

Wednesday, March 17, 2021
Board of Commissioners Meeting - 7:00 PM

Meeting Held Via "GoTo Meeting" (See SWT Website Link)

***Agenda Packet, Recordings, & Minutes Location: www.boarddocs.com**

USERNAME: [swhitehall](#)

PASSWORD: [swtpublic](#)

1. CALL TO ORDER

A. Roll Call

2. PLEDGE OF ALLEGIANCE

3. NOTIFICATION

A. All public sessions of the South Whitehall Township Board of Commissioners are electronically recorded, filed, and posted on BoardDocs for the Public's access.

4. MINUTES

A. March 3, 2021 - BOC Meeting Minutes - **Page 3**

5. PRESENTATIONS

6. ORDINANCES

7. RESOLUTIONS

A. A Resolution Extending the Conditional Preliminary-Final Approval Granted to a Major Subdivision Plan Entitled "1960 Harold Avenue" - **Page 9**

8. MOTIONS

A. Motion Requesting Permission to Extend Current Grass Cutting-Weed Trimming Contract - **Page 23**

B. Motion Requesting Permission to Proceed with Purchase of John Deere Skid Steer with Stump Grinder Attachment - **Page 25**

C. Motion Requesting Permission to Partially Waive Sidewalk and Curbing Requirements - 1420 N. 22nd Street - **Page 33**

9. CORRESPONDENCE AND INFORMATION ITEMS

A. Boards and Commissions - Informational Items - **Page 51**

10. DIRECTION/DISCUSSION ITEMS

A. Request for Handicap Parking - 2339 W. Fairmont Street - **Page 53**

11. OLD BUSINESS

A. Wehr's Dam - Status

B. Campus Renovation Project - Status

C. Credit Cards - Status

12. DEPARTMENT REPORTS

A. Executive Department

B. Community Development Department

C. Finance Department

D. Parks & Recreation Department

E. Police Department - **Page 57**

F. Public Works Department

G. Township Engineer - **Page 61**

13. COURTESY OF THE FLOOR

14. PAYMENT OF INVOICES

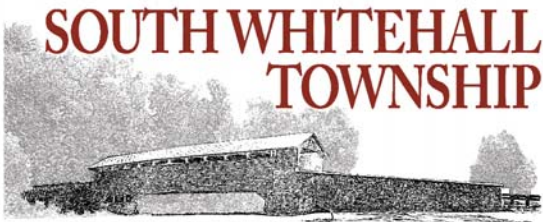
A. Invoices and Purchasing Requisitions have been reviewed by the Township Manager and the Director of Finance, who authorize that checks be issued to pay bills as tabulated.

15. EXECUTIVE SESSION

A. Scheduled Accordingly.

16. ADJOURNMENT

A. Motion to Adjourn.



BOARD OF COMMISSIONERS

PUBLIC MEETING

AGENDA-MINUTES

March 3, 2021

1. CALL TO ORDER: 7:00 p.m.

At this time the Public/Virtual Meeting Rules were read.

A MOTION was made by Commissioner Wolk that the attendee list be open so that everyone can see it.

For the record, President Morgan explained meeting expectations are gone over at each meeting. As far as displaying the names, displaying the names isn't any different than if we are at a public meeting. Everyone does not have their name announced at a public meeting. The intention is to keep the meetings the same or similar to the way we would be in person. If you choose to speak or have a comment, in public you would raise your hand or ask for courtesy of the floor. On the virtual meetings, what you would do is put your name in chat, or unmute yourself and say your name and address, and you would have the chance to speak. What is being done, and what has been done, is to try and reflect the same type of decorum that would be held at a public meeting. There have been no changes with regard to people's ability to speak, or have courtesy of the floor, or to be able to approach the board. That has not changed.

President Morgan explained that once the meeting has come to order, Commissioner Wolk should at that time make his motion.

As this is a virtual GoTo Meeting, Township Manager, Renee Bickel took a Roll Call for attendance purposes as follows:

Commissioner Wolk:	HERE
Commissioner Mobilio:	HERE
Commissioner Kelly:	HERE
Commissioner Setton:	HERE
Commissioner Morgan:	HERE

Attendees: Commissioner Christina (Tori) Morgan, President
Commissioner Diane Kelly, Vice President
Commissioner Michael Wolk, Assist. Secretary
Commissioner Matthew Mobilio
Commissioner Joe Setton
Joseph A. Zator, Twp. Solicitor, Zator Law Offices
Anthony Tallarida, Twp. Engineer, The Pidcock Company
Renee Bickel, Township Manager - Absent
Randy Cope, Director of Twp. Operations
Herb Bender, PW Superintendent
Mike Elias, PW Utility & MS4 Coordinator
Scott Boehret, Finance Manager
Chief Glen Dorney, SWT Police Department
Dave Manhardt, Director of Community Development
Tracy Fehnel, Exec. Assistant

2. PLEDGE OF ALLEGIANCE

- 3. **NOTIFICATION:** All Public sessions of the South Whitehall Township Board of Commissioners are electronically recorded, filed, and posted on BoardDocs for the Public’s access.

***(boarddocs.com; USERNAME: switehall; PASSWORD: swtpublic)**

For the record, President Morgan advised that the Board met in Executive Session on February 25th, February 28th, March 2nd, and March 3rd—prior to the start of this evening’s BOC Meeting in order to discuss personnel and legal matters.

Commissioner Wolk made a MOTION to display the attendee list. The motion was seconded by Commissioner Kelly.

Roll Call Vote as follows:

Commissioner Wolk:	AYE
Commissioner Mobilio:	NO
Commissioner Setton:	NO
Commissioner Kelly:	AYE
Commissioner Morgan:	NO

Motion did not carry.

