

Planning Commission Meeting

August 19, 2015 @ 7pm

Meeting called to order at 7:00 P.M. by Chairman Dave Etowski

MEMBERS PRESENT: Chairman David Etowski, Vice-Chairman Ken Pavkovic, Secretary Makala Ashmar, Kathy Rader, Paul McNemar, and Geoff Legg. Tony Salvino was absent.

Engineer Scott Stenroos, Zoning Officer Daren Martocci, Solicitor Andrew Schantz, along with Planning and Zoning Secretary Ashley Godshall were present.

Chairman Etowski opened the meeting and asked all present to join him in the Pledge of Allegiance to the Flag of the United States.

A motion to approve the minutes of the July 15, 2015 meeting was made by Vice-Chairman K. Pavkovic and seconded by G. Legg. Motion passed.

Subdivision and Land Development Reviews:

#2173 – NFI Real Estate, LLC, Lehigh Valley West Industrial Park, Lots 5, 7-11

Land Development Plan:

Michael Landsburg, NFI Real Estate; Erich Schock, Fitzpatrick, Lentz & Bubba; Harold H. “Bud” Newton, Jr., Newton Engineering Group, P.C.; David Jaindl

Presented new sketch plans proposing an R5 overlay and the construction of apartment buildings along Oldt Road. Many residents raised concerns. After much discussion, no action was taken.

#2187 – SealMaster Land Development Plan:

Kevin P. Markell, PE, Barry Isett & Associates, Inc.

Presented sketch plans for warehouse addition storage space. After much discussion, no action was taken.

#2186 – Herber Boundary Line Adjustment:

Brian Gasda, PE, Lehigh Engineering Associates, Inc.; Gavin Herber, Owner

Presented preliminary/final plan for lot line adjustment. P. McNemar made motion to recommend conditional preliminary/final plan approval based on staff and engineering comments subject to the lot line being adjusted to follow the zoning boundary which would allow Lot 1 to be completely within the RU1.5 zoning district. He also recommended approval of three deferrals and two waivers as listed in the waiver request letter dated August 19, 2015 (and outlined below). K. Pavkovic seconded the motion. The motion passed.

1. Waiver of SALDO Section 22-403.1
2. Waiver of SALDO Section 22-504.1
3. Deferral of SALDO Section 22-504.7
4. Deferral of SALDO Section 22-504.9
5. Deferral of SALDO Section 22-704.1.H

#2171 – Kokolus Farms Minor Subdivision Plan:

Bill Beitler, P.L.S./S.E.O., Beitler Land Surveying

Presented preliminary/final minor subdivision plan. D. Etowski made motion for conditional preliminary/final approval subject to staff and engineering comments. Motion included approval of selected waivers and deferrals as listed in the waiver request letter dated June 15, 2015. Motion seconded by K. Pavkovic. Motion passed.

1. Waiver of SALDO Section 22-403.4.I
2. Waiver of SALDO Section 22-403.4.J
3. Deferral of SALDO Section 22-704.1.G
4. Deferral of SALDO Section 22-704.1.H
5. Deferral of SALDO Section 22-710.5.C
6. (Request #6 for waiver of SALDO Section 711 deferred by Planning Commission to the Board of Supervisors by above-referenced motion.)
7. Waiver of SALDO Section 22-504.1

#2185 – Diana M. Palmer Minor Subdivision Plan:

Bill Beitler, P.L.S./S.E.O., Beitler Land Surveying

Presented preliminary/final minor subdivision plan. D. Etowski made motion for conditional preliminary/final approval subject to staff and engineering comments. Motion included approval of selected waivers and deferral as listed in the waiver request letter dated July 16, 2015 (as amended that evening). Motion seconded by K. Pavkovic. Motion passed.

1. (No action taken on waiver request #1 since the right-of-way will be dedicated to the Township.)
2. Waiver of SALDO Section 22-710.5.C
3. Waiver of SALDO Section 22-504.1
4. Waiver of SALDO Section 22-403.4.J
5. Deferral of SALDO Section 22-704.1.H (5) (As per #14 in Keystone review letter dated August 17, 2015)

#2172 Plainfield Development Company, L.P. Preliminary/Final Land Development Plan:

Joe Correia, J.G. Petrucci; Marty Smith, Pany & Lentz Engineering Company

Presented preliminary/final land development plan. P. McNemar made motion for conditional preliminary/final approval subject to staff and engineering comments with the condition that the access, grading, and drainage be addressed prior to submission to the

Board of Supervisors. Motion included approval of selected waivers as listed in the waiver request letter dated August 19, 2015. Motion seconded by G. Legg. Motion passed.

1. Waiver of SALDO Section 22-504.1
2. Waiver of SALDO Section 22-704.9.C
3. Waiver of SALDO Section 22-710.4.G

#2169 SunOpta Site Improvements Preliminary/Final Land Development Plan:
George Reeves, J.G. Petrucci; Marty Smith, Pany & Lentz Engineering Company
Presented revised preliminary/final land development plan. P. McNemar made motion for conditional revised final approval subject to staff and engineering comments. Motion seconded by K. Pavkovic. Motion passed.

Meeting was adjourned at 9:44 p.m.

Makala Ashmar
Secretary, Planning Commission