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

PLANNING COMMISSION MINUTES OF JULY 26, 2022

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, July 26, 2022 by Chairman Brian Horwith

Attendance:

Chairman Brian Horwith	Richard Semmel
Vice Chairman Robert Korp	Bruce Stettler
Secretary Leonard Nuss	John Barto
Attorney Lisa Young	Jeff Johnson
Township Engineer Steve Gitch	Richard Fuller
Supervisor Al Geosits	Township Zoning Officer Jeff Mouer
Township Manager Randy Cope	Planning Secretary Jane Kelly

Minutes of the June meeting were approved. Motion made by Jeff Johnson, seconded by Robert Korp, 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 6/28/22, 90-Day Deadline 9/25/2022. The plan was presented by Lehigh Engineering; Lew Rauch.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated July 22, 2022.
b. Zoning Officer's review is contained in his letter dated July 5, 2022.
c. The proposed plan is to consolidate 2 parcel, both owned by MaryAnn Wagner. She would like to eventually sell the residential parcel.
d. A Zoning Variance was needed for the expansion of the non-conforming residential use. This variance was approved at a Zoning Hearing on June 15, 2022.

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 July 22, 2022.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated July 5, 2022.

Richard Semmel motioned to send a favorable recommendation to the Board of Supervisors for a Preliminary/Final approval, Leonard Nuss second the motion, all others agreed.

2. **Anoopam Mission Building Addition –**NWT-22-020, Parcel 5570 7308 6720, 2120 Clearview Rd, AR Zone, 20.23 Acres, 90-Day Deadline starts 6/28/22, 90-Day Deadline 9/25/2022. The plan was presented by Anoopam Mission Managing Trustee Jayesh Shah and Base Engineering: Casey Bond.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated July 22, 2022.
b. Zoning Officer's review is contained in his letter dated July 5, 2022.
c. The property was last upgraded in 2003.
d. The Plan proposes the Mandir Addition, effectively filling in current outdoor patio-type space on both the east and west sides of the building that connect the entrance to the larger dining (1st floor)/worship (2nd floor) spaces:
   - 1st floor- VIP dining, storage, office area (Prasad/bhet)
   - 2nd floor- storage, meeting space (Abhishek Hall), VIP seating/welcome room
e. The initial description was confusing, later clarified to include potential future upgrades to the building. Once clarified with Mr. Shah, the discussion focused on the Plan for this addition as described in "d" above.
f. A waiver was submitted to upgrade to Preliminary/Final approval.
g. Planning Commission member Richard Semmel stated the submitted plans and description was not adequate, better plans should have been submitted. Other Planning Commission members agreed. Richard also questioned why are they doing these upgrades in phases? Mr. Shah explained the expense of these improvements requires it be done in phases.

Comments from the Residents:

Heather Skorinko, 1848 Clearview Rd, Coplay, 18037, questioned the notification letter she received and she also asked if they were adding restrooms? No additional restrooms are part of the plan.

Marlene Stofflet, 2211 Fairview Rd, Coplay, 18037, questioned who sent out the certified letter she received and why do we have to sign for it? Planning Commission Chairman Brian Horwith explained the letter was sent by the applicant's engineer and this was to comply with a new Ordinance recently adopted by the Township to notify adjoining property owners (both those that directly adjoin the applicant and those that adjoin the first ring of adjoined properties) to the applicant.

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 July 22, 2022.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated July 5, 2022.

John Barto motioned to send a favorable recommendation to the Board of Supervisors for both (i) the Waiver request to upgrade to Preliminary/Final and (ii) Preliminary/Final approval of the Plan, Jeff Johnson second the motion, vote was taken, Richard Semmel and Leonard Nuss voted No, John Barto, Jeff Johnson, Richard Fuller, Robert Korp, Brian Horwith, Bruce Stettler and Al Geosits, voted Yes, motion carried.

3. Discussion - Potential SALDO amendments for safety, walkability & curb appeal.

- **Planning Commission Vice Chairman Robert Korp** reviewed the recommended revisions to the SALDO, concerning safety, walkability & curbing. Bob stated the current Ordinance lacks requirements for these improvements, forcing the Township to rely on cooperation from applicants when these safety, walkability and curbing items are desirable. Rather than the Township requesting applicants to consider the improvements, these changes require the improvements.
- **Planning Commission member Jeff Johnson** stated he is not a fan of big lots needing curb; with smaller lots he is fine with the requirements.

Richard Semmel motioned to send a favorable recommendation to the Board of Supervisors for the revised Draft SALDO amendments, subject to a few changes drafting changes discussed at this evenings meeting, Bruce Stettler second the motion, Jeff Johnson voted No, all others voted Yes; motion carried.

4. Ordinance 2022-5 - Stormwater Ordinance review and comment

- The new Stormwater Ordinance needs to be adopted by September 30, 2022.
- This will be a combination of the current ACT 167 and the MS4 Permit, all in one document. It primarily memorializes the requirements and guidance already in place

John Barto motioned to send a favorable recommendation to the Board of Supervisors to adopt the new Stormwater Ordinance, Jeff Johnson second the motion, all others agreed.

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

Supervisor Al Geosits distributed a copy of NMBA water authority agreement for informational purpose only. Township Engineer Steve Gitch stated LCA's agreement might be different.

Planning Commission Chairman Horwith reminded the members of the Planning Commission and the public of the meeting on Wednesday 8/10/22 at 7pm for the review of the draft Comprehensive Plan. This meeting will be held at the Township building and Gilmore & Associates will be attending.

Jeff Johnson motioned to adjourn, Richard Fuller seconded, all others agreed

Meeting Adjourned: 9:30pm.
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township