

NORTH WHITEHALL TOWNSHIP PLANNING COMMISSION
North Whitehall Township Municipal Building, 3256 Levans Road, Coplay PA 18037
PLANNING COMMISSION MINUTES OF APRIL 28, 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, April 28, 2026, by Chair Brian Horwith. March Meeting Minutes approved without edits. Motion by J. Johnson, one abstention R. Fuller.

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 Manager Randy Cope	Township Engineer Dave Alban
Planning Commission Secretary Kathy Crawford	Township Planner Kevin Murphy
Planning Commission Member Jeff Johnson	Township Solicitor Tom Dinkelacher
Planning Commission Member Rich Fuller	Fire Code Admin Jim Steward
Planning Commissioner George Borman	

1. Kuster Special Exception – Special Exception, ZHB-26-0002, 3375 Route 309 Orefield PA 18069, Parcel Number 5468-7531-0703-1, Single Family Residential (SR) Zoning District

- A. Mr. Kuster represented himself and explained that the purpose of the request is to develop a space to operate his business out of.
- B. Director of Operations Jeff Mouer explained that this is under Home Occupation Regulations requires Special Exception Approval by the Zoning Hearing Board after comments are received from the Planning Commission. Zoning Officer Aubrie Miller's letter was explained and demonstrated that it does follow the regulations.
- C. Planning Commission Questions:
 - a. Primary Questions focused on whether his facility could support the use, hours of operations, fumes, notifications,
 - i. Director Jeff Mouer explained all of that would fall under the Unified Construction Code Items, inspections would confirm they can handle it and the fire inspection would be done prior to certificate of occupancy.
 - ii. Notifications have been handled under the Zoning Hearing Board regulations
- D. No public comments
- E. Action from the Planning Commission: Favorable Recommendation to the Zoning Hearing Board from the Planning Commission, unanimously given.

2. Swagelok Building Expansion – Land Development, Project Number NWT-26-001, 4245 Independence Drive, Parcel ID Number 5469-5105-9814, LI/B-Light Industrial Business Zoning District.

- A. Represented by Engineer Martin Smith from Pany and Lentz, following up for Preliminary/Final Land Development recommendation after their Special Exception Approval. Zoning Hearing Board supported their Special Exception; developer has made changes requested by the Township Staff and consultants.
- B. Township Engineer explained there are no major concerns, need to coordinate with LCCD for the stormwater requirements. Eleven Waivers requested
 - a. Recommendations from Planning Commission:
 - i. Recommendation 1: Requests for waivers 1, 3, 4, 5, 8, 10, and 11 had support unanimously approved
 - ii. Recommendation 2: Requests for waivers 2 and 7 were not supported, recommendation to deny was approved with one abstention
 - iii. Recommendation 3: Planning Commission issued a recommendation for conditional approval of the plan, with requests for waivers 6, and 9 as conditions of approval
 - b. Applicant has agreed with conditions placed on items 6 & 9
 - c. The plan is reflected in 12 sheets last revised March 30, 2026 the Planning Commission has issued a favorable recommendation with the conditions given by Attorney Dinkelacher.
 - i. Recommendation 4: Approval given with one abstention from Supervisor Semmel.

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

No other items presented, Egypt Road Solar expected for May PC Agenda

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