

WEISENBERG TOWNSHIP PLANNING COMMISSION MINUTES
2175 Seipstown Rd, Fogelsville, PA 18051
Thursday, February 29, 2024

7PM. - Start

Roll Call of Members:

Diane Matthews-Gehring, Mike Levitsky, Jeff Broadhurst, Allen Cerullo, Dan Snyder, Stephen Schaffer, Engineer Matthew Rieger, PE, Attorney Rocco Beltrami and Township Manager Brian Carl.

Approval of Minutes January 25, 2024:

Mike Levitsky made a motion to approve the minutes, Allen Cerullo seconded it. A vote was taken, and all members voted in favor. Motion carried.

Haaf Subdivision – Preliminary/Final Subdivision – Plan Dated 1/16/2024
(9867 Weiss Road, Breinigsville, PA)

Cody McCuean of JHA Companies was present to review the preliminary/final plan with the Board. The applicant is the owner of both lots. Lot#1 which fronts on Weiss Road in Weisenberg Township and the residue lot which fronts on Windswept Road in Upper Macungie Township. The plan proposes a lot line adjustment so that Lot#1 will decrease to 7 acres and the residue lot will increase to 8.79 acres. Mr. McCuean has reached out to Upper Macungie Township and supplied comments from them regarding the small portion of land in that Township. The applicant has agreed to the road improvements along Weiss Road and will comply with all other comments stated in Barry Isett's letter dated February 27, 2024.

Motion made by Jeff Broadhurst, seconded by Daniel Snyder to forward to the Board of Supervisors recommending conditional approval of the preliminary/final plan dated 1/16/24 subject to:

- (1) Satisfaction of comments 9 and 11 of the Barry Isett & Associates, Inc. review letter dated February 26, 2024, and revised February 27, 2024;
- (2) The Applicant shall revise the Plan to be shown at a scale of 1" = 100';
- (3) Payment of all applicable review fees incurred by the Township during Plan review prior to the release of the Plan for recording;
- (4) The Developer shall exercise good faith to timely secure all necessary outside agency approvals (if any), timely fulfill all conditions of Plan approval, and timely record the Plan in accordance with Section 513 of the Pennsylvania Municipalities Planning Code;
- (5) The Developer shall receive all necessary outside agency approvals, if any. If, in the sole opinion of the Township, any such approval results in a material modification of the Plan as approved, the Township may require the filing, review, and approval of an amended plan;
- (6) Execution and recording of a Subdivision and Land Development Improvements Agreement and the posting of security for the completion of all required improvements in the form of an irrevocable standby letter of credit or cash escrow, all documents to be in a form and amount satisfactory to the Township Solicitor and Township Engineer; and
- (7) The Developer shall affirmatively accept, in writing, all conditions of approval on a form prescribed by the Township.

Motion carried.

Haaf Sewage Facilities Planning Module – Component 1
(9867 Weiss Road, Breinigsville, PA)

Motion made by Levitsky, seconded by Daniel Snyder to forward to the Board of Supervisors recommending conditional approval of the sewer planning module for the Haaf Subdivision. Motion carried.

Township Ordinance – Codification Review

Township Manager, Brian Carl gave a brief description of the codification of Township Ordinances. A link was provided to the Planning Commission to review the document and provide comments.

Weisenberg Township Community Center – Land Development Waiver Request

Township Manager, Brian Carl reviewed draft plans for a new community center. In order to conserve cost the Township is requesting a waiver of the Land Development process. Motion made by Stephen Schaffer, seconded by Jeff Broadhurst to recommend to the Board of Supervisors to grant a waiver of the required Land Development process for the Community Center. Brian will provide updates on the community center regularly moving forward. Motion carried.

Workshop Meeting – March 28th @ 6pm – Plan N.L. Review with the Board of Supervisors
Planning Commission Meeting to start @ 7:30 on March 28th, 2024.

Brian Carl informed the Planning Commission members that a special meeting is needed to review the Northern Lehigh Multi-Municipal Comprehensive Plan regarding special uses. After the workshop meeting the items on the agenda will be reviewed.

With no further business the meeting was adjourned at 7:57pm by motion made by Allen Cerullo, seconded by Jeff Broadhurst. Motion carried.

Respectfully Submitted,

Janet L. Henritzy
Administrative Assistant