TOWNSHIP OF WHITEHALL PLANNING COMMISSION MINUTES FEBRUARY 16, 2013

PLANNING COMMISSION

James Molinaro, Chairman
Robert Piligian, Vice Chairman
Neil Ehrlichman, Secretary - Absent
Ann Freyman, Member
, Member
Dick Drosnock, Member
Robert Zentz, Member

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of Planning, Zoning & Development Frank J. Clark, Keystone Consulting Engineers Larissa L. Bruder, Secretary (Absent) Charles J. Fonzone, Esq. Township Solicitor

Regular Meeting called to order at approximately 7:30 PM.

A) SUBMISSION REVIEW

INDEX #1829~12 – COPLAY AGGREGATES LAND DEVELOPMENT 5101 BEEKMANTOWN DRIVE LAND DEVELOPMENT

This item was tabled at the request of the applicant.

INDEX #1825~12 – A~TEAM AUTO CENTER 1095 MACARTHUR ROAD LAND DEVELOPMENT

Mark Bradbury of Martin Bradbury & Griffith and Mr. & Mrs. Smith were present.

Mr. Bradbury advised that the only significant change to the plan is an additional sidewalk, all other comments will be adhered to.

Discussion ensued regarding connecting to public water since the property is now serviced by a well.

MR. PILIGIAN motioned to recommend preliminary approval based on Planning's Comment Letter dated 2/19/13 and KCE's Comment Letter dated 2/19/13, with condition that plan be revised to indicate the property is served by private water, seconded by MR. ZENTZ. Vote taken 5-0 to approve.

MR. PILIGIAN motioned to recommend and upgrade to final plan approval, seconded by MR. ZENTZ. Vote taken 5-0 to approve.

INDEX #1832~13 – WHITEHALL SQUARE~KEYSTONE NOVELTIES 2160 MACARTHUR ROAD SPECIAL EXCEPTION

Wes Runnels of Keystone Novelties was present representing the applicant.

Mr. Runnels explained that they are proposing the same requirements that have been required of them in the previous years.

MR. PILIGIAN motioned to recommend special exception approval, based on Planning's Comment Letter dated 2/20/13 and KCE's Comment Letter dated 2/19/13, seconded by MR. ZENTZ. Vote taken 5-0 to approve.

B) <u>DISCUSSION ITEM</u>:

C) OTHER:
Minutes of 12/19/12 & 1/16/13 meetings were unanimously approved.

D) <u>ADJOURNMENT</u>: Meeting adjourned at 7:46 PM.