

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

PLANNING COMMISSION MINUTES OF JANUARY 23, 2024

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 23, 2024, by Brian Horwith

Attendance:

Supervisor Al Geosits	Township Planning Administrator Jane Kelly
Township Manager Randy Cope	Brian Horwith
Township Director of Operations Jeff Mouer	Richard Semmel
Township Zoning Officer Aubrie Miller	Bruce Stettler
Township Engineer Steve Gitch	Jeff Johnson
Township Solicitor Tom Dinkelacker	Richard Fuller

➤ **Reorganization Meeting of 2024 - Township Solicitor Tom Dinkelacker conducted the Election of Officers for 2024**

Richard Semmel made the motion to nominate **Brian Horwith as Chairman for 2024**, Richard Fuller second the motion, vote was taken all agreed. Richard Fuller made the motion to nominate **Robert Korp as Vice Chairman for 2024**, Brian Horwith second the motion, vote was taken all agreed. Richard Fuller made the motion to nominate **Richard Semmel as Secretary for 2024**, Jeff Johnson second the motion, vote was taken all agreed.

Minutes of the December 19, 2023, meeting was approved. Motion made by Jeff Johnson seconded by Richard Semmel; all others agreed.

1. **North Whitehall Twp Bldg Addition-** Land Development, NWT- 240-23-007, Preliminary/Final, Parcel 5479 4136 4881, 3256 Levans Road, SR Zone, 17.9 Acres, Waiver Requests from SALDO 375-32H.4, SALDO 375-58, SALDO 375-59, SALDO 375-43B, SALDO 363-40, SALDO 375-32C.1, SALDO 375-72C and SALDO Appendix E02.A. The plan was presented by Keystone Engineer Steve Gitch.
 - a. Zoning Officer's review is contained in his letter dated January 16, 2024.
 - b. Written waiver and deferral requests were submitted.
 - c. The asphalt walkway has been added to the plans from the existing drive west to the Township property line, along with an extension of the existing walkway has been added to the eastern side of the parking lot areas.
 - d. "No Parking" signs have been added to the access drive between the two parking lots areas.
 - e. A split rail fence shall be added to deter vehicles from parking on the septic system.
 - f. Light shields are shown on the plan to minimize the glare and light spillover to adjacent properties.
 - g. A fire department connection to the building has been added to the plan per the fire chief's review letter.

The Planning Commission took a motion on each waiver/deferral separately:

- **SALDO Section 375-32H. (4)** Jeff Johnson motioned for a favorable recommendation, second by Richard Fuller, vote taken all agreed.
- **SALDO Sections 375.58 and 375.59** Richard Semmel motioned for a favorable recommendation, second by Bruce Stettler, vote taken all agreed. The final design for the asphalt pathway should be reviewed by the Township staff and Engineer then added to the plan before recording.
- **SALDO Sections 375-43B and 363-40** Jeff Johnson motioned for a favorable recommendation, second by Bruce Stettler, vote taken all agreed.
- **SALDO Section 375-32C. (1)** Jeff Johnson motioned for a favorable recommendation, second by Richard Fuller, vote taken all agreed.
- **SALDO Section Appendix E (Traffic Impact E02.A) and SALDO Section 375-72C (Recreation Fee)** Richard Fuller motioned for a favorable recommendation, second by Jeff Johnson, vote taken all agreed.

Jeff Johnson motion to send a recommendation to the Board of Supervisors to approve the plan, Bruce Stettler second the motion, vote was taken, all agreed.

