robert Korp
Township Manager Randy Cope	Secretary Leonard Nuss
Township Zoning Officer Jeff Mouer	Bruce Stettler
Township Engineer Steve Gitch	John Barto-ZOOM
Township Solicitor Tom Dinkelacker	Jeff Johnson
Township Planning Administrator Jane Kelly	Richard Semmel
Chairman Brian Horwith	Judy Goldstein; Gilmore & Associates

Minutes of the September 2, 2022 meeting were approved with the following addition in bold "Planning Commission member Richard Semmel is in favor of the stub street being connected and gated, used for emergencies only. Richard would also like to see drawings **and actual photos** of past projects of 55+ from this development. Richard also questioned the lighting system". Motion made by Jeff Johnson, seconded by Robert Korp, all others agreed.

1. Presentation of Draft Comprehensive Plan

- Judy Goldstein presented a PowerPoint presentation explaining the process used to develop the Draft Comprehensive Plan.
- The next steps will be the
  - Recommendation by the Planning Commission
  - Board of Supervisors will authorize for advertisement
  - 45 day public review period
  - Board of Supervisors public hearing for final adoption
- During the presentation many questions came up regarding the AFFH rule, in the Housing objectives.
- There was a lengthy discussion regarding the AFFH grant, specific to stipulations imposed on the township and the risks of future re-writing of the rules. It was noted that the County receives the grant from the federal government and the Township is a "sub-recipient" and subject to any requirements imposed by the County, which to date has not been clear on either the requirements or processes .
- **Planning Commission Chairman Brian Horwith** questioned the Official Map, Judy stated this is a separate matter and process.
- **Township Solicitor Tom Dinkelacker** stated the official map will help the Township with planning for the future, public utilities, roadways, transportation and recreation.
- **Planning Commission Vice Chairman Robert Korp** is was happy with the Draft Comprehensive Plan. He is looking forward to working on the SALDO and Zoning review. He also agrees the Township Official Map is a great planning tool.
- **Planning Commission member Richard Semmel** was concerned with the AFFH rule and how this could affect the approval process of the Draft Comprehensive Plan. Richard suggested the draft plan comes back to the Planning Commission in November before going to LVPC for a final recommendation.
- **Planning Commission member Bruce Stettler** agrees the Draft Comprehensive Plan is a good product but he is also concerned with the AFFH rule.
- **Township Supervisor Al Geosits** stated he doesn't see a problem with the AFFH grant.
- **Township Solicitor Tom Dinkelacker** stated the plan could either move to the Board of Supervisors or the Planning Commission could keep it to discuss in November.

Comments from the Township Residents:

- **Karen Osmun, 3623 Green Hill Cir, Schnecksville, 18078**, questioned what is the negative about leaving the AFFH out of the plan? Judy stated if the Township desires to receive and use the grant, the County requires the AFFH language in both the Comprehensive Plan and re-drafted Zoning ordinances, and further requires the Township to follow the analysis and justification provisions.
- **Brooke Horwith, 4757 N Cypress Rd, Walnutport, 18088**, questioned what the grant will be used for? Judy stated for the rewrite of the Zoning Ordinance.

Richard Semmel motioned to table the Draft Comprehensive Plan, Leonard Nuss second the motion, vote taken, Jeff, Al, Richard, Brian, Bruce, Leonard and John voted yes, Robert voted No, motion carried, the plan was tabled.

