

TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
August 17, 2022

PLANNING COMMISSION

Robert Piligian, Chairman
Jonathan L. Bolton, Vice Chairman
Paul Geissinger, Secretary
Neil Ehrlichman, Member - Absent
Robin Ruhmel, Member
Ann Freyman, Member
Jason Szewczak, Member
Andre Dasent, Alternate

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of Planning,
Zoning & Development
Frank Clark, Keystone Consulting Engineers
John F. Cross, Esq., Township Solicitor

Meeting called to order at approximately 7:30 pm.

Mr. Piligian read the Fair Housing Statement as required.

A) SUBMISSION REVIEW:

1) INDEX #1979-21 – WHITEHALL FARMS SUBDIVISION

3385 Lehigh Street & 3305 Municipal Drive
Major Subdivision/Land Development
Zoning District – R4 & OS-1
Original Submission Date: 1/31/22; Revised Submission Date 2/23/22
90 Day Expiration: Extension until 10/12/22

Lew Rauch and Phil Albright from Lehigh Engineering, representing the applicant.

Mr. Piligian confirmed that the applicant received letters from KCE dated 8/17/2022 and Lee Rackus memo dated 8/17/2022 with attachments.

Mr. Rauch reviewed the comment letters. He stated they did receive the Act 167 approval letter from LVPC re: stormwater. They worked out the access easement to the Township municipal property for emergency access to the site with a 15% grade. They will also provide a 15-foot-wide right-of-way off the cul-de-sac to dedicate to the township, with a 10-foot-wide macadam pathway for Recreation purposes.

Mr. Piligian questioned who owns the 16.5-foot strip next to lot 43, and how Prydun Farm would be accessed.

Mr. Rauch stated he did not know the owner of that strip of land.

Mr. Albright stated that parcel is called an “possible abandoned right-of-way, unknown title of ownership” in the deed.

Mr. Clark suggested a ‘Quiet Title’ to resolve that issue.

Atty. Gross agreed that the 'Quiet Title' might be the best course of action for access to the Prydun Farm.

Mr. Rauch stated re: Ms. Rackus' letter, Whitehall Farms would like 'credit' on the Recreation Fees for the dedicated right-of-way and paved pathway.

Ms. Rackus was agreeable with the Recreation credit if a dollar value can be placed on the land and improvements.

Ms. Rackus stated she would like restrictions on impervious coverage notated on the deeds, so the purchasers are aware up front. She would like flood plain lots notated as well.

Mr. Piligian entertained a motion to recommend preliminary approval with the conditions stated below.

1. Compliance with KCE letter dated 8/17/22.
2. Compliance with Lee Rackus' letter dated 8/17/22.
3. The Planning Commission endorses the recommendation of the Recreation Committee, that the developer provide the walking path, to be installed from the cul-de-sac to the Prydun Farm and fee-in-lieu of remaining funds be donated to the Township.
4. No traffic impact fees shall be assessed on this project since the site does not lie within a traffic improvement zone.
5. The Planning Commission endorses the following waivers outlined in Lehigh Engineering's letter dated March 15, 2022: 22-23A, 22-23D.2(a), 22-23.D.4 & 22-32.E
6. The area of the trail pathway be in acceptable form to the Township Solicitor and Township Engineer, and that amount be deducted from the Recreation fees and should be completed prior to submission to the Board of Commissioners
7. Access to the Prydun Farm must be settled to the satisfaction of the Township Solicitor prior to the recording of the plan.
8. The access easement be acceptable to the Township Engineer.
9. A note be placed on the plan stating that *each lot shall provide an impervious coverage 'as-built plan', including a tabulation of the remaining impervious coverage* prior to the Certificate of Occupancy being issued.
10. A note be placed on the plan re: lots effected by the flood plain, *that no construction or earth moving activity shall be permitted*, following the completion of the improvements.
11. Developer shall pay all outstanding review fees in full, within thirty (30) days of billing for same.
12. Developer shall make separate arrangements with the Northampton Borough Municipal Authority for the water and sanitary sewer distribution services.

13. Developer will be required to enter into the necessary subdivision improvements and maintenance agreements for any public improvements, or those inspected by the Township Engineer.

Motion to approve by Mr. Bolton, second by Ms. Ruhmel. Vote taken 7-0 to approve.

Mr. Piligian entertained a motion to recommend final approval with the conditions stated above.

Motion to approve by Mr. Bolton, second by Ms. Ruhmel. Vote taken 7-0 to approve.

B) DISCUSSION ITEMS:

Ms. Rackus mentioned that the Short-Term Rental Zoning Ordinance Amendment will be on the October Agenda for review.

C) OTHER:

Approval of July 2022 Meeting Minutes.

Motion to approve meeting minutes made by Mr. Geissinger, second by Mr. Szewczak.

D) ADJOURNMENT:

Meeting adjourned at approximately 8:05 PM