4. **MINUTES**

a. **February 17, 2021 - BOC Meeting Minutes**

A MOTION was made by Commissioner Kelly, which was seconded by Commissioner Morgan, to approve the February 17, 2021 BOC Meeting Minutes as presented.

Roll Call Vote as follows:

Commissioner Wolk:	AYE
Commissioner Mobilio:	AYE
Commissioner Setton:	AYE
Commissioner Kelly:	AYE
Commissioner Morgan:	AYE

Motion carried.

5. **PRESENTATIONS:**

a. **Lehigh County Executive, Phillips Armstrong - Yearly Visit**

County Executive Phillips Armstrong came to talk about things going on at the County. Just got done handing out their \$33.5M Cares Funding. Currently in line to hopefully receive more. Received two more grants, which takes us over to \$22M for housing and rent assistance, and working with CALCV and Catholic Charities to make sure it is handed out the best possible way. Like everyone, trying to manage through COVID. Moving ahead with construction plans of Cedarbrook. He feels the most important thing is cooperating with local government.

At this point, Board/Public questions taken/answered by Mr. Armstrong.

6. **ORDINANCES:** None.

7. **RESOLUTIONS:** None.

8. MOTIONS

- a. Motion to approve the Tentative Agreement between Teamsters Local #773 and South Whitehall Township for years 2021 to 2024 and to authorize the Township Manager and Board President to execute the Tentative Agreement and take all necessary steps to implement it, including executing a consolidated collective bargaining agreement that incorporates the terms of the Tentative Agreement.**

Township Manager Renee Bickel explained that the PW Union did ratify this tentative Agreement on Monday, March 1st. High-level overview of the terms of Agreement are as follows:

- This is a four year agreement beginning in 2021, ending December 31, 2024.
- Wage increases over the four-year period are 2%, 2%, 2.5%, and 2.5% respectively.
- Increase in stand-by-pay from \$30/day to \$35/day.
- Subcontracting language remains the same.
- Some modifications made to hours of work.
- Language relating to split-shifts request the workers to volunteer to work in excess of 12 hours during storm occurrences.
- We are adding a yard and garden center staff member from the PW team with a schedule of Tuesday to Saturday.
- Health Care Plan Design will remain the same for the length of the contract as well as the premium contributions remaining at 7.5% over the term of the contract. Caps have been established for each year after 2021. Therefore, in 2022, 2023, and 2024 there are weekly caps so that if the premium cost exceeds those caps, their contribution would remain at a fixed rate.
- Dental and Vision plans are remaining the same during length of contract.
- Defined Benefit Plan - Employee contribution remains the same in 2021, 2022, and 2023 staying at 1%, with an increase in 2024 to 1.5%.
- Upon ratification of this agreement, employees hired between 01.01.2017 and 12.31.2020 receive a one-time \$1,500 contribution into their retirement plan pursuant to IRS regulations.
- Sick-leave plan was revised for employees. Employees went from 13 weeks of sick pay to 80 hours in 2021, and 56 hours annually in 2022 and thereafter. However, there is a short-term disability benefit paid 100% by the employer; the Township covers 100% of the base pay of the employees with a five-day elimination period for a 13-week period once approved by the insurance carrier based upon eligibility. Increases for annual sick leave incentive bonuses were increased from \$300 and \$600 to \$600 and \$1,200 based on either two days or one day respectively of time used.
- Under miscellaneous provisions, employees received reimbursement for safety shoes. That was increased to \$200 for the length of the contract.

The above are the substantial changes to the contract as presented.

Board comments were taken at this time, followed by questions and comments from the Public.

A MOTION was made by Commissioner Kelly which was seconded by Commissioner Wolk, to approve the above-stated motion approving the tentative agreement with our Teamsters Local #773 as discussed above.

Roll Call Vote as follows:

Commissioner Wolk:	AYE
Commissioner Mobilio:	AYE

Commissioner Setton: AYE
 Commissioner Kelly: AYE
 Commissioner Morgan: AYE
 Motion carried.

9. CORRESPONDENCE AND INFORMATION ITEMS:

a. Boards and Commissions – Informational Items

CURRENT VACANCIES ON BOARDS/COMMISSIONS:

1. Civil Service Commission - 2 vacancies, alternate positions
2. Landscape Shade Tree Commission - 2 vacancies
3. Parks & Recreation Board – 2 vacancies
4. Planning Commission - 1 vacancy

Green Advisory Council did meet on February 22nd. Single-use plastics survey info forwarded to entire Board and associated information regarding printing costs. Survey to come out shortly. Residents’ Guide-Recycling Flyer – GAC working on getting that out in the near future also. Actively working on GAC Facts to be placed on website. Currently in beginning stages of discussion with local rotary club regarding a possible community garden.

Volunteer Fire Sub-Committee met March 1st. Director of Finance Scott Boehret gave a financial review presentation to team. Discussed fire apparatus plan review, upcoming needs over the next few years, and other miscellaneous items.

At this point in the meeting, President Morgan explained there was much conversation on the meeting rules earlier, and feels it is important to solidify the Public/Virtual Meeting Rules that we talked about

At this time comments/questions from Board and Public took place.

Motion made by President Morgan to solidify and accept the Virtual Meeting Rules presented this evening, which will be posted to website, and to be read at each meeting. The motion was seconded by Commissioner Setton.

Roll Call Vote as follows:

Commissioner Wolk: NO
 Commissioner Mobilio: AYE
 Commissioner Setton: AYE
 Commissioner Kelly: NO
 Commissioner Morgan: AYE

Motion carried.

