

**TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
MARCH 18, 2015**

PLANNING COMMISSION

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

TOWNSHIP PERSONNEL

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

Charles J. Fonzone, Esq.
Township Solicitor

Meeting called to order at approximately 7:30 PM.

A) SUBMISSION REVIEW

**INDEX #1866-15 – KEYSTONE NOVELTIES
2610 MACARTHUR ROAD
SPECIAL EXCEPTION**

Jack Nay-Representative of Keystone Novelties was present.

Mr. Nay explained that a special exception is being requested to conduct a temporary firework sale at the Whitehall Square location as in previous years.

MR. PILIGIAN motioned to recommend approval based on Planning's comment letter dated 3/18/15 and KCE's comment letter dated 3/18/15, with condition that a portable sanitary facility be located on site, seconded by MR. ZENTZ. Vote taken 6-0 to approve.

**INDEX #1867-15 – WRW BUILDERS LLC
5520 HILLSIDE AVENUE
LAND DEVELOPMENT**

MR. PILIGIAN recused himself from acting on this item as he prepared this plan.

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

The applicant is proposing to subdivide and construct two single family dwellings.

Mr. Piligian advised that the applicant is requesting waiver for installation of sidewalks along Hillside Avenue.

MS. FREYMAN motioned to recommend preliminary plan approval based on Planning's comment letter dated 3/17/15 and KCE's comment letter dated 3/17/15, seconded MR. EHRLICHMAN. Vote taken 5-0 to approve.

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

**INDEX #1868-15 – CHILI'S BAR & GRILL
815 GRAPE STREET
LAND DEVELOPMENT**

Mike Longley of Grayling Corp. was present representing the applicant.

The applicant is proposing to build a new restaurant and in turn demolish the current building when the new is completed.

In reviewing the comment letters, specifically discussed were the handicap ramps, parking calculations and the fencing around the construction site and storage area. All items will be addressed.

MR. PILIGIAN motioned to recommend preliminary plan approval based on Planning's comment letter dated 3/18/15 and KCE's comment letter dated 3/18/15, seconded by MR. EHRLICHMAN with condition that developer provide parking calculation during construction, seconded by MR. ZENTZ. Vote taken 6-0 to approve.

MR. PILIGIAN motioned to upgrade plan to final plan approval, seconded by MR. EHRLICHMAN. Vote taken 6-0 to approve.

B) DISCUSSION ITEM:

INDEX #1865-15 – FLOOD ORDINANCE REVISIONS

After review and discussion, MS. FREYMAN motioned to approve, seconded by MR. ZENTZ. Vote taken 6-0 to approve.

C) OTHER:

Minutes from the 12/17/14 meeting were unanimously approved.

D) ADJOURNMENT:

Meeting adjourned at 8:00 PM.