

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

PLANNING COMMISSION MINUTES OF FEBRUARY 27, 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, February 27, 2024 by Vice Chairman Robert Korp

Attendance:

Supervisor Al Geosits	Vice Chairman Robert Korp
Township Manager Randy Cope	Secretary Richard Semmel
Township Director of Operations Jeff Mouer	John Barto
Township Engineer Steve Gitch	Jeff Johnson
Township Solicitor Tom Dinkelacker	Richard Fuller
Township Planning Administrator Jane Kelly	Kathy Crawford

Minutes of the meetings were approved. Motion made by Jeff Johnson, seconded by Richard Fuller, all others agreed.

1. **King's Route 309 Business Park** -Land Development, NWT-21-022, Preliminary/Final, Parcels 5469 1583 1994, 5469 1543 5417, 5469 1542 9796, 5469 1552 1095, 5469 1551 8424, 5469 1560 7910 & 5469 1489 2845, 4837, 4818 & 4815 Route 873 & 4811, 4807, 4803 & 4777 Route 309, PC Zone, 12.08 Acres, 44,574 sqft bldgs., Waiver requests SALDO Section 375-25.A(1), 375.A (1), 375-36.A(2) Preliminary/Final, SALDO Section Appendix F.04.F Basin side slopes, SALDO Section 375-73 Drainage & Utility easements and SALDO Section 375-57 & Appendix C Roadway cross sections. The plan was presented by Attorney Jerry Blecker and Engineer Chris Williams.
 - a. **Planning Commission Vice Chairman Robert Korp and Planning Commission member Jeff Johnson** abstained from discussion and voting on the plan due to personal conflict, **Planning Commission Secretary Richard Semmel** ran the meeting for this plan.
 - b. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated February 22, 2024.
 - c. Zoning Officer's review is contained in his letter dated February 20, 2024.
 - d. The traffic study is currently being done.
 - e. Lanta has suggested bus pull-offs, shelters and pads, the developer will comply and work with Lanta on their suggestions and locations.
 - f. **Planning Commission member Kathy Crawford** questioned the noise and light pollution from the new businesses to the existing residents? Attorney Blecker stated there will be no overnight parking and the noise control will be better than it is now. Kathy was also concerned with fuel spills at Wawa, who would be responsible for the clean up? Attorney Blecker stated Wawa would be responsible and has emergency spillage collection kits.
 - g. **Township Manager Randy Cope** questioned the design of the roundabout island, which side will be facing? Attorney Blecker stated it will be double sided, facing north and south bound "Welcome to Schnecksville".
 - h. **Township Supervisor Al Geosits** questioned what the next step would be if this plan receives final approval? He also questioned if Wawa would have charging stations? The plan would be recorded after outside agencies' approvals were secured, then apply for their UCC permits. Attorney Blecker stated Wawa does not plan on having charging stations at this time. Supervisor Geosits questioned the time frame to start construction? Attorney Blecker stated they are currently working with PennDOT and are hoping to break ground in late summer early fall, starting with the roundabout first and then the land development.
 - i. **Planning Commission Secretary Richard Semmel** inquired who installs the fuel tanks? Attorney Blecker stated Wawa will install their own tanks.
 - j. **Planning Commission member John Barto** questioned if Wawa was going to install a drive-thru? Attorney Blecker stated Wawa does not have enough room for a drive thru, but they might have alcoholic beverage sales in the future if they secure a liquor license.

Comments from the Residents:

Eugene Wolfgang, Orefield, questioned since Wawa doesn't own the land and if there was an underground fuel leak, who would be responsible? Attorney Blecker stated Wawa would be responsible.

Waivers and Deferrals:

WAIVER-SALDO Section 375-25.A(1), 375.A (1), 375-36.A(2)- Preliminary/Final-John Barto motioned for approval, Richard Fuller seconded the motion, vote was taken all agreed, motion carried.

WAIVER-SALDO Section Appendix F.04.F Basin side slopes, adding a fence around the basin- Richard Fuller motioned for approval, John Barto seconded the motion, vote was taken all agreed, motion carried.

