# TOWNSHIP OF WHITEHALL PLANNING COMMISSION MINUTES OCTOBER 16, 2013

## **PLANNING COMMISSION**

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

Meeting called to order at approximately 7:30 PM.

Mr. Piligian recused himself from acting on item #'s 1838-13, 1840-13 & 1841-13.

### A) SUBMISSION REVIEW

### INDEX #1839~13 – ZONING PLAN FOR WILBUR HILL

Robert Piligian of Bascom & Sieger and Wilbur Hill were present.

Mr. Piligian explained that the applicant is proposing to construct two single family dwellings on this site – which was the former Blue Fox Hotel property.

It was requested that only one recreation fee be assessed. The owner will take action on eliminating the east/west alley. The applicant will be seeking side yard setbacks only if a favorable interpretation of the merging of the lots is received by the zoning hearing board.

MR. ZENTZ motioned to recommend special exception approval based on Planning's letter dated 10/16/13 and KCE's letter dated 10/16/13, with condition that only one recreation fee be assessed and that the owner agrees to eliminate the e/w alley, seconded by MR. EHRLICHMAN. Vote taken 5-0 to approve.

## INDEX #1840~13 - SPECIAL EXCEPTION PLAN OF 45 KIMMETT AVENUE

Robert Piligian of Bascom & Sieger and Edward Tognoli were present.

Mr. Piligian explained that the applicant is proposing 2400 sq. ft detached garage to be used for storage. All comments will be adhered to.

MS. FREYMAN motioned to recommend special exception approval based on Planning's letter dated 10/16/13 and KCE's letter dated 10/15/13, seconded by MR. EHRLICHMAN. Vote taken 5-0 to approve.

# INDEX #1841~13 – SUBDIVISION PLAN OF 4510 MAIN STREET & 4101 S. CHURCH STREET

Robert Piligian of Bascom & Sieger and Tom & Catherine Dennis were present.

Mr. Piligian advised that the applicant is proposing a basic lot line adjustment. All comments can be adhered to. Requesting waivers for structures within 100 ft, utilities within 100 ft. and contours.

MS. FREYMAN motioned to recommend preliminary plan approval based on Planning's letter dated 10/16/13 and KCE's letter dated 10/15/13, and waivers requested as stated in Bascom & Sieger's letter dated 1/24/13, seconded by MR. ZENTZ. Vote taken 5-0 to approve.

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

### INDEX #1765~09 - ESTATES AT SPRING MILL

Lew Rauch of Lehigh Engineering and John Hacker were present representing the applicant.

Mr. Rauch explained that the original submission was for 51 lots with some having on-lot septic and some public sewer and all lots would have public water and 8800 lineal feet of roadway. Based on the discussion at that time, the plan has since been revised with 38 lots and 4,382 lineal feet of roadway (3 cul-de-sac roads) and the use of public water and private on-lot sewer.

Items then discussed to be addressed are ROW issues, low pressure sewers, traffic flow.

Consensus of Planning Commission recommended the revised plan.

MR. PILIGIAN motioned to table, seconded by MR. EHRLICHMAN. Vote taken 5-0 to table.

#### B) DISCUSSION ITEM:

INDEX #1837~13 – ZONING ORDINANCE AMENDMENT-PARKING REGULATIONS General discussion on this item ensued. No motion recommended and no vote taken.

## C) OTHER:

Minutes of 9/18/13 meeting was unanimously approved.

## D) ADJOURNMENT:

Meeting adjourned at 8:30 PM.