

**NORTH WHITEHALL TOWNSHIP PLANNING COMMISSION**  
**Lehigh Carbon Community College, 4525 Education Park Drive, Schnecksville, PA 18078**  
**Lisa Jane Scheller Community Services Center Building 7 –Room 203 (Parking Lot F)**  
**PLANNING COMMISSION MINUTES OF August 26, 2025**

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**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, March 25, 2025 by Chairman Brian Horwith

**Attendance:**

Supervisor Al Geosits	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
Planning Commission Secretary Richard Semmel	Township Engineer Steve Gitch
Planning Commission Member Kathy Crawford	Township Planner Kevin Murphy
Planning Commission Member Jeff Johnson	Township Solicitor Andrew Schantz
Planning Commission Member Rich Fuller	

1. **Strawberry Acres**- Preliminary Review of Plan, NWT-21-027, 5077 and 5120 Overlook Road, Agricultural-Residential Zoning District, Tax Map Parcel Number: 558008910675-1 & 558007551024-1, 74.89 Acres, Proposed Active Adult Residential Community (AARC)
  - a. Presentation made to the Planning Commission by the legal representatives of Strawberry Acres and the Base Engineering Team. No action was taken at this meeting as this procedure was accepted as part of the settlement agreement between North Whitehall Township and the Strawberry Acres development.
  - b. The legal representation from both the Township and the legal representation from the developer presented a brief history of the project explaining that at this time they are seeking preliminary approval and are not required to get a recommendation from the North Whitehall Planning Commission.
  - c. Chair Brian Horwith asked some short follow-up questions on the history of the project and the expected timeline before it would be before the Board of Supervisors
  - d. Chair Brian Horwith also explained that this meeting is just a formality and the plan would come back through for final approval where more direct questions will be asked of the developer.
  - e. The engineering team representing Strawberry Acres explained the changes made to the site in order to address the reason for the plan's previous denial.
    - i. Including but not limited to the stormwater devices on site that were an item of concern listed in the township's previous denial.
  - f. Chair Brian Horwith released the developers at 7:34 PM moved onto public comment period
  - g. Resident Tom Vanvree de supplied documents questioning the effectiveness and safety of the proposed stormwater devices.
  - h. Township Commissioner Dennis Klusaritz asked about the ownership of the Stormwater System and the timeline.
  - i. Other residents raised concerns about the air quality and the timeline.

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

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Meeting Adjourned: 7:56 PM.  
Kevin J. Murphy Jr.  
Township Planner/Assistant Zoning Officer  
North Whitehall Township