

The August 25, 2022 meeting of the Weisenberg Township Planning Commission was held in person and on Zoom due to the Covid 19 pandemic. It was called to order by Chairperson Diane Matthews-Gehringer at 7:00 p.m. Participating in person was Manager/Zoning Officer Brian Carl, Engineer Stan Wojciechowski and Board members: Diane Matthews-Gehringer, Stephen McGlynn, Jeff Broadhurst and Daniel Snyder. Allen Cerullo and Rachel Malkowicz participated via zoom. The meeting was advertised and conducted in accordance with Act 15.

The minutes of the June 30, 2022 meeting were approved by motion made by Jeff Broadhurst, seconded by Daniel Snyder. Motion carried.

Kerr Lot Combination – Final Lot Line Adjustment – Revised Plan Dated 7/28/22
(7622 Holbens Valley Road, New Tripoli, PA)

Cody McCuean, JHA Companies was in attendance to present the final Lot Consolidation Plan. The site location is composed of three parcels, located on the south side of Holbens Valley Road. (± 2.42 acres, 7.75 acres and 8.36 acres) The applicant intends to combine the lots into one 18.36 (+/-) acre lot. Stan Wojciechowski reviewed his comment letter dated August 24, 2022. It was suggested that JHA shade in the part of Shady Court that will be vacated. Peter Lear will draft an agreement regarding the vacated portion of Shady Court. The LVPC review letter (dated 6/24/2022) was received by the Township.

Jeff Broadhurst made a motion, seconded by Steven McGlynn to recommend to the Board of Supervisors approval the of the Final Lot Consolidation, subject to Stan Wojciechowski review letter dated August 24, 2022. Motion carried.

Jeffrey A Bittner #3 – Minor Subdivision – (1New Lot) Prel./Final Plan Dated 5/24/22
(4929 Werleys Corner Road)

Scott A. Dietrich PLS was in attendance to present the Minor Subdivision Plan. The site location is composed of a ± 35.31 acre lot. The plan proposes to create a 2 acre building lot for a single family dwelling at the intersection of Werleys Corner Road and Weisenberg Church Road. Stan Wojciechowski reviewed his comment letter dated August 25, 2022. Diane Matthews-Gehringer stated that the Agriculture Board will supply a letter to the applicant approving the plan to address comment # 2 of Stan's letter. A waiver of the plan scale was requested by the applicant to be drawn at 1" = 30' in lieu of 1" = 50' or 1" = 100' per our SALDO requirements. Stan has no objections to this request.

Jeff Broadhurst made a motion to recommend approval of the waiver request to have the plan drawn at 1" = 30', seconded by Daniel Snyder. Motion carried.

Steven McGlynn made a motion, seconded by Daniel Snyder to recommend to the Board of Supervisors approval of the minor subdivision, subject to Stan Wojciechowski review letter dated August 25, 2022. Motion carried.

Jeffrey A Bittner #3 – Planning Module – 4929 Werleys Corner Road)

Steven McGlynn made a motion, seconded by Daniel Snyder to recommend to the Board of Supervisors approval the sewer planning module subject to Chris Noll's review and approval of the planning module. Motion carried.

Glasbern-Knol III – Lot Line Adjustment & Minor Subdivision – (1 New Lot) Prel./Final Plan
Dated 8/11/2022 (2187 Packhouse Road, Fogelsville PA)

Rob Hain, Berks Surveying & Engineering, Inc. was in attendance to present the Prel./Final Plan for the applicant. The plan intends to revise the lot line between Lot #1 and Lot #2 to add approximately 3.34 acres from Lot #2 into Lot #1 on the north side of Packhouse Road. On the south side of Packhouse Road the intent is to subdivide Lot #3 to create one new lot as ± 10.23 acre lot shown on plan as area B and a ± 24.12 acre lot shown on the plan as residue Lot #3. Stan Wojciechowski reviewed his comment letter dated August 25, 2022. The applicant has requested (3) waivers which Stan has no objection to. The first one would be on the plan scale to be drawn at 1" = 200'; the second is the requirements to delineate sloped areas of 15% and over on the plan and the third is the requirements to show contour lines at 10ft. instead of 2ft. and 5ft. intervals.

Jeff Broadhurst made a motion to recommend approval of all (3) waivers, seconded by Allen Cerullo. Motion carried.

Steven McGlynn made a motion to table the plan until the plan can address Stan's comments, seconded by Daniel Snyder. Motion carried.

Mike Peiper – Minor Subdivision – (1New Lot) Prel./Final Plan Dated 8/10/22
(7528 Herber Road, New Tripoli PA)

Brad Rock, Lehigh Engineering Associates, Inc. was in attendance to present the Minor Subdivision Prel./Final Plan for the applicant. The site consists of ±14.49 acre lot located along Herber Road. The applicant intends to subdivide the existing lot and create one new ±1.391 acre lot for a single family dwelling. Stan Wojciechowski reviewed his comment letter dated August 24, 2022. The applicant has requested a waiver of the contour lines and delineation of sloped areas over the entire plan which Stan has no objection to since it shows the contour lines around the existing and proposed dwellings.

Jeff Broadhurst made a motion to recommend approval of the waiver request regarding the contour lines and delineation of sloped areas over the entire plan as stated in Stan's comment letter, seconded by Daniel Snyder. Motion carried.

Daniel Snyder made a motion to table the plan until the plan can address Stan's comments, seconded by Steven McGlynn. Motion carried.

Northern Lehigh Multi-Municipal Comprehensive Plan

Brian Carl reviewed the final draft of the Northern Lehigh Multi-Municipal Comprehensive Plan. He stated that we are now in the 45 day public comment period until September 19th, 2022. Discussion was held with the members on how it was designed and how it affects our current zoning ordinance.

Motion was made by Daniel Snyder, seconded by Jeff Broadhurst to adjourn the meeting at 8:37 pm. Motion adjourned.

Respectfully submitted,

Janet L. Henritzy, Recording Secretary