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

PLANNING COMMISSION MINUTES OF JUNE 28, 2022

Meeting brought to order, followed by the Pledge of Allegiance to the flag and moment of silence at 7:30 p.m., on Tuesday, June 28, 2022 by Vice Chairman Robert Korp.

Attendance:

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

Minutes of the May 24, 2022 & May 31, 2022 meetings were approved. Motion made by Jeff Johnson, seconded by Rod Lowe, all others agreed.

1. **Blazofsky Lot Line Adjustment- NWT-22-018, Preliminary/Final, 5489 0569 4550 & 5489 0670 6475, 2230 Quarry St & 4003 Hemlock Dr, VR Zone, 1.2738 Acres, 90-Day Deadline starts 5/31/22, 90-Deadline 8/28/22. The plan was presented by property owner Steven Blazofsky and Engineer Robert Hoppes.**

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated June 23, 2022.
b. Zoning Officer's review is contained in his letter dated June 17, 2022.
c. The lot line adjustment is proposed to give the home direct access to the property without an easement over North Whitehall Township property.
d. There is no construction proposed at this time and the property pins have already been set.
e. Township Solicitor Lisa Young will forward additional language to the engineer to be include on the recorded plan.
f. Planning Commission member Bruce Stettler questioned if the shaded area was owned by the neighbor? The Township owns the shaded area.
g. Planning Commission member Leonard Nuss questioned how can this lot line be completed when the Township owns the other property? Township Solicitor Lisa Young stated the Township took action on this issue last year. This lot line adjustment is completing this issue. Leonard also questioned if the property owner in the back will have the right to use the road? Township Engineer Steve Gitch stated what the property owner in the back can or cannot do does not change what is being proposed on this plan.

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 June 23, 2022.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated June 17, 2022.

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

2. **Klase Lot Line Adjustment- NWt-22-019, Preliminary/Final, 5468 5154 6298 & 5468 5134 8931, 5017 Shankweiler Rd & 5009 Shankweiler Rd, SR Zone, 2.637 Acres, 90-Day Deadline starts 5/31/22, 90-Deadline 8/28/22. The plan was presented by property owner Steven Klase.**

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated June 23, 2022.
b. Zoning Officer's review is contained in his letter dated June 20, 2022.
c. These two lots are father and son owned.
d. There are many accessory buildings that the applicant uses on the larger parcel and he would like to have them as part of his parcel.
e. Planning Commission Richard Semmel questioned the Zoning Ordinance for number of accessory buildings on a property? Zoning Officer Jeff Mouer stated 2 buildings, no more than 1000 sqft for under 2 acres.
f. The plan has several items that need zoning relief.

Township Solicitor Lisa Young stated the Plan would be frozen until the Zoning Relief would be granted. Jeff Johnson motioned to table the plan, Rod Lowe second the motion, all others agreed.

3. Strawberry Acres AARC – NWT-21-027, Preliminary, 5580 0891 0675 & 5580 0755 1024, 5077 & 5120 Overlook Road, AR Zone, 34.9 Acres, 90-Day Deadline starts 5/31/22, 90-Deadline 8/28/22. The plan was presented by Drew Nyman & Casey Bond; Base Engineering and Attorney Peter Lehr.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated June 23, 2022.
b. Gilmore & Associates' review is contained in their letter dated June 17, 2022.
c. The proposed AARC plan will have 89+ units and a community center.
d. No one under the age of 19 years of age may live there longer than a month a year.
e. Septic testing has been performed, they are about 75% completed and will be submitted soon.
f. There are no waivers expected.
g. The wetlands delineation report is currently being drafted.
h. There will be a homeowners association.
i. There will be sidewalks through much of the property.
j. Arsenic testing and remediation will be completed in the future and a copy of the report will be submitted to the Township.
k. The detention/infiltration basins will be secured with walls or fences.
l. Sight distance for access drives onto Overlook Road with Clearview Drive shall be shown on the plan, along with widening detail.
m. Planning Commission member Jeff Johnson relayed the following comments from the local fire chief. The chief took no exception with the parking radius and off street parking. The chief would like to see a light at the end of the each driveway and an address marker a minimum 4' off the ground.
n. **Planning Commission member Richard Semmel** questioned once they dig up the soil, the residents in the area have more concerns with the air quality and he is also concerned with the realignment of Clearview Rd and Overlook Rd. Richard requested to see past developments done by this developer so the commission can see if it is a good fit for the neighborhood.
o. **Planning Commission member Jeff Johnson** stated these are a rough set of drawings, and asked if the site stairs were ADA complaint?
p. **Planning Commission member Rod Lowe** questioned the community center and will there be an outdoor facility? Rod also questioned water runoff.
q. **Planning Commission member Bruce Stettler** has concerns with the Overlook Rd and Clearview Rd intersection.
r. **Planning Commission member Leonard Nuss** stated the Neffs Laurys Rd and Overlook Rd also need to be addressed.
s. **Township Supervisor Al Geosits** questioned is Overlook Rd and Clearview Rd a 4 way stop? No, it is not. Al also questioned if there was any thought of connecting the Donna Dr. stub road to this proposed plan?
t. **Planning Commission Vice Chairman Bob Korp** stated he was in favor of the sidewalks but asked that they be complete along the perimeter. He also suggested flipping the plan and putting the single family homes to the back and adjacent to the existing neighboring residences rather than the quads. When questioned if they are planning to blast, Applicant's engineer stated mechanical rock removal was anticipated.
u. **Attorney Peter Lehr** stated he wasn't sure flipping the plan was possible due to grading and buffer.
v. **Township Manager Randy Cope** stated in was in favor of the walkability and buffering. The applicant should follow the guidelines on the review letters.

Comments from the residents:

- **Tom VanVreede, 5027 Church Dr, Coplay, 18037,** review the proposal and the previous submitted proposal, he has found several errors which he has submitted to the Township.
- **Heather Skorinko, 1848 Clearview Rd, Coplay, 18037,** questioned the Traffic Study, there were no counters, and she finds the Traffic Study to be flawed.
- **Bill Moyer, 5040 Donna Dr, Coplay, 18037,** stated the stub road from Donna Dr, is a grassy area, it has concrete under it and was designed for emergencies only.
- **Jim Osmun, 3623 Green Hill Cir, Schnecksville, 18078**, stated the Planning Commission Is afraid to take the bull by the horn and correct the problem.
- **Terry Dennis, 1528 Clearview Rd, Coplay, 18037,** stated the corner of Clearview Rd and Overlook Rd, is a horrible intersection, there is no way for a 4 way stop due to the existing grades.
- **Imad Makdesi, 1409 Michael Lane, Coplay, 18037,** stated trying to exit from Donna Dr onto Clearview Rd is very dangerous.

Richard Semmel motioned to table the plan due to all the open issues, Rod Lowe second the motion, all others agreed, motion carried.

Jeff Johnson motioned to adjourn, Rod Lowe seconded, all others agreed

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