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

PLANNING COMMISSION MINUTES OF SEPTEMBER 27, 2022

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, September 27, 2022 by Chairman Brian Horwith

Attendance:

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

Minutes of the August 23, 2022 meeting were approved. Motion made by John Barto, seconded by Robert Korp, all others agreed.

1. **Watson/Williams Lot Line Adjustment-**NWT-22-024, Preliminary/Final, 5570 4777 2895 & 5570 5716 7175, 5400 Riverview Rd & 2075 Neffs Laurys Rd, AR Zone, 13.576 Acres**,** 90-Day Deadline starts 9/27/22, 90-Deadline **12/25/22**.The plan was presented by Engineer Michael Housten; Arthur Swallow & Associates.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated September 21, 2022.
b. Zoning Officer's review is contained in his letter dated September 21, 2022.
c. The proposed Lot Line Plan will allow the septic system to be on the same lot as the existing dwelling.
d. A few grammar error shall be corrected on the plan before being resubmitted.

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 September 21, 2022.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated September 21, 2022.

Comments from the residents:

Robert Dresser, 5437 Manchester Pl, Slatington, 18080, questioned if lot lines were changing to the north side of the property**? Mr. Housten** stated there would be no change to the northern lot lines.

Heather Skorinko, 1848 Clearview Rd, Coplay, 18037, questioned if they were just making one lot bigger? **Mr. Housten** stated that was correct.

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. **Laudenslager Annexation Lot Line –** NWT-22-025, Sketch, 5468 6569 8545 & 5468 6578 4941, 3545 Route 309 & 3551 Route 309, PC Zone, 0.9554 Acres. The plan was presented by Attorney Karley Biggs Sebia and Engineer Robert Hain; Berks Surveying & Engineering Inc.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated September 21, 2022.
b. Zoning Officer's review is contained in his letter dated September 21, 2022.
c. Both 3545 & 3551 Route 309 are owned by Jomi Management LLC.
d. The proposed plan is a Lot Consolidation of two non-conforming lots.
e. The northern lot, 3551 Route 309, previously removed a house that was in danger of falling down. This lot now has an accessory building in the back, a stone area where the house once stood, a white vinyl fence and a chain link fence.
f. Either one of the fences are permitted, subject to permits.
g. The two properties shared a well which is on 3551 Route 309 and the septic drain field for this lot in under the paved area.
h. There are driveway access points from Route 309 to each property, along with parking in front of the business along Route 309.
i. There was a lengthy discussion regarding the two driveways to Route 309, should the northern driveway be closed off?
j. The HOP with PennDot is old and any changes might require a new HOP permit.
k. There are several zoning issues to be resolved before resubmission.
l. Several of the Planning Commission members were concerned with the 2 driveway access points from Route 309.

Comments from the Residents:

Dennis Klusaritz, 2123 Rising Sun Rd, Slatington, 18080, questioned the septic drain field & well, was the drain field removed? **Mr. Hain** stated the drain field is under the paved area.

Eugene Wolfgang, 3426 Faye Dr, Orefield, 18069, questioned Route 309, this was to be widen, any update on when? **Township Manager Randy Cope** stated not at this time.

Laudenslager Annexation Lot Line was submitted as a Sketch Plan, only discussion on this plan, no motion was required on this plan.

3. **Strawberry Acres AARC –** NWT-21-027, Preliminary, 5580 0891 0675 & 5580 0755 1024, 5077 & 5120 Overlook Road, AR Zone, 34.9 Acres, 90-Deadline **12/5/22**. The plan was presented by Attorney Peter Lehr and Engineer Drew Nyman; Base Engineering.

