

**TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
AUGUST 17, 2016**

PLANNING COMMISSION

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

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of
Planning, Zoning & Development
Frank J. Clark, Keystone Consulting
Engineers

Christopher W. Gittinger, Esq. for
Charles J. Fonzone, Esq. Township Solicitor

Meeting called to order at approximately 7:30 PM.

A) SUBMISSION REVIEW

**INDEX #1878-15 – PROPOSED GROCERY STORE (LIDL)
2845 MACARTHUR ROAD
MAJOR SUBDIVISION**

Cornelius Brown of Bohler Engineering and Corey Chase of Atlantic were present representing the Applicant.

Mr. Brown and Mr. Chase discussed with the Commission members the following items:

- Wetland area modifications – approval from DEP granted
- Roadway improvements – PennDOT and Township reviewing
- Tractor trailer turning to be accommodated in both left turn lanes (Eberhart to 145)
- No need per Benchmark for a dedicated right turn out of site
- Resubmission to LVPC – no revised comments received from LVPC
- Cemetery easements are pending for needed drainage pipes per Frank Clark because of existing cross pipe emptying into cemetery.
- Westbound Eberhart into Gilboy driveway-no design waiver required from PennDOT
- Right in/Right out will require signs or controls

MR. PILIGIAN motioned to recommend preliminary plan approval based on Keystone's letter dated 3/16/16 w/Atts. and Planning's Letter dated 8/17/16 w/Atts., w/condition that the Board of Commissioners not accept plan for review until PennDOT approval granted for improvements and LVPC Act 167 Approval Letter is received, seconded by **MR. ZENTZ**. Vote taken 6-0 to approve.

MR. PILIGIAN motioned to upgrade to final plan approval with all conditions previously stated, seconded by **MR. ZENTZ**. Vote taken 6-0 to approve.

**INDEX #889-16 – DVS ENTERPRISES INC.
4239 RELIANCE STREET
CONDITIONAL USE REVIEW**

Dave Scheuermann, Trish Majumdar, Esq., and Brock Scheuermann were present.

Attorney Majumdar discussed plans for filling the quarry site of approximately 5.5 acres. Mr. Scheuermann indicated that clean fill per DEP definition will be brought in. Hours of operation will be Monday-Friday 7-5 and Saturday 7-12. Township would have to grant emergency/extenuating circumstances for additional hours. Material will be spread after deposit daily. Route to be used will be S. Church St to haul road. Access will be double gated.

Mr. Scheuermann plans on Ranger Lake staying the way it is and the fill will start approximately 30 to 40 feet from the shoreline. Pre-assessment of materials before bringing to fill site. 50-70 trucks per day maximum. No third party deposits – only DVS. Testing procedures need to be defined. No development anticipated on top of fill w/exception of access from Ruchsville Road.

MR. PILIGIAN motioned to recommend approval of conditional use based on Keystone's Letter dated 8/17/16 w/Atts. and Plannings Letter dated 8/17/16 w/Atts. w/conditions:

- The hours of operation shall be limited to 7-5 Monday-Friday and 7-12 Saturday with special permission for operation outside normal hours to be granted by Township Engineer on as-needed basis.
- The route of access to the site for this use shall be S. Church Street to haul road, no local roads to be utilized.
- Access to/use of site shall be limited to DVS employees or their agents only.
- DVS to perform pre-assessment of materials prior to deposit at the site.
- Site to accept only clean fill as defined by PA Department of Environmental Protection.
- The entrance to the site from the haul road shall be gated and locked during all non-operating hours.
- A testing protocol shall be developed by applicant and Township Engineer so that testing of deposited materials is done in incremental steps or over time as designated, roughly 3-4 times per year.
- Applicant shall take steps to restrict access to fill area from Ranger Lake.

seconded by **MR. ZENTZ**. Vote taken 6-0 to approve.

B) DISCUSSION ITEM:

C) OTHER:

Minutes from the 7/20/16 meeting were unanimously approved with correction.

D) ADJOURNMENT:

Meeting adjourned at 8:35 PM.