

NORTH WHITEHALL TOWNSHIP PLANNING COMMISSION
North Whitehall Township Meeting Room – 3256 Levans Road, Coplay PA 18037
PLANNING COMMISSION MINUTES OF September 23, 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, September 23, 2025 by Vice Chairman Brian Horwith

Attendance:

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

Minutes of the August 21, 2025 meeting were approved. Motion made by John Barto, seconded by Kathy Crawford, all others agreed.

1. **Kornfeind Realty Car Wash** - Special Exception, NWT-240-25-001, 2228 Old Post Rd, C Zone, PIN 5479 9787 7431, 2.04 Acres, presented by Engineer Steve Pany
 - a. Item pulled from Agenda at developer request during business hours of September 23, 2025
2. **Ridings at Parkland Phase 2** – Revision to a final approved plan, NWT-19-025, 5147 Spruce Street & 5102 Bellflower Drive, PIN 5469-4700-5319-1 & 5469-3882-4215-1, Suburban Residential Zone, 25.938 Acres, Approved Single Family Housing Development; presented by Phillip Malitsch (Tuskes rep), Dave Wilson (engineer) and Mike Peters (attorney)
 - a. Representatives gave a brief history of the approvals and a history of the property as it went through the LCCD
 - b. Change of discharge from farm field to the storm sewer for basin 3 is their big item, and this is what they say the conservation district wants.
 - c. PC Vice Chair asked what their overall status is with LCCD
 - i. Has to close out Phase 1 and finalize the notice of termination
 - d. PC Vice Chair asked Township Staff and Consultants about their review letters
 - e. Attorney's discussion included agreed upon conditions, as well as some the applicant disagrees with. Township solicitor provided a brief history of the various approvals and reiterated the applicant has multiple approvals already and the applicant states it should not be reopened. Attorney TD states he could not find MPC or caselaw to support either position, but that SALDO does allow staff to a fresh review. Items to be reviewed and discussed are as follows:
 - i. Representative of Tuskes Phil Malitsch said that any comments not having to do with Basin 3
 - ii. Attorney Mike Peters said that the real issue is that the new review letter has too many new comments
 1. Their position is that we have a right to develop under our plan despite what the ordinance says
 - a. Request to remove item 11 from Dave's review letter dated September 17, 2025
 - iii. Item 17 looking for a note to be added to temporary cul-de-sac
 1. Agreed to add note
 - iv. Item 20
 1. Agreed to but need to check side slopes on detail may have 3 to 1 side slopes on the swale
 - a. Issue is the stone and the applicant agrees to provide that detail
 - b. They believe it goes beyond the scope of their submission but are willing to address
 - v. Item 21
 1. Township Engineer wants to see the details of ADA ramps
 - a. Again, Phil Malitsch says he does not understand why it is coming up again
 2. Phil agreed to show them on the plan but will provide grades in construction side
 3. Township Engineer and Applicant are going to collaborate on developing those crosswalks potential change of crosswalk position Timber Loop and Troxel
 - vi. Item 24
 1. When we have the locations identified we will provide to Keystone and then provide on as built plans
 - vii. Item 26
 1. Township Engineer says protection is just for frost
 2. LCA says it is okay then it is fine
 3. Will delete based on outside agency approvals to come
 - viii. Item 27

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1. Agreed to
- ix. Item 28
 1. There might be history on why it is shown that way exactly based on conversations had with Steve Gitch
 2. Apparently agreed to with Greenleaf and Maple Street projects
 3. Walking path is HOA responsibility comment can be deleted
 - a. As long as it is part of the HOA declaration and a condition of approval
 - b. Will offer a waiver to add it to the paperwork
- x. Item 29
 1. The six were in fact approved in Phase 1 and a response will be provided
- xi. Item 30
 1. They say we have a will serve letter somewhere
 - a. They will provide township a copy along with the review letters
- xii. Item 31
 1. New copy of will serve to be provided
- xiii. Item 36
 1. To be provided
- xiv. Item 35
 1. They believe it is outside the scope
 - a. Says that comments that have no impact then they have no problem
- xv. Item 37
 1. Already a condition
- xvi. Item 38
 1. Condition
- xvii. Item 39
 1. Fine
- xviii. Item 40 and 41 already conditions
- xix. Item 43
 1. Checking landscaping
- xx. Item 42
 1. Asking for documentation
- xxi. Item 44 and other items that have an "R" are record comments not expecting all items to be addressed
 1. Some of that will be taken care of in the grading plans
 2. Information will be added using the grading plans
- xxii. Item 45
 1. Just noting change from typical
 2. Will be deleted
- xxiii. Item 46
 1. To be deleted
- xxiv. Item 47
 1. To be delt with during the grading plan stage
- xxv. Item 48
 1. Waiver for record
- xxvi. Item 49
 1. Affects road profile
 2. Waiver for record to be provided
- xxvii. Item 50
 1. No issue
- xxviii. Item 51
 1. Any change would require a variance
- xxix. Item 52
 1. No waiver before but the attorneys will work to prepare documentation that cul-de-sac is temporary
 2. To be removed
- xxx. Item 53
 1. Temporary easement to be added
 2. Legal description to be provided
- xxxi. Item 54
 1. To be deleted
- xxxii. Item 55

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- 1. To be deleted as long as plan note is added
- xxxiii. Item 56
 - 1. Waiver to be added
- xxxiv. Item 57, 58, 59
 - 1. No issue
- xxxv. Item 60 & 61
 - 1. Discussed grading scheme for the project
- xxxvi. Item 62
 - 1. Waiver request to be updated
- xxxvii. Item 63
 - 1. Small easement area to be shown which solves the problem
- xxxviii. Item 64
 - 1. No issue
 - 2. Fine deferring to DEP with a waiver showing they have outside agency approval
- xxxix. Item 65
 - 1. No issue
 - 2. To work with township engineer
- xl. Items 66
 - 1. To be documented (item 66)
- xli. Item 67
 - 1. Waiver to clean it up
- xlii. Item 3
 - 1. To be worked out between the engineers
- f. Question from PC
 - i. Is there any matting provided
 - 1. Provided permanent matting
 - ii. HOA letter has not been provided yet
- g. Any comments from the members of the public
 - i. Jim Wilson from Allied Utility
 - 1. Asked for clarification on item number 1
 - 2. Allied has not received easement descriptions which have also not been approved by the Allied Utility council
- h. Recommendation for approval based on conditions to revised plan with respect to basin 3 and the conditions will be discussed and laid out throughout the meeting.
 - i. Motion by Jeff
 - ii. Seconded by Sean
 - iii. Motion carried

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

No other items discussed

Meeting Adjourned: 8:38 PM.
Kevin J. Murphy Jr.
Township Planner/Assistant Zoning Officer
North Whitehall Township