

**TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
MARCH 19, 2014**

PLANNING COMMISSION

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

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of
Planning, Zoning & Development
Frank J. Clark, Keystone Consulting
Engineers
Larissa L. Bruder, Secretary (Absent)
Charles J. Fonzone, Esq.
Township Solicitor

Meeting called to order at approximately 7:30 PM.

A) SUBMISSION REVIEW

INDEX #1845-14 – KEYSTONE NOVELTIES

Jack Nay of Keystone Novelties was present representing the applicant.

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 letter dated 3/18/14 and KCE's letter dated 3/18/14 with condition that portable sanitary facilities on site, seconded by **MR. EHRlichman**. Vote taken 5-0 to approve.

INDEX #1846-14 – FULLERTON MILLS

Catherine Durso, Esq. and Michael Jeitner of Bohler Engineering were present representing the Applicant.

Attorney Durso explained that the applicant is seeking a special exception use approval to change from an existing non-conforming use to another non-conforming use. Property was previously used as warehousing (former Fuller Sportswear) and now is being proposed as apartments.

Mr. Jeitner explained what buildings will be rehabbed and what will be removed. He explained that the project consists of 52 units – consisting of 37-1 bedroom units, 4- 2 bedroom units and 11 – 3 bedroom units (78 bedrooms). 52 parking spaces are being proposed. A community room is also proposed to be available to residents of the apartments.

Attorney Durso explained that the wireless equipment located on one of the buildings will remain. Variances will also need to be requested (ex. parking, density and set-backs).

In reviewing comments, Mr. Jeitner explained that trash removal will be handled in one of two ways. Either a trash room will be designated that residents will bring their trash to then be transferred to an outside dumpster by a staff member or there will be individual totes. The outside dumpster will be located off the alley.

Discussion ensued regarding parking. Mr Piligian questioned since 52 parking spots are being proposed, but there is a potential for the need for at least 67+ – where will the overflow park? Attorney Durso stated that the previous approval for condominiums was approved with requiring one parking spot per unit. At this time Wendy Carter – a representative of PathStone Housing- added that at other locations they have found that one car per unit is the norm. If it is found that the parking is being abused it will be addressed by a staff member. Lease agreements are drawn up stating that one parking space is allotted.

MR. PILIGIAN motioned to recommend denial based on Planning's letter dated 3/18/14 and KCE's letter dated 3/18/14, seconded by **MR. EHRLICHMAN**. Vote taken 5-0 to deny.

INDEX #1847-17 JAND PROPERTIES

Thomas Schlegel Esq. and John Talago were present.

Attorney Schlegel explained that the applicant is requesting a special exception to turn the the existing location from one apartment and two offices into one apartment and three offices. The offices will be occupied by a landscaping company. The site will not house any equipment or material storage.

MS. FREYMAN motioned to recommend approval based on Planning's letter dated 3/18/14 and KCE's letter dated 3/18/14, seconded by **MR. DROSNOCK**. Vote taken 5-0 to approve.

INDEX #1842-13 – TOWNHOUSES & SCHADT AVENUE

This item was removed per the request of the applicant.

B) DISCUSSION ITEM:

INDEX #1844-14 – ZONING AMENDMENT-ADAPTIVE RE-USE

MR. PILIGIAN recommended to forward to L&L Committee w/comments and then to review again for final approval, seconded by **MR. EHRLICHMAN**. Vote taken 5-0 to table.

C) OTHER:

Minutes of 2/18/14 meeting was unanimously approved.

D) ADJOURNMENT:

Meeting adjourned at 9:25 PM.