10. DIRECTION/DISCUSSION ITEMS:

Commissioner Kelly - A couple of months ago Board voted on Pavilion Rentals and Ball Fields. Fee schedule was approved and Board said we would waive the fees for fields for youth groups in the PASD. Commissioner Kelly received some calls from residents regarding they are being told that if they use a field at one of the schools, these leagues are now starting to have to pay for the porta potties themselves—in the past they did not have to. Is it possible for us to work with the School District to have that be reciprocal. If we are going to waive

the fees for the School District to use our fields, can we find a way to work with them so that our SWT residents who are part of these little leagues are not having to pay to use the facilities?

President Morgan said we might be able to look at some possible grant opportunities to help them with this. Maybe we can have a further discussion with Mike and Randy to see what kind of opportunities are out there.

Randy Cope, Director, Township Operations, explained that the fee schedule is strictly for field rentals—it is not specific to the porta-potties, which the youth group is challenging—the porta-potty cost. For the record, this was communicated with all youth groups at our 2020 Field Meeting, when they were advised that 2020 would be the last year the Township would be footing the bill for the porta-potties at school district's facilities. We do still provide the porta-potties at Township-owned facilities. We were looking for ways to reduce Township costs. They do not pay for school district fields if they are a youth group in the Township. This is strictly a porta-potty issue we are discussing. Also, youth groups have first tenure regarding the fields within the Township.

11. OLD BUSINESS: Township Manager, Renee Bickel

a. Wehr's Dam – Status:

Public Workshop held last week on the 24th of February. Next steps are permitting with the LCCD, which we are underway with those permits. At meeting discussed timeline and how we got where we are today.

b. Campus Renovation Project:

In the final steps, ready to cross the finish line. In the next two weeks will be looking to begin transitioning back to Walbert Avenue providing everything goes well over next few days. When we have definitive date, will post on website.

c. Credit Cards:

Dave Manhardt explained we are currently evaluating different payment scenarios, different ways people will pay, based on whether it is in collections etc. Trying to make this process as smooth as possible. Demo to be provided shortly to BOC.

Commissioner Kelly – Would like to have a copy of our Asset Maintenance Schedule—a schedule of maintenance for all our Township assets, and what the life expectancy is for each.

12. COURTESY OF THE FLOOR:

- a.** Rob Hodges – Topic, Continuation of virtual meetings, even when we go back to in-person meetings. Township Manager Renee Bickel explained when back in the new meeting room, we will be streaming meetings for the public, who cannot attend in person.

13. PAYMENT OF INVOICES:

- a. **Invoices and Purchasing Requisitions have been reviewed by the Township Manager and the Director of Finance, who authorize that checks be issued to pay bills as tabulated.**

A MOTION was made by Commissioner Kelly, and seconded by Commissioner Morgan, to approve the payment of all invoices.

Roll Call Vote as follows:

Commissioner Wolk:	AYE
Commissioner Mobilio:	- (dropped off call temporarily)
Commissioner Setton:	AYE
Commissioner Kelly:	AYE
Commissioner Morgan:	AYE

Motion carried.

- 14. **EXECUTIVE SESSION:** No executive session after this meeting.
- 15. **ADJOURNMENT:** At 9:02 p.m. a MOTION was made by Commissioner Kelly, which was seconded by Commissioner Wolk, to adjourn. All in favor; none opposed.
- 16. **APPROVED:**

**A RESOLUTION EXTENDING THE CONDITIONAL PRELIMINARY/FINAL APPROVAL
GRANTED TO A MAJOR SUBDIVISION PLAN ENTITLED
"1960 HAROLD AVENUE"**

MAJOR PLAN 2019-101

ATTACHMENTS

- 1. Memorandum**
- 2. Site Plan**
- 3. Proposed Resolution**

MEMORANDUM

TO: BOARD OF COMMISSIONERS

FROM: GERGG ADAMS, PLANNER

DATE: MARCH 9, 2021

RE: A RESOLUTION EXTENDING THE CONDITIONAL PRELIMINARY/FINAL APPROVAL GRANTED TO A MAJOR SUBDIVISION PLAN ENTITLED "1960 HAROLD AVENUE"

COPIES: R. BICKEL, R. COPE, D. MANHARDT, J. ZATOR, ESQ, J. ALDERFER, ESQ., S. PIDCOCK, APPLICANT, FILE #2019-101

An application to develop the property located at 1960 Harold Avenue. The plan proposes the subdivision of the existing 21,600 square-foot lot into three 2,400 square-foot lots, two 3,360 square-foot lots, and a 7,680 square-foot lot containing the existing house. The plan then proposes the construction of a five-unit block of townhouses on the first five afore-mentioned lots. The subject property is currently zoned R-5 Medium Density Residential. Susan Pammer is the owner and Posocco Equities is the applicant.

The Board of Commissioners, at their December 18, 2019 meeting, approved 1960 Harold Avenue Major Plan 2019-101 through Resolution 2019-67, Condition #11 of which states *"The applicant shall meet all conditions of the Preliminary/Final Plan approval, and the Record Plan will be recorded within twelve (12) months of Conditional Preliminary/Final Plan approval, and the applicant agrees that if such conditions are not met, the conditional Preliminary/Final Plan approval will be considered void, and the application for Preliminary/Final Plan approval will be considered void and withdrawn unless otherwise approved by the South Whitehall Township Board of Commissioners."*

The Board of Commissioners, at their December 16, 2020 meeting, agreed to extend the date by which it must satisfy all conditions of Resolution No. 2019-67 by ninety (90) days, but with the approval still subject to all of the other conditions of Resolution No. 2019-67.

The applicant has requested a 120-Day extension to the deadline to record the plan stipulated in Condition #11 of the approving Resolution to address the requirement for an approved Erosion and Sedimentation Control Plan from the Lehigh County Conservation District.

