

**TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
APRIL 18, 2018**

PLANNING COMMISSION

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

TOWNSHIP PERSONNEL

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

Christopher Gittinger, Esq. Township Solicitor

Meeting called to order at approximately 7:30 PM.

MR. PILIGIAN read the Fair Housing Statement as required.

A) SUBMISSION REVIEW

**INDEX #1913-18 – 1942 SCHADT AVENUE
1942 SCHADT AVENUE
MINOR SUBDIVISION**

Joseph Rentko, Engineer, and Tom Skeans, Owner of Property, were present representing the applicant.

Joseph Rentko advised that the comment letters were reviewed.

The property is three (3) acres, odd shaped. There is a single-family dwelling and a few accessory structures on the plot. They will keep existing plot and divide the remainder into two (2) more additional lots. There will be less than 10,000 square feet of impervious coverage. There is existing Public Water and Sewer on the plot. The depth exceeds three (3) times the width. According to SALDO 22-21(A)(4), a waiver will be needed.

Regarding Comment #17 of KCE letter dated, March 15, 2018, they want to put a note on the plan that it can be approved if they agree to not develop additional two (2) lots until the existing 1942 Schadt Avenue dwelling is sold. These two (2) lots cannot be developed until Planning Module completed. They need to record the new subdivision. This will allow to sell existing dwelling. This must be put on plan as a condition.

Regarding Comment #9 of Lee Rackus' letter dated, April 17, 2018, they would like to get a waiver regarding Street trees. There are challenging site distances. They would like to have one (1) tree on each lot due to narrow frontage. Existing trees to remain.

MR. PILIGIAN stated they need to contact Atlantic Pipeline.

MR. MOLINARO stated they need a boundary survey done. Survey is only 90% done.

Tabled due to:

Boundary survey needs to be 100% done.

Need to contact and receive results from Atlantic Pipeline.

Resolve the street tree issue. Contact PA Dot. Possibly need a waiver.

After these steps, recommended to come to next month's Planning Commission Meeting to receive a Preliminary and Final.

MR. MOLINARO motioned to table, seconded by MR. ZENTZ. Vote taken 6-0 to approve.

B) DISCUSSION ITEM:

C) OTHER:

Approval of 2/21/18 Meeting Minutes were unanimously approved.

D) ADJOURNMENT:

Meeting adjourned at 8:00 PM.