WAIVER-SALDO Section 375-73 Drainage & Utility easements - Richard Fuller motioned for approval, John Barto seconded the motion, vote was taken all agreed, motion carried.

WAIVER-SALDO Section 375-57 -Richard Fuller motioned for approval, John Barto seconded the motion, vote was taken all agreed, motion carried.

DEFERRAL-Appendix C Roadway cross sections -Richard Semmel motioned for approval, John Barto seconded the motion, vote was taken all agreed, motion carried.

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Richard Fuller motion to send a favorable recommendation to the Board of Supervisors subject to the conditions as outlined in the resolution to be prepared by the Township Solicitor and adopted at the Board of Supervisors meeting, the Township Engineer and Zoning Officer review letters, John Barto second the motion, vote was taken, all agreed, motion carried.

2. **Ridings at Parkland Phase 2-** Major Subdivision, NWT-19-025, Preliminary/Final, Parcel 5469 3882 4215, 5147 Spruce Street, SR Zone, 23,900 Acres, 44 proposed lots, Waiver requests from SALDO Section 375-57.E.3, Section 375-57-J.2.d, Section 375 Appendix C and Section 375 Appendix F.05.H & I The plan was presented by Developer Phil Malisch and Engineer Dave Wilson.
- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated February 22, 2024.
 - b. Zoning Officer's review is contained in his letter dated February 20, 2024.
 - c. **Planning Commission member Jeff Johnson** abstained from discussion and voting on the plan due to personal conflict.
 - d. **Planning Commission member John Barto** questioned the will serve letter from a 3rd party, what is that? **Township Engineer Steve Gitch** stated this is equivalent to an outside agency and not a Township responsibility.
 - e. There was discussion on the stormwater basins, above ground and below ground.
 - f. There is a possible hydrant on Road A.
 - g. **Planning Commission member Kathy Crawford** questioned the proposed pathway and who will maintain it? Also have you talked to the adjoining neighbor about the woodlands, how do they feel about the trees being removed? Phill stated the pathway will be maintained by the HOA, the adjoining property is us (Tuskes) so we are fine with removing the trees and will be adding street trees.
 - h. **Planning Commission member Richard Fuller** stated he is pleased with the pathway and making it walkable.
 - i. **Township Manager Randy Cope** suggested signage for the underground basin to stop the residents from putting up any structures.
 - j. **Planning Commission Vice Chairman Robert Korp** stated the offset 'T' intersection is the best solution of the four studied options in his opinion.

Comments from the Residents:

Jeff Johnson, Orefield, has concerns with the retention basins where there was flooding on his property during phase 1, this became a civil matter. He would like the retention basin issue handled now. The Developer noted the proposed design manages the 100-year storm and agreed to continue dialogue the neighboring property owner.

Richard Fuller motioned to table the plan, seconded by Richard Semmel, vote was taken, all agreed, motion carried.

3. **Vistas at Park Valley-** NWT-21-025, Preliminary, Parcel 5560 4449 4340, 5815 Park Valley Rd, AR Zone, 48.5698 Acres, 10 proposed lots, Waiver requests from SALDO Appendix F. Section F.04.F. Engineer Lew Rauch and Developer Jeff Johnson presented the plan.
- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated February 22, 2024.
 - b. Zoning Officer's review is contained in his letter dated February 20, 2024.
 - c. **Planning Commission member Jeff Johnson** abstained from discussion and voting on the plan due to personal conflict.
 - d. The proposed plan is now 10 lots vs. the previously approved 24 as extending public water was determined to be difficult and costly and NBMA may not have adequate pressure.
 - e. The lots are proposed to have on lot septic, wells and on lot stormwater.
 - f. Currently no ROW is being offered.
 - g. A waiver for no roadway improvement for an abutting roadway would be needed.
 - h. **Planning Commission Vice Chairman Robert Korp** questioned the basin depth, is a fence needed? **Township Engineer Steve Gitch** stated the basin was not overly deep. He further stated a waiver request letter would be needed with a justification why the road widening was not being proposed and including alternative consideration, such as right of way dedication.
 - i. **Planning Commission member John Barto** questioned the current ROW along Park Valley and what would the Township be requesting? **Township Engineer Steve Gitch** stated the current ROW is 16 ½' and 25' is the typical ROW the Township requests.
 - j. **Planning Commission member Richard Fuller** stated he is not a fan of losing public water in the development, it is better for the community to have public water. He is also in favor of a fence around the basin.
 - k. **Planning Commission Secretary Richard Semmel** questioned the width Barry and Roberts Road, he suggested when connecting those roads to match the width. He is also in favor of a fence around the basin.
 - l. **Township Engineer Steve Gitch** stated a waiver is needed for not connecting stub street Stephanie Drive.
 - m. **Township Manager Randy Cope** questioned the shared access easement to the basin over the driveway. Randy also questioned if this will be a walkable community to the park?

