

NORTH WHITEHALL TOWNSHIP PLANNING COMMISSION
North Whitehall Township Municipal Building, 3256 Levans Road, Coplay PA 18037
PLANNING COMMISSION MINUTES OF January 27, 2026

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 27, 2026, by Chairman Brian Horwith

Attendance:

Supervisor Richard Semmel	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
	Township Engineer Dave Alban
Planning Commission Member Kathy Crawford	Township Planner Kevin Murphy
Planning Commission Member Jeff Johnson	Township Solicitor Tom Dinkelacker
Planning Commission Member Rich Fuller	

Minutes of the November 2025 and December 2025 Planning Commission Meetings are approved with revisions to the November 2025 minutes to reflect a mistake on the transcript. (Sheet 9 of 149 wording minority is incorrect) (Sheet 73 vocations should be locations) (motion by Sean and seconded by Rich F, motion passes)

1. Reorganization

- a. Chairman: Rich Fuller nominated Brian H. seconded by Bob Korp, unanimous
- b. Vice Chairman: John Barto nominates Bob Korp, seconded by Kathy Crawford, unanimous
- c. Secretary: John Barto nominates Kathy Crawford seconded by Brian H., unanimous

2. Saxton Conditional Use

- a. Township Planner introduced the applicant and the rules that we are operating under
- b. Kelly Sullivan, 4000 Buck Run, requested the sheets and plans given to the Planning Commission
 - i. It was stated that the plans were available for review at the Township Building but not online, later explained in the meeting that the applicant had not granted permission for the plans to be posted.
- c. Chairman Brian asked if they are also seeking special exception
- d. Greg Adelman, Phil M, Rob Hoffman, Tony Tallorido, and Chris Brown representing Tuskes for just conditional use
 - i. Just seeking conditional use
 - ii. Tony gave a description of the site, including geographical locations, housing counts, roads, open space, realignment of roads, description of wastewater treatment facility and the commercial spaces.
 - iii. Rob: Described traffic as pertaining to the conditional use application, looking at the retail plaza and trip counts. 120-200 peak hour trips. Improved intersection, with auxiliary turning lanes as a signalized intersection.
 - iv. Sequential batch reactor plant for the wastewater plant, preliminary effluent discharge procedure has begun with DEP. Treatment plant to be eventually owned by Lehigh Authority. Little to no traffic associated with it.
- e. Consultants
 - i. Greg stated that most of the comments are just acknowledgments
 1. Judy: A number of the comments will need to be presented as testimony at the conditional use hearing
 - a. Brian H. we would like to hear how you will be testify to the BOS

3. Data Center Ordinance

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

No other items discussed.

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