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2. **Timberidge Luxury Apartments Phase II** – Land Development, NWT -240-24-001, Preliminary/Final, Parcel 5479 9723 9527, 2356 Levans Road, C Zone, 6.7627 Acres, 12 dwelling units, 48 apartments units, Waiver Request from SALDO Article 3.02.A and Deferral Request from SALDO Section 503.E.7, Section 503.G.8 through 14, 19 & 20 and Section 10.06.A.7. The plan was presented by Developer Lee Goldstein and Engineer Lew Rauch, Lehigh Engineering.
- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated January 17, 2024.
 - b. Zoning Officer's review is contained in his letter dated January 11, 2024.
 - c. This project is the 2nd phase of the Timberidge Luxury Apartments and is located at Levans Rd and Old Post Rd/Route 329.
 - d. They are proposing 4 buildings, 12 units each for a total of 48 apartments. Each apartment will have a garage and off-street parking in front of their garages for 2 additional vehicles.
 - e. There will also be 8 carports for additional parking for residents only, and off-street parking for visitors.
 - f. Timberidge Town Center Drive was constructed 2 years ago when Timberidge Luxury apartments Phase 1 was approved. This road will be the main access for both phases.
 - g. The NPDES permit from Phase 1 will be modified to include Phase 2 and East Penn Self Storage.
 - h. The detention basin from Phase 1 will also include Phase 2.
 - i. Phase 2 has proposed a pathway along Levans Road, Old Post Road and between the self-storage and the apartments.
 - j. The developer has a "will service letter" from NBMA.
 - k. There is a community center proposed on this plan that will be shared with Phase 1.
 - l. There was discussion on widening Chestnut Street at the intersection at Timberidge Town Center Drive.
 - m. There was a lengthy discussion on an access drive and if Chestnut Drive should be a full access?
 - n. There will be sidewalks on both sides of Timberidge Town Center Drive.
 - o. Note needs to be added to the plan regarding the PPL easement.
 - p. Various labeling will be corrected on the plan.
 - q. Planning Commission member Bruce Stettler questioned if the roads would be built to Township standards in case they need to be turned over to the Township in the future? Bruce also suggested a central garage rather than individual garbage for each apartment.
 - r. Township Supervisor Al Geosits questioned if there will be parking available for visitors, off street parking? Mr. Goldstein stated in front of each individual garage there would be 2 additional spaces. The developer and his engineer stated they would look at the plan again for additional parking for visitors.
 - s. Planning Commission Chairman Brian Horwith questioned if a management company would handle snow plowing and grass cutting? Yes, they would. Brian suggested one point of egress and ingress, he would also like to see a lighting plan.
 - t. Planning Commission Secretary Richard Semmel had a concern with the emergency access off of Levans Road, is it going to be paved, gated and have proper access for emergency vehicles?
 - u. Planning Commission member Richard Fuller was pleased with the walkability of the plan.
 - v. Planning Commission member Jeff Johnson suggested the mailboxes and garbage both be central, not individual at each apartment.
 - w. Fire Chief Jim Steward requested the emergency access off of Levans Road should be marked better to make it more noticeable. He also questioned if these buildings will be sprinkler facilities, then the FDC needs to be marked. Jim will also need to see the turning radius for the fire trucks.
- Comments from Residents:
- Brooke Horwith, Walnutport, questioned if it was possible to make Chestnut Drive on way only as an exit out onto Old Post Road? She also asked where the bus stop was? The bus stop is at the intersection of Timberidge Town Center Drive and Chestnut Drive.
 - Carl Bowman, Coplay, questioned if a traffic study would be done for Levans Road toward Ironton Elementary School? Steve Gitch stated not at this time, but Penn Dot is aware on the project.
 - Joe Lorah, Coplay, stated the Township did not do a traffic study for Phase 1 because it was originally presented as a 55+ community and they were advised to take the Traffic Impact fee. This time they should do the study.
 - Cherise Kocis, Coplay, questioned if the renderings showing 3 story buildings would also be the same for Phase 1? Would any of these buildings be built below ground level, not a full 3 stories?

Planning Commission Chairman Brian Horwith motion to table the plan, Richard Semmel second the motion, vote was taken, all agreed.

3. Advice of Counsel from the Ethics Commission

- A letter was sent to the State Ethics Commission requesting guidance on Planning Commission members with possible personal conflict while sitting on the commission and reviewing a plan.
- Attorney Dinkelacker reviewed the opinion of the Ethics Committee and the findings with the Planning Commission. There was a discussion and questions were answered.

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

- **Planning Commission Chairman Brian Horwith congratulated Richard Semmel and Richard Fuller for their reappointment to the Planning Commission.**
 - **Brian also stated there is one open alternate spot.**
 - **Township Director of Operations Jeff Mouer stated if anyone is interested in applying for this open spot, please fill out the form on our website. Even if you are not appointed this year, we keep these forms for future appointments.**
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Planning Commission Chairman Brian Horwith adjourned the meeting at 9:05pm.

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