Staff has no objections to the granting of the extension.

Storm Water Management Statements

Notwithstanding any provisions of the Township Storm Water Management Plan, including exemption and waiver provisions, any landowner and any person engaged in the alteration or development of land which may affect storm water runoff characteristics shall implement such measures as are reasonably necessary to prevent injury to health, safety or other property.

Municipality review and approval of the drainage plan or the subsequent observation and approval of storm water management facilities, shall not constitute land development on behalf of or by the municipality or otherwise cause the municipality to be engaged in the alteration or development of land.

BMP Maintenance Responsibility

- A. An annual report shall be submitted by the Developer (and to his assigns) to the Township Public Works Department each March 1st stating that the operation and maintenance have been performed for each BMP listed below upon its installation.

Notes

- 1. The location of existing utilities is the responsibility of the Developer/Design Engineer and that the locations of such facilities have not been reviewed by the Piddock Company or the Township. The Developer/Design Engineer is responsible for confirming the location of all utilities and to avoid conflicts of the same with proposed improvements.

Approvals from

- 1. Lehigh Valley Planning Commission (LVPC)
2. Lehigh County Conservation District (LCCD)
3. LANTA
4. Parkland School District

NOTES:

- 1. This Property is located in Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on Flood Insurance Rate Map 42077C0232F, effective date of July 16, 2004.
2. All underground utility locations are approximate and must be field verified, both horizontally and vertically, prior to construction.

LEGEND

- Property Line
Adjacent Property Line
Building Restriction Line
Ex. Curb
Iron Pin (To Be Set)
Concrete Monument (To Be Set)
Zoning Boundary

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 6 WORKING DAYS IN DESIGN/STAGE-STOP CALL
1-800-242-1776
One Call Serial #20190421002

SITE DATA

Property Address 1960 Harold Avenue
Total Lot Area 21,600 S.F.
PIN # 54970559012 1
Tax Map GBNW4, Block 16, Lot 1
Deed Reference D.B.V. 1477, Pg. 520
Water & Sewer Public

Parking Schedule

Required 5 Units X 2.25 Spaces = 11.25 Parking Spaces
Provided = 12 Parking Spaces

ZONING - R5 - Medium Density Residential

Townhouses
Min. Lot Area 3,360 S.F.
Min. Lot Width 24'
Min. Building Setbacks:
Front to Street Ultimate RW Line 10'
Side 6'
Rear 60'
Max. Building Height 35'

ZONING - Neighborhood Infill Overlay District (Clifford Park Neighborhood)

Townhouses
Min. Lot Area 2,200 S.F.
Min. Lot Width 20'
Min. Building Setbacks:
Front (Build to Line) 25'
Side 8'
Rear 30'
Max. Building Height 35'

Single Detached Dwelling
Min. Lot Area 7,200 S.F.
Min. Lot Width 60'
Min. Building Setbacks:
Front to Street Ultimate RW Line 25'
Side 8'
Rear 30'
Max. Building Height 35'

Ex. Impervious Coverage 3,726 S.F. 17.2%
Prop. Impervious Coverage 8,289 S.F. 38.3%

Applicant Statements

The Applicant if the owner, equitable owner or has an option or conditional contract of sale on the land proposed to be subdivided or developed, that no litigation or liens exist on or are pending against the site, that the plan has been processed with the Applicant's free consent and that the Applicant desires to record the plan.

The Applicant certifies that he will properly grade all individual lots to provide adequate surface drainage so that no low spots or water pockets create a public nuisance and that he will place permanent concrete reference monuments to grade as noted on the plan upon completion of grading.

The Applicant acknowledges that following approval of this plan, plan changes may be required to address the comments and regulations of outside agencies responsible to review any aspect of the project reflected on this plan, including but not limited to post-construction stormwater management and NPDES permit regulations. In the event of changes to the plan following approval (whether or not the plan has been recorded), the Applicant shall submit the revised plan to the Township for review before the Applicant may move forward with construction activities pursuant to the revised plan (whether or not the plan has been recorded).

Applicant

Sworn and subscribed to before me, this day of March, 2020

Notary Public

My commission expires

STREET ADDRESSES

Table with 2 columns: Lot Number, Street Address. Rows include 1972 Harold Avenue, 1970 Harold Avenue, 1968 Harold Avenue, 1966 Harold Avenue, 1964 Harold Avenue, and 1960 Harold Avenue (existing address).

