



TOWAMENSING TOWNSHIP PLANNING COMMISSION MEETING
TOWAMENSING TOWNSHIP BUILDING
Meeting Minutes
May 12, 2025

CALL TO ORDER / PLEDGE OF ALLEGIANCE: 7:00 pm

ROLL CALL:

Dwight Eisenhower, Chairperson – present
Scott Carter, Member – present
Bob Ziegenfus, Member – present
Matthew Schnell, Solicitor – absent
Jim Melber, Zoning Officer – absent

Penny Kleintop, Vice Chairperson – present
David Beers, Member – present
Bruce Miller, Member – absent
Greg Haas, Engineer and Secretary – present

APPROVAL OF MINUTES:

Approval of the April 14, 2025, Meeting Minutes was TABLED because a majority of the individuals present at that meeting were not present tonight.

PUBLIC PARTICIPATION:

Glenn Beers was present to discuss the Lakeside Self Storage Land Development Plan. See comments under OLD BUSINESS.

OLD BUSINESS:

Lakeside Self Storage Land Development (Sunrise Lehigh Group) – Neal Metzger of Site Design Concepts, Inc. attended and explained that most all comments have been addressed. Greg went through the remaining comments from his Review #2 letter, with particular attention to his SALDO #5 comment regarding the requirement of the Applicant to obtain a “Drainage Release” from the downstream Landowner. Greg went through the reduction in peak discharge rates and volumes for each design storm that can be expected based on the design of the proposed underground stormwater management system. Glenn Beers expressed operational and maintenance concerns and recommended that the Township inspect the system periodically to verify it was adequately functioning. Neal stated that notes on the Post Construction Stormwater Management Plan require the Owner to inspect the system every three months and after significant rainstorm events and to maintain a file of inspection reports. Glenn stated that the Township should receive copies of those reports. Bob made a motion to recommend Conditional Preliminary/Final Plan Approval to the Supervisors with the conditions being:

- 1) The Applicant satisfactorily address all comments within Greg’s Review #2 letter.
- 2) The Applicant provide copies of correspondence to the downstream Landowner (Fenker) to show evidence that attempts were made to contact them about the “Drainage Release”.
- 3) Language be inserted into the required Operations & Maintenance Agreement for Stormwater Management and Drainage Facilities that requires the Owner to provide copies of inspection reports to the Township.

- Scott 2nd - AIF - Motion Carried.

Schoch Reverse Subdivision – No revised Plan has been submitted. No one representing the Plan was present. Greg stated that he has been working through his comments with the Surveyor and he anticipates a clean plan submittal in the near future. No action was taken on the Plan.

Palmerton Area Comprehensive Plan – The Planners reviewed pages 10 to 21 of the existing Plan. Greg is to prepare a separate memorandum summarizing the comments made.

NEW BUISINESS:

Noah Schaffer Subdivision Plan – Noah Schaffer attended. Greg read through the comments from his Review #1 letter. Noah explained that he did not have a copy of the letter because the Surveyor who was working on his Plan left Van Cleef. Greg handed Noah a copy. Noah is to meet with Van Cleef and have them revise the Plan accordingly. No action was taken on the Plan.

DISCUSSION:

Greg stated that Matthew Schnell, Esquire, of Strubinger Law P.C., was appointed by the Supervisors as the Attorney for the Planning Commission.

Greg explained that a Real Estate Agent has been in contact with him, Jim Melber, and Tom Nanovic regarding the potential for Lakeside Investment Group to develop a potential condominium layout for the existing gas station, convenience store, vehicle repair building, and self-storage buildings (“RW” Plaza, the former Shell Station) along Route 209. A Sketch Plan and condominium documentation may be submitted to the Township in the near future.

ADJOURNMENT:

Penny made a motion to adjourn the meeting @ 9:14 pm - David 2nd - AIF - Motion Carried.

Prepared by Gregory S. Haas, P.E., Keystone Consulting Engineers, Inc.,
Township Engineer and Planning Commission Secretary.