

The April 26, 2018 meeting of the Weisenberg Township Planning Commission was called to order by Chairman Richard Bleiler at 7:00 p.m. at the Township Administration Building. Other members present were: Diane Matthews-Gerhinger, Stephen Schaffer, Daniel Snyder and Michael Levitsky. Administrator Brian Carl, solicitor Peter Lehr and Stan Wojciechowski of Barry Isett & Associates was also present.

The minutes of the March 29, 2018 meeting were approved per motion of Michael Levitsky, seconded Stephen Schaffer. Motion carried.

Morgan Hills – Final – Major Subdivision – 17 Lots - Revised 4/11/18 (8860 Wertman Road)

David Lear (Lehigh Engineering, Inc.) presented the final plan for review with attorney Trisha M. Majumdar of Plunket & Graver, P.C. Stan Wojciechowski of Barry Isett and Associates reviewed his comments. Discussion was held regarding the number of changes required to the plan that is being reviewed. Mr. Lear stated that his client was in agreement with most of the corrections indicated on the comment letters from the Engineer and the Administrator Brian Carl. There are a number of waivers that will be requested due to the topography of the land and Mr. Lear stated that they would be happy to supply the waiver requests if the Township requires them from the engineer in order to clean up the plan (per say) on the already approved Preliminary plan. Trisha Majumdar stated that according to the MPC rules the Preliminary plan was already approved and therefore they feel that they are entitled to a final plan approval. Preliminary plan approval letter dated February 9th 2016 was discussed. Mr. Lear stated that after discussion on the driveways the pipe at 9017 Yorkshire will be changed from a 12" to 15" pipe and that the first 25' from edge of proposed road will be paved to comply with the driveway ordinance. Discussion was held on the placement of driveways that come out directly across from each other. Mr. Lear stated this was designed based on PennDot standards (as PennDot does not want staggered driveways) and was discussed with Keystone Engineering with regards to lots #17 and # 14 coming out this way in order to alleviate confusion about who was going first. Discussion regarding Lot #7 BMPs and storm water maintenance agreements took place. Lot #7 will have an easement for the township to inspect all BMPs but the property owner has the responsibility to maintain them. Peter Lehr explained that it will be noted on the property deed and on the title report and when the property is sold. Stan deferred to Mr. Lear to the location of these BMPs due to the extensive testing even for the septic systems for the subdivision. Discussion was held regarding the changes to a grading and addition of a retaining wall in basin #2 located on Lot#1. Fencing with a gate was added and plantings were modified. This again will be the responsibility of the homeowner of Lot #1 to maintain. Mr. Lear stated the wall will be shown in detail on the grading plan along with construction details and would constitute a design waiver request. Mr. Bleiler asked how steep a 3/1 slope actually is and discussion was held regarding what that looks like & if those slopes can be maintained. #10, #11, #12, #13, #14 of the engineer's comments, under storm water review, will be complied with. Discussion was held regarding comment #15, under storm water review, the Township being notified of the construction of the infiltration basins and who would be bearing the cost of this inspection. Mr. Lear stated that they would be signing off on the DEP permit and therefore responsible for the construction of the basins. Additional inspection costs of these basins will be further discussed and at what cost to the developer. Mr. Lear stated that he would like to see a flat fee if that is what the Township requires. Discussion was held regarding #18 – Snouts. Mr. Lear stated Snouts are typically placed at the end of runs. Brian Carl asked Mr. Lear if there was an alternate method that would require less maintenance. Mr. Lear stated that this method requires the least maintenance for the filtering of water before it goes into the ground. These could be deeding requirements for the landowner to maintain. The Township will do additional research on the Snouts and Mr. Lear will look at the possible relocation of the 2 in the rear of the yards as well as possible escrow. The Landscaping review was discussed and the Township has not approved the shade trees/street trees (species/spacing) and shade trees should be subject to Isett's comments. Mr. Lear stated that he was willing to work with Barry Isett's landscape architect in order to move the placement of the trees so that they don't interfere with anything. Discussion on # 1 Policy/Information was discussed regarding the widening of Wertman Road. Mr. Lear asked if the township was open to the monetary contribution in lieu of the paving and widening of Wertman Road into the traffic fund. Mr. Lear stated that he thought they were already replacing the pipes on Wertman Road. Brian stated that they asked the developer to replace the pipes as well as road improvements. This improvement would be on the East bound lane of

Wertman down from the bend at the adjacent Farm on the North side of the property. Brian stated that a monetary contribution in lieu of the actual work would need to be proposed to board and he should have a cost estimate for them to review. Brian reviewed his comments of the plan. The current home at 8996 Wertman will become 9017 Yorkshire Circle. Mr. Lear stated that he will write a letter to the owners and let them know that they will be getting a new address and copy Brian on the letter. Brian gave the previous letter dated August 28th, 2014 regarding the shoulder upgrades/paving along Wertman Road. Brian stated that the township would prefer to see something else besides snouts that are proposed or a maintenance security be posted. Mr. Lear proposed that they would have Trisha M. Majumdar put together a maintenance agreement for the property owner to take care of it and send it to your solicitor for review. A blanket easement for the township to access the property containing storm water was discussed. Brian asked Mr. Lear for confirmation about a speed limit study which was originally proposed to be performed on Wertman Road because currently it is unposted. Due to lack of sight distance the speed would need to be reduced. Mr. Lear stated that they will be performing a speed study. Mr. Bleiler stated that if the snouts are used he would prefer them placed in the right-of-away so that we would be able to inspect them easier. Mr. Schaffer stated that he would tend to agree with Mr. Carl that he would prefer to see an alternate method besides the snouts as they require regular maintenance and place a burden on the township and if there is no other options he would like to see them in a more accessible area. Tony Werley asked Mr. Lear if there was some sort of filter system on the snouts. Mr. Lear explained the design of the snouts. Mr. Levitsky wasn't necessarily opposed to them if they are maintained by the property owner and if they are easily maintained by the owner in regards to an open wet land. Discussion on the unknown cost of the cleaning of these snouts is a concern and further information would be needed. Brian will follow up with South Whitehall, Upper Macungie, Lower Macungie and Whitehall and follow up with Kevin Frederick of Lehigh County Conservation to gather more information. Linda Gorgas asked Mr. Lear if these are the only 2 options the township has to take care of the storm water? Mr. Lear stated that DEP gives you about 15 designs that they can use and this was the best use for this situation, factoring in cost and impact for the property owner to take care of. Trisha stated that they would be looking for conditional approval of the plan tonight. Motion was made to table the plan until the changes could be made and possible waiver's granted with the additional input of the Board of Supervisors. Attorney Trisha M. Majumdar stated that the developer would be moving forward with the site work for the project because they did received preliminary approval. She stated under the MPC rules they are permitted to do so. Peter Lehr stated that the Township would issue violation letters and that the Planning Commission is opposed to that action.

Motion made by Michael Levitsky, seconded by Stephen Schaffer to table the plan. Motion carried.

With no further business on the agenda, the meeting adjourned at 9:28 p.m.

Respectfully submitted,

Janet L. Henritzy
Recording Secretary