SHEET INDEX

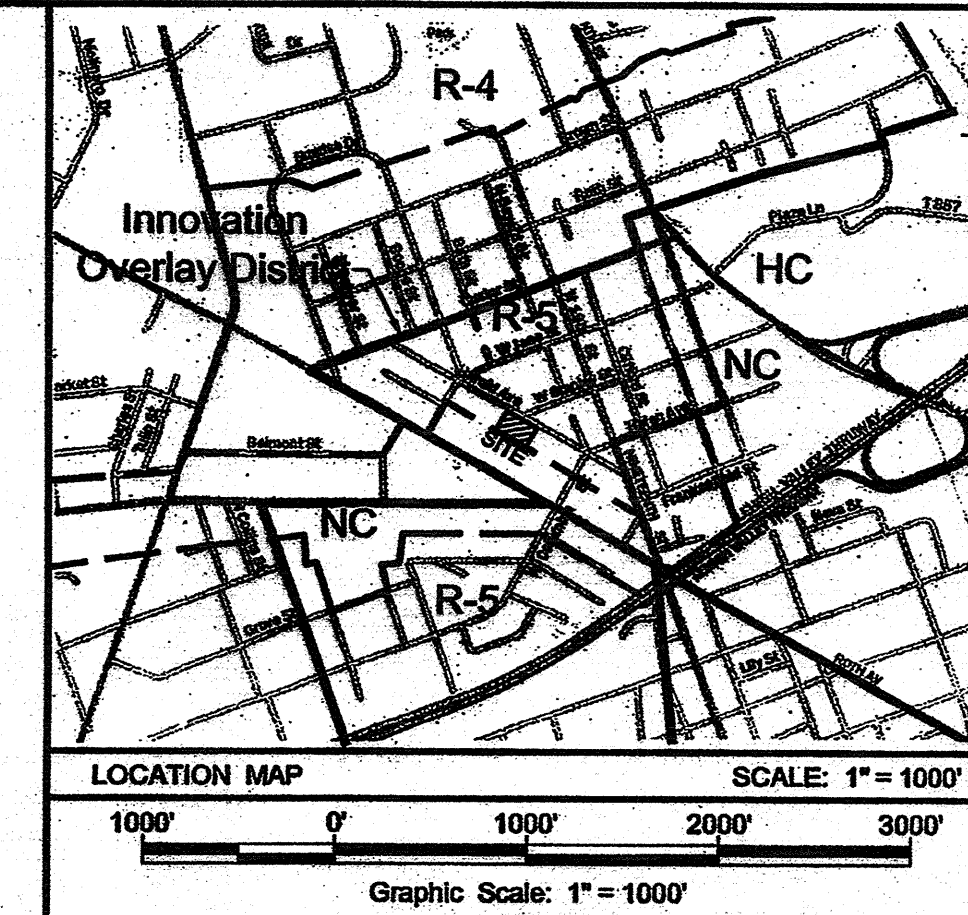
Table with 3 columns: Sheet No., Last Revised, Title. Lists sheets 1 of 7 through 7 of 7 with their respective dates and titles.

REFERENCE PLAN

Plan of 'Clifford Park' located at Albright's - South Whitehall Township, Lehigh County, recorded in Major Vol. 2, Pg. 29 prepared by Bascom & Slegar, Civil Engineers and Surveyors, Allentown, PA

INTENT

To subdivide one (1) existing lot into five (5) proposed townhouse lots and one (1) lot with existing building.



RECORD OWNER

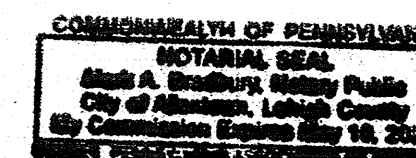
Pococoo Equities
2610 Walbert Avenue
Allentown, PA 18104
Phone: 610-621-1007

I/We, the undersigned, being duly sworn according to law, depose and say that I/We are the sole owner(s) of the tract shown hereon, in peaceful possession, of the same and that the land is not subject to any pending litigation or lien affecting the title to the same.

Sworn and subscribed to before me, this day of March, 2020

Notary Public

My commission expires 5/10/2020



I hereby certify the above plan and survey to be correct in accordance with the laws of Pennsylvania.

Signature of Bruce E. Pysker

Recommended for Approval by the South Whitehall Township Planning Commission.

Chairman Secretary

Approved by the Board of Commissioners of the Township of South Whitehall.

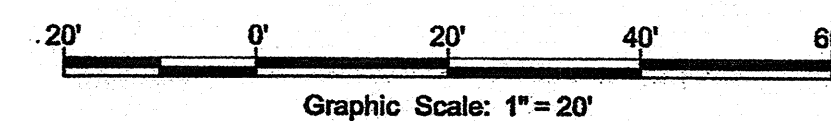
President Secretary

Township Engineer

Reviewed by the Lehigh Valley Planning Commission.

Planner Date

Plan recorded in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania on the day of 20, having a Document ID #



Preliminary/Final Major Subdivision Plan

1960 Harold Avenue

Clifford Park
South Whitehall Township, Lehigh County, Pennsylvania

MARTIN BRADBURY & GRIFFITH, INC. CONSULTING ENGINEERS LAND SURVEYORS PLANNERS
1201 Washington Street Allentown, PA 18102
DATE SCALE DRAWN BY PLAN NO. SHEET NO.
5/23/19 1" = 20' NWK 3314 1 of 7

Rev. 2/27/20 Twp. Engr. Review Letter
Rev. 11/21/19 Waiver Requests
Rev. 11/13/19 Driveway Aprons
Rev. 11/08/19 Sheet Index
Rev. 10/09/19 Township Comments
Rev. 7/25/19 Township Comments

**TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2021-____
(Duly Adopted March 17, 2021)**

**A RESOLUTION EXTENDING THE CONDITIONAL PRELIMINARY/FINAL APPROVAL
GRANTED TO A MAJOR SUBDIVISION PLAN ENTITLED
"1960 HAROLD AVENUE"**

WHEREAS, Posocco Equities ("Applicant"), pursuant to Article 3 of the South Whitehall Township Subdivision and Land Development Ordinance, submitted an application to subdivide the existing 21,600 square-foot lot into three 2,400 square-foot lots, two 3,360 square-foot lots, and a 7,680 square-foot lot containing the existing house and then construct a five-unit block of townhouses on the first five afore-mentioned lots on a property located at 1960 Harold Avenue, in South Whitehall Township, Lehigh County, Pennsylvania; and,

WHEREAS, this proposal is reflected on plans prepared by Martin, Bradbury and Griffith, entitled "**1960 Harold Avenue**", dated May 23, 2019 and last revised November 21, 2019; and,

WHEREAS, the Board of Commissioners previously granted conditional preliminary/final approval to the plan entitled "**1960 Harold Avenue**", on December 18, 2019, pursuant to Resolution No. 2019-67; and

