

TOWNSHIP OF WHITEHALL PLANNING COMMISSION MINUTES

October 18, 2023

PLANNING COMMISSION

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

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of Planning,
Zoning & Development - Absent
Frank Clark, Keystone Consulting Engineers
Jacob Oldaker, 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 #1998-22 – COPLAY QUARRY, LLC - PROPOSED INDUSTRIAL DEVELOPMENT

5101 Beekmantown Road
Major Subdivision/Land Development
Zoning District OS-2
Original Submission Date: 2/23/22; Revised Submission Date: 8/30/2023
90-Day Expiration: 12/27/22; Extension Expiration: 12/28/23

No Revised Plans Submitted

2) INDEX #2029-23A – BRIDGE STREET RESIDENTIAL SUBDIVISION

4181 Bridge Street
Sketch
Zoning District: R-4
Original Submission Date: 9/29/23
90-Day Expiration: N/A

Phillip Malitsch, Tuskes Homes representing the applicant.

Mr. Piligian confirmed the applicant received comment letters from Ms. Rackus dated 10/17/23 and Mr. Clark dated 10/17/23.

Mr. Malitsch reviewed the sketch plan and the comment letters. He stated they plan on retaining the current house as a stand-alone lot and remove some of the other accessory structures to subdivide the property for 19 new single-family homes with 2 cul-de-sacs and 2 stormwater management lots. He specifically addressed comment #11 re: the cart-way and right-of-way widths, noting that the Tuskes prefers the 30' cart-way and 50' right-of-way.

Mr. Piligian noted that slope-zoning would need to be addressed and stormwater detention ponds should not be on separate lots.

Mr. Clark stated that the detention ponds should be tied to a piece of 'improved real estate'.

Mr. Piligian expressed concern with the 2 corner lots not having enough of a set-back.

Mr. Malitsch stated that the houses on the sketch plan are larger than what they are actually proposing, and they will comply with all ordinances.

Mr. Malitsch said they are prepared to get moving right away, but they will address floodplain and variance issues before submitting a full plan.

Ms. Rackus questioned if they were proposing an HOA, to which Mr. Malitsch replied affirmatively.

Mr. Clark confirmed that the Township was not in favor of on-lot BMPs and Mr. Malitsch noted that Tuskes Homes prefers to avoid them if possible as well.

Mr. Malitsch also stated that Tuskes Homes tries to account for an extra 500 sq. ft. to 1000 sq. ft. per lot for sheds, fences, etc. They also disclose all the impervious coverage information up front on the buyer's contract.

B) DISCUSSION ITEMS:

None

C) OTHER:

Approval of September 2023 Meeting Minutes

Motion to approve by Mr. Ziller, second by Mr. Szewczak.

D) ADJOURNMENT:

Meeting adjourned at approximately 7:55 pm.