Richard Semmel motioned to table the plan, seconded by John Barto, vote was taken, all agreed, motion carried.

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- 4 . **Views at Fells Creek** – NWT-21-021, Revised Final, 3054 & 3061 Neffs Laurys Rd, AR Zone, Parcels 5560 7474 2192 & 5560 8335 7945, 40.3072 Acres, 27 proposed lots. Engineer Lew Rauch and Jaindl Land Co Representative Rocco Caracciolo presented the plan.
- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated February 22, 2024.
 - b. Zoning Officer's review is contained in his letter dated February 20, 2024.
 - c. This is a revised final plan and now has 27 proposed lots.
 - d. The proposed lots will have on lot septic, public water (NMBA) and stormwater basins on lots 21 & 24.
 - e. The water will be connected through Sunset Drive and Carriage Drive.
 - f. 2 current cul de sacs are proposed to be connected: Sunset Drive and Meadow Lane.
 - g. Fells Creek Road is not proposed to be connected due to the grade difference being too great.
 - h. There is an existing house on lot 24 that is currently proposed to stay there.
 - i. Planning Commission member Kathy Crawford is concerned with the additional traffic along Neffs Laurys Road. This road is already a very busy road, the cars travel very fast, where will the bus stop be for the students, and should there be a traffic light at Old Post and Neffs Laurys, speed monitoring needs to be done on this road.
 - j. Planning Commission Secretary Richard Semmel questioned the tree line with the older development? Lew stated the majority of the trees will be gone once the homes are built.
 - k. Township Supervisor Al Geosits requested that if Fells Creek Road could not be connected to the road network that a pedestrian pathway be provided to link the existing and proposed residential neighborhoods? Lew stated if the connection was made people would be walking through private property, other people's back yards.
 - l. Some of the Planning Commission members were in favor of the connection for walkability but also understood the residents would be walking along the boundaries of two proposed private properties.
 - m. Township Engineer Steve Gitch questioned who is responsible for the maintenance of the 10' ROW grass strip in the upper northeast area. Lew stated the HOA would take of this area.
 - n. The question was brought up regarding the bulb of the cul de sac, would the excess asphalt of the bulbs be removed when the cul de sac is connected? Developed stated if the Township wants the pavement trimmed then the developer would do so.

Richard Semmel motioned to send a favorable recommendation to the Board of Supervisors of the Revised Final Plan. After a brief discussion, he withdrew his motion.

Kathy Crawford motioned to table the plan, seconded by Richard Fuller, vote was taken, 4 yes, 3 no, motion carried.

YES-to table	NO- to table
Al Geosits	Richard Semmel
Robert Korp	John Barto
Richard Fuller	Jeff Johnson
Kathy Crawford	

Richard Semmel motioned to send a favorable recommendation to the Board of Supervisors to waive the 30-day deadline for Planning Commission submission, to allow this plan to resubmit on 3/5/24 for the March Planning Commission meeting, Jeff Johnson second the motion, vote was taken all agreed, motion carried.

Planning Commission John Barto motioned to adjourn the meeting, Jeff Johnson second the motion, all agreed, motion carried.

**Meeting Adjourned: 10:05
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township**