WHEREAS, Resolution No. 2019-67 contained Condition #11 which states "*The applicant shall meet all conditions of the Preliminary/Final Plan approval, and the Record Plan will be recorded within twelve (12) months of Conditional Preliminary/Final Plan approval, and the applicant agrees that if such conditions are not met, the conditional Preliminary/Final Plan approval will be considered void, and the application for Preliminary/Final Plan approval will be considered void and withdrawn unless otherwise approved by the South Whitehall Township Board of Commissioners.*"; and

WHEREAS, the Board of Commissioners, at their December 16, 2020 meeting, agreed to extend the date by which it must satisfy all conditions of Resolution No. 2019-67 by ninety (90) days, but with the approval still subject to all of the other conditions of Resolution No. 2019-67; and,

WHEREAS, Applicant has requested that the Board of Commissioners extend the date by which it must satisfy all conditions of Resolution No. 2019-67 by one hundred and twenty (120) days, but with the approval still subject to all of the other conditions of Resolution No. 2019-67.

NOW, THEREFORE, BE IT ADOPTED AND RESOLVED that the Board of Commissioners of the Township of South Whitehall hereby extends the conditional preliminary/final approval to the land development plan entitled "**1960 Harold Avenue**" by providing for

an additional period of one hundred and twenty (120) days for the Applicant to satisfy all conditions of Resolution No. 2019-67, the deadline for which shall now be July 16, 2021, subject to the Applicant's compliance with all other conditions of Resolution No. 2019-67 (a copy of which is attached hereto as Exhibit "A"), which terms and conditions have been affirmatively accepted by Applicant (a copy of which is attached hereto as Exhibit "B"). The Applicant's failure to meet the extended deadlines provided by this Resolution shall render the conditional preliminary/final approval null and void.

The conditions of approval have been made known to the Applicant, and final approval is to be deemed expressly contingent upon the Applicant's affirmative written acceptance of the conditions on a form prescribed by South Whitehall Township on or before 7:00 p.m., Wednesday, March 17, 2021.

DULY ADOPTED this 17th day of **March, 2021**, by a majority of the Board of Commissioners of the Township of South Whitehall, Lehigh County, Pennsylvania, at a duly advertised meeting of the Board of Commissioners. As part of this Resolution, the Board of Commissioners has directed that the President, or Vice President in the absence of the President, execute this Resolution on behalf of the Board.

**TOWNSHIP OF SOUTH WHITEHALL
BOARD OF COMMISSIONERS**

Christina Tori Morgan, President

ATTEST:

Scott Boehret, Secretary

EXHIBIT "A"

**TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2019-67
(Duly Adopted December 18, 2019)**

**A RESOLUTION GRANTING PRELIMINARY/FINAL APPROVAL
TO A MAJOR PLAN ENTITLED
*"1960 HAROLD AVENUE"***

WHEREAS, Posocco Properties (Applicant), pursuant to Article 3 of the South Whitehall Township Subdivision and Land Development Ordinance, submitted an application to subdivide of the existing 21,600 square-foot lot into three 2,400 square-foot lots, two 3,360 square-foot lots, and a 7,680 square-foot lot containing the existing house and then construct a five-unit block of townhouses on the first five afore-mentioned lots on a property located at 1960 Harold Avenue, in South Whitehall Township, Lehigh County, Pennsylvania; and,

WHEREAS, this proposal is reflected on plans prepared by Martin, Bradbury and Griffith, entitled *"1960 Harold Avenue"*, dated May 23, 2019 and last revised November 21, 2019; and,

WHEREAS, the South Whitehall Township Planning Commission has reviewed the aforesaid plan on September 19, 2019, and having found it to be in substantial compliance with the Subdivision and Land Development Ordinance, has recommended that preliminary/final approval be granted; and,

WHEREAS, the applicant has requested that the requirement of Section 312-11 of the Subdivision and Land Development Ordinance that a preliminary plan is required for all major plans and shall be prepared for the entire tract on which the subdivision is located be waived, as the applicant has submitted a preliminary/final plan and the Planning Commission is persuaded that such a submission is sufficient; and,

WHEREAS, the applicant has requested that the requirement of Section 312-12(b)(15) of the Subdivision and Land Development Ordinance pertaining to the showing of existing and proposed contours on the entire tract and adjacent land within 400 feet of the tract be waived, and the Planning Commission is persuaded that the waiver would be appropriate, as the level of information shown on the plan is acceptable; and,

WHEREAS, the applicant has requested that the requirement of Section 312-12(b)(19) of the Subdivision and Land Development Ordinance pertaining to the requirement to show the location, size and owners of existing buildings, sewer mains, water mains, culverts, storm sewers, petroleum or petroleum products lines, gas lines, transmission lines including extent of right-of-way, fire hydrants, underground tanks, wells, septic systems within one-hundred feet of the tract and other significant man-made features be waived, and the Planning Commission is persuaded that the waiver would be appropriate, as the level of information shown on the plan is acceptable, and;

WHEREAS, the applicant has requested that the requirement of Section 312-12(b)(21) of the Subdivision and Land Development Ordinance pertaining to the showing of the locations and widths of all sidewalks, trails, driveways, streets, easements, and rights-of-way within 400 feet of the tract be waived, and the Planning Commission is persuaded that the waiver is appropriate, as the level of information shown on the plan is acceptable; and,

WHEREAS, the applicant has requested that the requirement of Section 312-35(b)(3)(D)(i) of the Subdivision and Land Development Ordinance requiring that the Harold Avenue Street Cross Section be in accordance with Township Standard Construction Documents (latest revision) for Local Streets be waived to the extent as shown on the plan, and the Planning Commission is persuaded that the waiver would be appropriate as Harold Avenue is an established street within the existing neighborhood; and,

