

NORTH WHITEHALL TOWNSHIP PLANNING COMMISSION
Lehigh Carbon Community College, 4525 Education Park Drive, Schnecksville, PA 18078
Lisa Jane Scheller Community Services Center Building 7 –Room 203 (Parking Lot F)
PLANNING COMMISSION MINUTES OF August 21, 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, August 26, 2025 by 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 Steve Gitch
Planning Commission Member Kathy Crawford	Township Planner Kevin Murphy
Planning Commission Member Jeff Johnson	Township Solicitor Rocco Beltrami
Planning Commission Member Rich Fuller	

Minutes of the May 27, 2025 meeting were approved. Motion made by Rich S., seconded by Jeff Johnson, all others agreed. May 29, 2025 minutes were approved motion made by John B. seconded by Robert K, 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. Township Engineer Dave Alban wrote the review letter but was unable to attend, KCE review letter presented by Township Engineer Steve Gitch.
 - i. Stormwater Agreement between Timberidge is still missing, exact language from the agreement is needed.
 - ii. Engineer Pany argued that the agreement goes back to 1994 when the Kornfeinds entered into agreement with Leonard Nuss for 80% build out and 1,100 gallons.
 1. Property owner Kornfeind in attendance supported this statement.
 - iii. Township Solicitor Rocco Beltrami asked if the agreement was ever recorded, do they have evidence of a signed agreement? Would the property owner be willing to sign indemnification agreement to not hold Township responsible?
 1. Property owner responded with a no.
 2. Engineer Pany said he will send permit approval letters, will also write a letter to PennDOT to update the HOP. Also informed Planning Commission that they will be asking for a deferral from the sidewalk construction.
 - b. PC Comments:
 - i. Asked about addition of lane for exiting, and reinforced need to address the stormwater concerns.
 - ii. Motion to Table by Robert Korp, seconded by Richard Semmel, all members agreed.
 - c. Engineer Pany asked for a waiver from the submission date from August 25 to August 28
 - i. Amended motion by R. Korp, seconded by K. Crawford and approved by PC.
 - d. All Township review letters available upon request.
2. **Egypt Road Solar Field** – Special Exception, NWT-240-25-005, 4823 Egypt Road, Coplay PA 18037, PIN 5580-6700-2630-1, Agricultural Residential Zone 16.76 acres, proposed Solar Field
 - a. Township Engineer Dave Alban wrote the review letter but was unable to attend, KCE review letter presented by Township Engineer Steve Gitch.
 - b. All Township review letters available upon request.
 - c. Project represented by Sunny Albright and Attorney Erich Schock.
 - d. Township Staff comments:
 - i. Township Engineer deferred comments to land development stage
 - ii. Township Staff review letters prepared and are available upon request
 - e. PC Comments
 - i. Request for additional buffering
 - ii. Request to conduct additional outreach to neighbors
 - iii. Concern expressed about stormwater impact
 - iv. Question was raised about zoning inconsistencies pending the proposed zoning update
 - v. Questions were asked about the location of a substation and what makes this location draw for this kind of use
 - f. Planning Commission ultimately recommended that the Zoning Hearing Board requires buffer and setback requirements, and also have requirements pertaining to screening, sight lines and views of the property.
 - g. No motion taken as this is a Special Exception, PC provided comments and recommendations.

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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