

**NORTH WHITEHALL TOWNSHIP PLANNING COMMISSION**  
**North Whitehall Township Municipal Building, 3256 Levans Road, Coplay PA 18037**  
**PLANNING COMMISSION MINUTES OF October 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, October 28, 2025 by Vice Chairman Bob Korp

**Attendance:**

Supervisor Al Geosits	Planning Commission Member Sean Ziller
<del>Planning Commission Chair Brian Horwith</del>	<del>Planning Commission Member John Barto</del>
Planning Commission Vice Chair Bob Korp	<del>Township Zoning Officer Aubrie Miller</del>
Planning Commission Secretary Richard Semmel	Township Engineer Dave Alban
<del>Planning Commission Member Kathy Crawford</del>	Township Planner Kevin Murphy
Planning Commission Member Jeff Johnson	Township Solicitor Rocco Beltrami
Planning Commission Member Rich Fuller	Consultant and Planner Judith Goldstein

**Minutes** of the September 23, 2025 meeting were approved. Motion made by S. Ziller., seconded by R. Fuller, all others agreed.

**1. Rising Sun Subdivision**

- a. Developer requested to be pulled from the agenda on October 28, 2025
- b. Motion to table by Rich S. Seconded by Jeff Johnson. Motion passed unanimously.

**2. Zoning Update**

- a. Township Solicitor provided an explanation of the process and why it is back before the Planning Commission.
- b. Handed off to Judith Goldstein, who provided a brief of the history of the process that the Zoning Update went through. She also provided a brief explanation of the reorganization of the Zoning Ordinance while giving a brief description of the different sections of the Draft Updated Zoning Ordinance.
- c. Vice Chair Bob Korp provided a brief overview of the history of the Zoning Ordinance.
- d. Question from Planning Commission Secretary R. Semmel, is this Zoning Ordinance not a work in progress?
  - i. Response from J. Goldstein, yes this is a work in progress.
  - ii. If there are comments and feedback from the public that are considered by Board of the Supervisors do we incorporate them now?
    1. Answered by Township Solicitor Rocco Beltrami, with an overview of the required process followed up by Judy Goldstein.
      - a. Vice Chair R. Korp gave his position
- e. Questions were asked by upcoming uses such as Data Centers
  - i. Consultant Judith Goldstein explained it falls under a particular category of the zoning ordinance
  - ii. Township Planner
- f. J. Johnson, are lot sizes and dimensions included in the zoning ordinance
  - i. Yes
    1. Questions about lot sizes and the changes to it.
  - ii. Planning Commission member Jeff Johnson believes that if there are sewer and/or water lines then the lot size requirements should be smaller.
- g. Rich Fuller
  - i. I don't agree with everything in there but at this stage it is important to move it forward. As a package it comes together and is an upgrade to what we had. Believes it is time for it for it to move before the Board of Supervisors and receive comments from the public.
- h. Al Geosits
  - i. We are removing the water line provision?
    1. That is correct.
- i. Sean Ziller
  - i. Logistical question, is it worth waiting for the LVPC letter
- j. Rich Semmel
  - i. Tentative date we will receive all the review letters?
  - ii. Believes we need to keep this moving forward and that we need to consider items as they emerge. Any major items we receive should be treated as an amendment to the zoning ordinance.
- k. Dave Alban
  - i. No comment
- l. Rocco Beltrami
  - i. No comment
- m. Phil Malitsch, Tuskes Homes (here with Cindy Feinberg) representing the property known as the "Saxton property" they have sent in a letter highlighting their concerns of the draft zoning ordinance.
  - i. Believes the proposed zoning ordinance takes away flexibility of the site, specifically take away ability to do a mixed use on the property

**NORTH WHITEHALL TOWNSHIP PLANNING COMMISSION**  
**North Whitehall Township Municipal Building, 3256 Levans Road, Coplay PA 18037**  
**PLANNING COMMISSION MINUTES OF October 28, 2025**

---

- ii. 114 acres strictly being commercial cannot be supported by the market, we understand that the township wants some commercial and is committed to working with the township to propose a project that aligns with that.

- 1. Response from Judith Goldstein, the former PC zone encouraged residential development rather than actual PC development. While the label is commercial there are a lot of uses allowed, not specifically Single Family Residential. If the Township feels single family residential should be included it certainly can.

- n. First Motion to authorize Kevin Murphy to convey comments from the PC members to the BOS
- o. Second Motion to find that the ordinance is consistent with the Township Comprehensive Plan (made by S. Ziller seconded by R. Fuller)
- p. Third Motion to recommend this ordinance to the Board of Supervisors with the comments provided by the PC Members (made by R. Semmel, seconded by S. Ziller)

3. **SALDO Amendment**

- a. Township Solicitor provided an overview of the SALDO amendment. References to the Zoning that would be out of date were removed. Language referenced by Supervisor Al Geosits)
- b. Motion to find this consistent with township
  - i. S. Ziller
  - ii. R. Fuller
  - iii. Motion passed, abstained by J. Johnson
- c. Motion to transmit
  - i. S. Ziller
  - ii. R. Fuller
  - iii. Motion passed, abstained by J. Johnson

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

No other items discussed.

---

Meeting Adjourned: R. Semmel, S. Ziller 7:45 PM.  
Kevin J. Murphy Jr.  
Township Planner/Assistant Zoning Officer  
North Whitehall Township