

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, JANUARY 28, 2025

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, January 28, 2025, by Brian Horwith

Attendance:

Supervisor Al Geosits	Brian Horwith
Township Director of Operations Jeff Mouer	Robert Korp
Township Zoning Officer Aubrie Miller	Richard Semmel
Township Engineer Steve Gitch	Jeff Johnson
Township Solicitor Tom Dinkelacker	Richard Fuller
Township Planning Administrator Jane Kelly	Kathy Crawford

➤ **Reorganization Meeting of 2025 – Township Solicitor Tom Dinkelacker conducted the Election of Officers for 2025**

Richard Semmel made the motion to nominate **Brian Horwith as Chairman for 2025**, Jeff Johnson second the motion, vote was taken all agreed. Richard Fuller made the motion to nominate **Robert Korp as Vice Chairman for 2025**, Richard Semmel second the motion, vote was taken all agreed. Jeff Johnson made the motion to nominate **Richard Semmel as Secretary for 2025**, Richard Fuller second the motion, vote was taken all agreed.

Minutes of the October 22, 2024, meeting were approved. Motion made by Jeff Johnson, seconded by Richard Fuller, all others agreed.

3948 Portland Street Land Development – NWT-240-23-006, Preliminary/Final, Parcel 5479 8461 9922, 3948 Portland Street, ME/I Zone, 4.07 Acres.

The plan was presented by Engineer Andrew Woods, Hanover Engineering.

- Waiver Request from:
 - SALDO Article 3 Section 3.02.A. – At the request of a Developer, the Planning Commission, at its option, may accept and review a submission as a Preliminary/Final Plan.
 - SALDO Appendix C - Typical Local Roadway Cross- Section. The waiver is for the horizontal location of the curb and sidewalk. Appendix C cross section shows the sidewalk adjacent to the curb.
 - SALDO Section 375-72 – regarding recreation areas. The application has indicated the recreation fees are such that it would create a significant burden on the project. The applicant is proposing to dedicate an easement for land to be dedicated to the Township in lieu of dedicating the land. Dedication of land would result in an area that is less than the minimum lot area per dwelling.
 - SALDO Section 375-72.375-72.C(1) – Dedication of land. The waiver is requested to dedicate an easement of land in lieu of dedication of land.
 - SALDO Section 375-72.D.(1)(n) – regarding land within “100 year floodplain” as defined by the official federal floodplain maps. The land to be dedicated is adjacent to the Coplay Creek on the north and the Ironton Rain Trail on the south. The land including the Rail Trail is mostly within the mapped floodplain.
 - SALDO Section 375-72.G. – regarding ownership of dedicated land. Although a waiver is not required, this section is being included as the Township can otherwise agree to other ownership of the land.
- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated January 22, 2025.
- b. Zoning Officer's review is contained in his letter dated January 20, 2025.
- c. The proposed plan is on an existing Lehigh Cement Building site. The current building will be demo and replaced with a low-rise apartment building.
- d. The developer has proposed to replace the guiderail across the bridge on Portland Street.
- e. The IRT and the IRT parking lot adjacent to the lot is in the floodplain.
- f. The developer stated the will be mostly imperious coverage and no gardens.
- g. A note on page 1 of the plan set needs to be revised to reflect the stall reduction was granted as partial relief equaling 90%, with 10% required to be at the standard 10' x 18' dimensions.
- h. The parking spaces will be per the ordinances, no additional spaces.
- i. Many Planning Commission members were concerned with not seeing the lighting plan.
- j. The developers engineer stated whatever the Township's required site lighting details are, they will be added to the plan and will be completed.
- k. Township Solicitor Tom Dinkelacker stated the lighting plan should be complete before the plan is recommended for approval.
- l. Planning Commission Secretary Richard Semmel questioned the outdoor light, could it be dark space lighting so to not light up the entire sky?
- m. The proposed plan indicates a new building sewer lateral to be constructed with Portland Street, this is also proposed to be adjusted with the main lateral.
- n. The DEP sewage planning module needs to be submitted for approval.
- o. There are a few drafting issues that need to be corrected on the plan.
- p. The building is proposed to have interior hallways with elevators and will be ADA accessible.
- q. The builder is proposed to be Vanguard.
- r. There was a lengthy discussion regarding the recreation fees, how much per unit, could a dedication of an easement to the trail in lieu of the fee be given?
- s. **Township Supervisor Al Geosits** suggested the developer contact Ormrod Playground Association regarding dedication of recreation to them.
- t. **Planning Commission Secretary Richard Semmel** suggested the developer reach out the IRT regarding the proposed easement area.
- u. A hydrant water flow test will need to be completed along Portland Street, if the pressure is inadequate, a solution will need to be established.
- v. **Planning Commission Chairman Brian Horwith** stated an adequate flow test needs to be completed before the plan is resubmitted.
- w. **Planning Commission Secretary Richard Semmel** stated the fire trucks need full radius at the entrances and he has concerns regarding the entrance being blocked during an emergency.
- x. **Planning Commission member Kathy Crawford** questioned what type of trees are being planted on the site and suggested Ash Trees. She also questioned where the school bus stop would be?
- y. **Planning Commission Vice Chairman Robert Korp** questioned the LCCD, when will it be submitted? It was stated the ACT 2 release is needed before it can be submitted.
- z. **Township Supervisor Al Geosits** questioned if these apartments were 1- & 2-bedroom apartments? Andrew replied yes.
- aa. **Township Director of Operations Jeff Mouer** stated he spoke to a representative of Parkland School District and his verbal comment was the school district would like to add a second bus stop along Portland Street. There is currently one at Portland & Quarry.
- bb. **Township Supervisor Dennis Klusaritz** stated to the east of project near Mascaro, maybe there should be a no parking sign installed, and the road should be fixed in front of the project. Andrew stated curb and sidewalk with also be added with this project.
- cc. Engineer Andrew Woods moved to table the plan