WHEREAS, the applicant has requested that the requirement of Section 312-36(c)(4)(A)(ii) of the Subdivision and Land Development Ordinance requiring that the centerline of a driveway at the point of access to a street shall be no closer to a street intersection than 95 feet be waived, and the Planning Commission is persuaded that the waiver would be appropriate as there is insufficient distance within the lot lines of the proposed properties to meet the said requirements; and,

WHEREAS, the applicant has requested that the requirement of Section 312-36(c)(4)(C) of the Subdivision and Land Development Ordinance requiring that a driveway width within a "T" intersection shall be in accordance with the applicable SALDO requirements and its centerline shall align with the opposing street centerline or its location within the intersection shall not extend beyond projections of the curb or edge of cartway (when curb is not present) from the street aligned with the driveway be waived, and the Planning Commission is persuaded that the waiver would be appropriate as there is insufficient distance within the lot lines of the proposed properties to meet the said requirements.

NOW, THEREFORE, BE IT ADOPTED AND RESOLVED that the Board of Commissioners of the Township of South Whitehall hereby grants preliminary/final approval to the major plan entitled "**1960 Harold Avenue**", subject to the applicant's compliance with the following conditions:

1. That subdivision improvement, security, maintenance and indemnification agreements acceptable to the Township be executed, that sufficient security in a form acceptable to the Township be posted, such security shall be available for draws/presentation no further than 60 miles from the Township's office, and evidence of necessary insurance coverage be provided to the plan being recorded.
2. That the applicant address to the satisfaction of the Township Engineer, the comments of the Township Engineer, as contained in his review dated December 12, 2019.
3. That the applicant address to the satisfaction of the Community Development Department, the comments of the Department, as contained in its review dated September 13, 2019.

4. That the applicant address to the satisfaction of the Public Works Department, the comments of the Public Works Department, as contained in Jerry Charvala's review dated December 12, 2019 and in Herb Bender's review dated December 16, 2019.
5. That the applicant obtains a letter from the Lehigh County Conservation District approving the Soil Erosion and Sedimentation Control Plan pursuant to Section 312-39(e) of the Subdivision and Land Development Ordinance.
6. That the applicant obtains a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module or an exemption thereto.
7. That the applicant contributes fees in lieu of parkland dedication, in the amount of \$12,500.00 in order to meet the parkland and open space requirements of the Subdivision and Land Development Ordinance.
8. That the applicant complies with the September 5, 2019 recommendation of the Landscape and Shade Tree Commission.
9. That the applicant addresses all issues and obtains all approvals deemed necessary by the South Whitehall Township Board of Commissioners in so far as matters pertaining to the Township's water and sewer service are concerned.
10. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.
11. The applicant shall meet all conditions of the Preliminary/Final Plan approval, and the Record Plan will be recorded within twelve (12) months of Conditional Preliminary/Final Plan approval, and the applicant agrees that if such conditions are not met, the conditional Preliminary/Final Plan approval will be considered void, and the application for Preliminary/Final Plan approval will be considered void and withdrawn unless otherwise approved by the South Whitehall Township Board of Commissioners.

The requirement of Section 312-11 of the Subdivision and Land Development Ordinance that a preliminary plan is required for all major plans and shall be prepared for the entire tract on which the subdivision is located is hereby waived; and,

The requirement of Section 312-12(b)(15) of the Subdivision and Land Development Ordinance pertaining to the showing of existing and proposed contours on the entire tract and adjacent land within 400 feet of the tract is hereby waived; and,

The requirement of Section 312-12(b)(19) of the Subdivision and Land Development Ordinance pertaining to the requirement to show the location, size and owners of existing buildings, sewer mains, water mains, culverts, storm sewers, petroleum or petroleum products lines, gas lines, transmission lines including extent of right-of-way, fire hydrants, underground tanks, wells, septic systems within one-hundred feet of the tract and other significant man-made features is hereby waived; and,

The requirement of Section 312-12(b)(21) of the Subdivision and Land Development Ordinance pertaining to the showing of the locations and widths of all sidewalks, trails, driveways, streets, easements, and rights-of-way within 400 feet of the tract is hereby waived; and,

The requirement of Section 312-35(b)(3)(D)(i) of the Subdivision and Land Development Ordinance requiring that the Harold Avenue Street Cross Section be in accordance with Township Standard Construction Documents (latest revision) for Local Streets is hereby waived to the extent as shown on the plan; and,

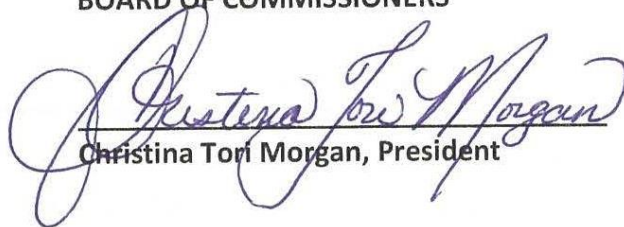
The requirement of Section 312-36(c)(4)(A)(ii) of the Subdivision and Land Development Ordinance requiring that the centerline of a driveway at the point of access to a street shall be no closer to a street intersection than 95 feet is hereby waived; and,

The applicant has requested that the requirement of Section 312-36(c)(4)(C) of the Subdivision and Land Development Ordinance requiring that a driveway width within a "T" intersection shall be in accordance with the applicable SALDO requirements and its centerline shall align with the opposing street centerline or its location within the intersection shall not extend beyond projections of the curb or edge of cartway (when curb is not present) from the street aligned with the driveway is hereby waived.

