NORTH WHITEHALL TOWNSHIP PLANNING COMMISSION
North Whitehall Township Municipal Building, 3256 Levans Road, Coplay PA 18037
PLANNING COMMISSION MINUTES OF AUGUST 25, 2026

Meeting brought to order, followed by the Pledge of Allegiance to the flag and a moment of silence at 7:00 p.m., on Tuesday, August 25, 2026, by Chair Brian Horwith.

Attendance:

Supervisor Richard Semmel	~~Planning Commission Member Sean Ziller~~
Planning Commission Chair Brian Horwith	Planning Commission Member John Barto
Planning Commission Vice Chair Bob Korp	Township Zoning Officer Aubrie Miller
Township Manager Randy Cope	Township Engineer Dave Alban
~~Planning Commission Secretary Kathy Crawford~~	Township Planner Kevin Murphy
Planning Commission Member Jeff Johnson	Township Solicitor Rocco Beltrami
Planning Commission Member Rich Fuller	Fire Code Admin Jim Steward
Planning Commissioner George Borman	

Meeting minutes from the June 23, 2026 PC Meeting motion by J. Barto seconded by Jeff Johnson; One comment under letter J of July PC Meeting to be adjusted, approved, with one abstention from R. Fuller.

1. 5020 Scheidys Road Minor Subdivision
    a. Township Planner gave an overview of the application
    b. J. Rentko representing the client gave his summary of the plan
    c. No additional comments from the Zoning Officer
    d. No additional comments from the Fire Code Administrator
    e. Township Engineer explained that his review letter, explaining that existing comments are minor and do substantially hold up the plan and it can be moved forward.
    f. Planning Commission Chair presented on the additional waivers, and recommended that items three through six of the Black Forest Engineering Waiver Letter dated August, 24 2026 be used as deferral.
    g. J. Johnson: No problem with the deferrals.
    h. J. Barto: Agree w/ Jeff
    i. G. Borman: Agree
    j. B. Korp: The first two as waivers the last as deferrals
    k. R. Semmel: Agree with the rest
    l. R. Fuller: Agree with the rest
    m. J. Rentko: Agreed with deferrals instead of waivers.
    n. Public Comment: No comment
    o. No additional comments from Staff
    p. Motion from B. Korp to grant first two waivers, the rest to be deferrals, seconded J. Johnson. Only one abstention from R. Semmel
    q. Motion from B. Korp to recommend plan pending satisfaction of township engineer comments. Same vote as above.
2. Heleva Lot Consolidation:
    a. Represented by M. Leuthe and accompanied by property owner Todd Heleva.
    b. No additional comments from the township zoning officer, township fire code administrator
    c. Again Planning Commission Chair requested the two waivers be considered as deferral.
        i. M. Leuthe requested that these waivers remain waivers instead of becoming deferrals.
    d. R. Fuller: Straightforward still for the deferral instead
    e. R. Semmel: Still look for deferral
    f. B. Korp: Same as above
    g. G. Borman: Same as above
    h. J. Barto: Same as above, however, he understands they would normally keep them as waivers instead
    i. J. Johnson: Same as J. Barto
    j. Public Comment: No comment
    k. Recommendation for conditions with deferrals and satisfaction of Township Engineer comment letter dated August 19, by G. Borman, Seconded J. Johnson, motion carried, one abstention
3. Vistas at Park Valley Land Development and Subdivision

a. J. Johnson and Lew Rauch presenting
b. Township Planner and Lew Rauch explained that the applicant wants to focus on the waterline waiver
c. Lew Rauch presented on the offsite waterline exhibit.
    i. His estimated cost was $977K.
d. Township Engineer explained that this is a SALDO requirement, there does exist a ten year
e. Fire Code Administrator
f. Planning Commission Chairman B. Horwith explained that he is reticent to recommend approval of waiver on the basis of economic cost.
g. R. Fuller: Question for the applicant when you were going through the requirement your Roberts Road expense but running the line to the top is most expensive part. Question to the PC is can we grant a partial waiver? Based on the geographic limits. Either look at cutting homes or not servicing lots 6 & 7.
h. R. Semmel: What would the cost saving be? Recommendation to staff to do research on mandatory hookup on waterlines. Begin talking with water authorities, about updating water agreements.
i. B. Korp: So the comprehensive plans calls for appropriate and adequate facilities in the fiscal limits of the township…., 1.3 …by ensuring extension of water, these items like sidewalks and waterlines are not just for the applicant they are for future opportunities. It is in the public interest to follow the ordinance.
j. G. Borman: Kind of like what Rich said go up the side of the different property lines
k. J. Barto: Understand that finance is not supposed to be considered but if I were to develop it I could not afford to develop it. For the waiver.
l. R. Semmel: Is it NBMA requirement to go through the road or the property and who does the improvement.
m. L. Rauch: Preference for them to develop
n. Applicant asked about lot count requirements
    i. Township Planner referred the applicant to 375-74.E.2
o. Public Comment:
    i. Al Geosits, 3268 Scott Road: I don't know if its practical to run up the waterline up to Roberts Road. Thinks it not practical. Would like to see them do it, doesn't believe it should have ever been in the zoning ordinance. Not practical from a financial standpoint to require the waterline connection.
p. Motion to table plan, and the other waiver requests, and an unfavorable recommendation on waiver 2, seconded by B. Horwith, one abstention by R. Semmel and one vote no by J. Barto.

Any other items that may be discussed at the discretion of the Planning Commission
Planning Commission Member Sean Ziller has sought the LV Commission Membership and was the runner up on final vote.
R. Semmel, announced again that there would be an open house before the next BOS meeting. 5-7 PM.
TP

Meeting Adjourned: 8:23
Kevin J. Murphy Jr.
Township Planner/Assistant Zoning Officer
North Whitehall Township