Robert Korp motioned to table the plan, Brian Horwith second the motion, all agreed, motion carried.

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Ridings 2 Revision -NWT-19-025, Revised Final, Parcel 5469 3882 4215, 5147 Spruce Street, SR Zone, 23.900 Acres. The plan was presented by Developer Phil Maltzsch and Engineer David Wilson

- Waiver Request from:
 - SALDO Appendix F.04.F. The maximum inside slope of earth detention basin embankments shall be five horizontal to one vertical. The maximum outside slope shall be five to one. The Supervisors may permit a reduction of inside and outside slope to a three to one maximum where the applicant proves that such slopes will be able to be properly and attractively maintained. The applicant is requesting a waiver from this section in order to allow 3 horizontal to 1 vertical interior and exterior side slopes. 3:1 interior and exterior slopes are generally standard and can be readily maintained with lawn mowing, etc. Fencing will be provided along the perimeter of the basin.
- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated January 21, 2025.
- b. Director of Operation's review is contained in his letter dated January 20, 2025.
- c. The plan was resubmitted for a revised final due to Basin #3 is now an above ground basin.
- d. This will be a more cost effective, conventional basin.
- e. Planning Commission member Jeff Johnson questioned how much water will be basin hold before it will overflow? Engineer David Wilson stated about 4'. Jeff asked how can overflow can be slow down? David stated with level spreaders.
- f. **Township Director of Operations Jeff Mouer** stated he spoke to a representative of Parkland School District and his verbal comment was the school district would like 2 school bus stops along Spruce Street in the area of Ridings at Parkland.
- g. **Township Supervisor Dennis Klusaritz** questioned the detention basins and fencing them in, is it easier to maintain them fenced in or without a fence?
- h. Robert Allen, Coplay, questioned if the request, will have anything to do with the other basins. Township Solicitor Tom Dinkelacker stated this would be for this waiver request only.

Robert Korp motioned to send a favorable recommendation to the Board of Supervisor for the waiver request F.04.F, Richard Fuller second the motion, all agreed, motion carried.

Brian Horwith motioned to send a favorable recommendation to the Board of Supervisor for the revised final plan with the above ground basin, Robert Korp second the motion, all agreed, motion carried.

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

Planning Commission Chairman Brian Horwith adjourned the meeting at 8:30pm

Meeting Adjourned: 8:30pm
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township