2. **Greenleaf Estates at Parkland** - NWT-22-011, Preliminary/Final, Parcel 5469 9733 7373 & 5469 9577 1553, 3451 & 3500 Greenleaf St, AR Zone, 107.1 Acres, 44 proposed lots, Waiver request from SALDO Article # Section 3.02.A., 90-Day Deadline starts 9/27/22, 90-Deadline 12/25/22. The Plan was presented by Phil Malitsch; Tuskes Homes and Andrew Woods; Hanover Engineering.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated September 8, 2022.
b. Gilmore & Associates' review is contained in his letter dated September 19, 2022.
c. The Applicant acknowledged the requirement to connect to public water, indicating agreement and that the public water survey has been started.
d. The water will be provided by NBMA and routed from Farmview Drive to Belllview to Old Post to Maple into the new subdivision.
e. Currently the developer has no plans of connecting water to the cul de sac (Carl Court).
f. The water will also not be connecting to the previously approved subdivision Maple St @Greenleaf Estates
g. **Planning Commission Chairman Brian Horwith** commented that it is important for Cardinal Street to be continuously paved from the current section to the intersection with Greenleaf St and suggested the Applicant work with the township to determine the width, whether it be 21' or greater. There was continued discussion among the Planning Commission and the Applicant's representatives on this matter
h. The developer plans to dedicate all their ROW along Cardinal.
i. There were lengthy discussions regarding the water connections to both the previous subdivision and the cul de sac.
j. The septic testing has been completed and needs to be added to the plan.
k. An HOA is proposed for this subdivision. Agreements will need to be reviewed by the Township and Solicitor.
l. **Township Supervisor Al Geosits** is in favor of the entire subdivision being connected. **Planning Commission member Leonard Nuss** agrees.
m. **Planning Commission member Jeff Johnson** stated the plan presented tonight is getting better and the developer should talk to NBMA.
n. **Planning Commission Vice Chairman Robert Korp** questioned sidewalks? **Engineer Andrew Woods** stated sidewalks along one side on Maple, Bob also stated is not a fan of cul de sac. Andy stated the cul de sac leads to open space and they thought the Township would appreciate the open space. It was highlighted that if the plan proceeds with this cul-de-sac that the open space have direct access so as to not require easements from future property owners for the public to access the open space.
o. **Planning Commission member Richard Semmel** questioned a lighting plan and he also suggested the cul de sac could be connected to Valley Green Dr. The developer stated the lighting plan will be submitted along with the landscape plan, as for the cul de sac, the end of the cul de sac is open space. Planning Commission member Leonard Nuss suggested adding street lights to this plan at Old Post/Maple and Sand Spring /Maple.
p. **Planning Commission member John Barto** questioned is the Township is trying to eliminate the cul de sac?
q. **Township Supervisor Al Geosits** questioned the street lighting along Maple, when will the Township see that? **Engineer Andrew Woods** stated the lighting plan will be on the landscape plan along with the bus stops as discussed with Parkland School District.
r. **Township Manager Randy Cope** questioned if the new roads would be turned over to the Township, how many acres is the open space, will the open space be dedicated to the Township and will there be any connection to Kolapechka? Andy stated the roads are intended to be dedicated to the Township, this is the first time the open space has been discussed, so the details have not been ironed out and there is a 5' path along their property heading to Kolapechka but the developer does not own all the way to Kolapechka to make the connection. Randy also suggested the developer speak with the fire department about the locations on hydrants.
s. **Township Solicitor Tom Dinkelacker** questioned lot #37, what are the plans for this lot? The current plan states future lot line. Developer states lot #37 is a 4 year fill and there are a few on the proposed subdivision plans.
t. **Planning Commission member John Barto** questioned the open space lot line, who will take care of this lot? The applicant stated the Township and applicant will need to discuss this.

Comments from the Township Residents:

- **Jim Osmun, 3623 Green Hill Cir, Schnecksville, 18078**, he has not been to a Planning Commission meeting in a while and the last time he was at a meeting, Greenleaf Estates stated next time they submitted a plan it would be completed, Mr. Osmun wants to see the completed plan, no more promises, make some definite plans, timelines and stick to it.
- **Karen Osmun, 3623 Green Hill Cir, Schnecksville, 18078,** questioned if the section with the wells and septic, was this approved and when? Planning Commission Chairman Brian Horwith stated yes, in February 2022. Mrs. Osmun is very concerned with traffic from Greenleaf to Valley Green, this will have a terrible effect on their subdivision. She questioned how many additional cars would be driving on Valley Green Drive. She was also concerned with the stormwater and the possible effect the new subdivision will have on their existing subdivision. Engineer Andrew Woods stated there would be storm sewers installed in the proposed development, and the Applicant must meet requirements to not introduce additional water flows to neighboring properties
- **Dave Miller, 3615 Valley Green Dr, Schnecksville, 18078**, stated most families have 2 cars per family, which is many trips with the new homes on Valley Green Dr. Also the intersection at Sand Spring Rd and Valley Green Dr is a very dangerous intersection, do not let any school bus exit from that intersection. Mr. Miller also stated the walking path along Maple Street might be 5' off the roadway and too dangerous for him.
- **Brooke Horwith, 4757 N Cypress Rd, Walnutport, 18088**, questioned if the Board of Supervisors will be changing the speed limit on Maple Street as previously discussed? She also questioned the escrow and improvements?
- **Jim Steward, 3831 Park Ave, Neffs, 18065, Fire Chief from Neffs Fire Co,** stated he would like to be part of the conversation with NBMA and hydrants for the proposed subdivision. Mr. Steward also stated he believes there is an ISO insurance rating for property owners.

Bruce Stettler motioned to table the plan, Robert Korp second the motion, all others agreed.

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

The 2023 meeting dates were reviewed. All meetings will be held on the fourth Tuesday of the month except for the December 2023 meeting. December's Planning Commission meeting will be held on the third Tuesday, December 19, 2023.

The Draft Comprehensive Plan will be first on the November Planning Commission meeting along with two Special Exception plans.

Planning Commission Chairman Brian Horwith adjourned the meeting at 10:05pm.

Meeting Adjourned: 10:05pm
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township