   a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated September 22, 2022.
   b. Gilmore & Associates' review is contained in their letter dated September 19, 2022.
   c. Keystone Traffic Engineers' review is contained in their letter dated June 29, 2022
   d. This proposed plan has already been before the Township for a Conditional Use, a Lot Line, and a Waste Water Treatment Plant Special Exception. They are here now for an AARC Land Development.
   e. This submission has a slight upgrade to the stormwater plans.
   f. Remediation will be needed for arsenic due to the orchard. Cherry Ridge will be doing the remediation, the applicant asked if the Township will need to witness the testing?
   g. The entire perimeter of the property will need a buffer.
   h. There was a lengthy discussion regarding the unnamed stub road from Donna Dr to the property. This stub road is Township property and Township Ordinance states stub roads should be connected when possible. Should this be connected? The suggestion was made to connect the road and gated it to be used in an emergency only since Strawberry Acres AARC is to be a private community.
   i. Judy Goldstein, Gilmore & Associates questioned the private or gated community, she was unaware of that.
   j. Planning Commission Chairman Brian Horwith stated if the roadway system is up to Township standards, why not turn it over to the Township?
   k. Township Solicitor Andrew Schantz stated the applicant needs to make the determination if the grade can make the connection of the stub road and the development.
   l. The applicant's traffic study showed minimal increase, sight distance and safety issues.
   m. Applicant will need to request a waiver in future submission for the detention/infiltration basins slopes or vertical retaining walls.
   n. If the stub street is not being connected a waiver request will be needed.
   o. Supervisors Al Geosits stated he is in favor of connecting the stub street but there are still a lot of comments that need to be addressed.
   p. Planning Commission member Bruce Stettler stated he is not in favor of connecting the stub street to this project, but he is very concerned with Overlook Rd and Clearview Rd.
   q. Planning Commission member Leonard Nuss is concerned with the grade of the stub street connecting to the development.
   r. 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.
   s. Planning Commission member Richard Fuller was in favor of the stub street connection because it is in the Township Ordinance and it should be enforced. Richard would also like to see the landscape plan with the next submission.
   t. Planning Commission Vice Chairman Robert Korp questioned if the submission was made to LCCD (the response was "not yet"), Bob also would still like to see the quads brought to the middle of the development rather than on the upper outside. He is also in favor of the connection to the stub street and if this connection is not made, why? The grading plan that was submitted was too small to read, should at a larger scale. Bob likes the sidewalks and the walking trails, but street lights with shields would be nice. Bob suggested the neighboring developments cross sections should be shown on the plans.
   u. Planning Commission member John Barto stated he is in favor of the stub street being connected and gated used in emergencies only, he is not a fan of mixing public developments with private developments.
   v. Planning Commission Chairman Brian Horwith there are many issues that still need to be addressed included but not limited to the stub street connection and Overlook Rd/Clearview Rd. intersection.
   w. Township Solicitor Andrew Schantz stated any motion made tonight would be premature due to the many outstanding issues.
   x. Attorney Peter Lehr stated the applicant reduced the number of quads at the Conditional Use hearing voluntarily.

Comments from the Residents:

Jennifer Escalona, 4934 Overlook Rd, 18037, questioned if these are the same plans submitted 3 times in a row, what changes were made?

Heather Skorinko, 1848 Clearview Rd, Coplay, 18037, submitted a written review to the Planning Commission regarding issues the residents have found with the submitted plans. This submission will be kept with the minutes.

Eileen Brixius, 1427 Thomas Dr, Coplay, 18037, stated she is a Wetlands Biologist and she is very surprised in all that was not done before this plan was submitted to the Township. Was there any testing done to the site? She will volunteer her services to test and review the testing results. What about the stormwater design, those going to be responsible for Fells Creek? Wetlands Delineation around Fells Creek, split sampling, there is so much to be concerned with regarding this plan that has not be addressed.

Tom VanVreede, 5027 church Dr, Coplay 18037, submitted a written review to the Planning Commission regarding issues the residents have found with the submitted plans. This submission will be kept with the minutes.

Joe Sterling, 1507 Clearview Rd, Coplay, 18037, questioned when will the Wetlands Delineations report be available? He also questioned when Clearview Rd & Route 145 will be reviewed along with the sight distance at Clearview and Overlook Rds. Sterling is also concerned with the air quality during the arsenic testing Mr. Nyman stated the Wetlands Delineations Report will be submitted to the Township for review once it is ready.

Linda Allen, 5016 Donna Dr, Coplay, 18037, stated there are a lot of children in this neighbor and a lot of children that use the bus stop at the stub street. That is her concern.

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

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

Planning Commission Chairman Brian Horwith adjourned the meeting at 10:15pm.

Meeting Adjourned: 10:15pm.
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township