The conditions of approval have been made known to the applicant, and final approval is to be deemed expressly contingent upon the applicant's affirmative written acceptance of the conditions on a form prescribed by South Whitehall Township on or before 4:00 p.m., January 7, 2020. If an unconditional acceptance of the conditions is not received in writing by that date, the application for approval shall be deemed denied based upon applicant's failure to fulfill the said conditions or agree thereto.

DULY ADOPTED this 18th day of **DECEMBER, 2019**, by the Board of Commissioners of the Township of South Whitehall, Lehigh County, Pennsylvania, in lawful session duly assembled.

**TOWNSHIP OF SOUTH WHITEHALL
BOARD OF COMMISSIONERS**



Christina Tom Morgan, President

ATTEST:



Stephen D. Carr, Secretary

EXHIBIT "B"

**TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2021-____
(Duly Adopted March 17, 2021)**

ACCEPTANCE OF CONDITIONS

**A RESOLUTION EXTENDING THE CONDITIONAL PRELIMINARY/FINAL APPROVAL
GRANTED TO A MAJOR SUBDIVISION PLAN ENTITLED
"1960 HAROLD AVENUE"**

The undersigned, being an authorized representative of the Applicant of the land development shown on the plan entitled "**1960 HAROLD AVENUE**" prepared by Martin, Bradbury and Griffith, dated May 23, 2019 and last revised November 13, 2019, also known as Township Major Plan 2019-101, for the further development on a 21,600 square-foot property located at 1960 Harold Avenue, in South Whitehall Township, Lehigh County, Pennsylvania, intending to be legally bound hereby, does affirmatively accept and consent to all of the conditions set forth in the Resolution granting a one hundred and twenty (120) day extension to the conditional preliminary/final approval of the major plan entitled "**1960 Harold Avenue**" and hereby affirms its acceptance of the conditions set forth in Resolution No 2019-67, all of which are incorporated herein by reference. Further, Applicant hereby waives any and all rights which the Applicant would otherwise possess to contest the imposition of said conditions, both at law or in equity. Further, the Applicant hereby certifies that as of the date of the Resolution, the Applicant does not dispute (as outlined by the Pennsylvania Municipalities Planning Code, including but not limited to §§ 10503(1) and 10510(g)) any professional consultant fee for which it has received an invoice from the Township through the date hereof.

WITNESS/ATTEST:

APPLICANT:

Posocco Equities,
a Pennsylvania general partnership

Witness

Applicant

Printed Name

Printed Name

Date: _____

**TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2021-____
(Duly Adopted March 17, 2021)**

ACCEPTANCE OF CONDITIONS

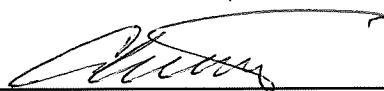
**A RESOLUTION EXTENDING THE CONDITIONAL PRELIMINARY/FINAL APPROVAL
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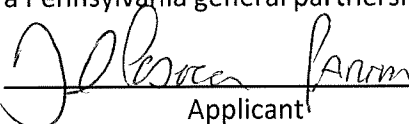
WITNESS/ATTEST:

APPLICANT:

Posocco Equities,
a Pennsylvania general partnership



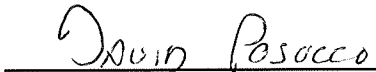
Witness



Applicant

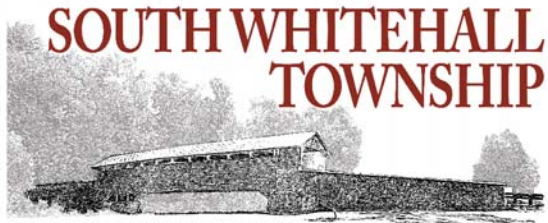


Printed Name



Printed Name

Date: 3/16/21

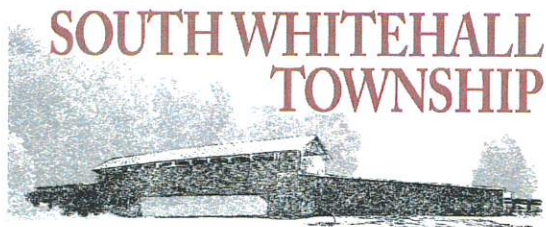


INTEROFFICE MEMORANDUM

To: South Whitehall Township Board of Commissioners
From: Herb Bender, Public Works Manager
Date: March 10, 2020
Subject: Bid/Contract # 2018-01 Grass Cutting/Weed Trimming
CC: R. Bickel, R. Cope, S. Boehret, M. Elias, D. Zackeru-Lagonia

On behalf of the South Whitehall Township Public Works Department we are hereby requesting permission to extend the above referenced contract to Allyear, for an additional term of one (1) year.

With the rising gas prices, we feel the extension would be in the best interest of the Township as the vendor has agreed to hold the same pricing as last year.



INTEROFFICE MEMORANDUM

To: South Whitehall Township Board of Commissioners
From: Herb Bender, PW Manager
Date: February 26, 2021
Subject: John Deer Skid Steer (Compact Track Loader)
CC: R. Bickel, R. Cope, S. Boehret, M. Elias

South Whitehall Township Public Works department and Water and Sewer Departments is requesting permission to purchase a John Deer Skid Steer with a stump grinder attachment for \$74,722.01. This Piece of equipment will be used for grading of the detention basins and also used for grading of water cuts and repairs. This will also be used to help load leaves during leaf season.

This was budgeted in Public Works Capital Fund (30430003/40720) for \$40,000 and Waters Major Machinery and Equipment fund (06431003/40760) for \$20,000 and the Sewer Machinery and Equipment fund (08431003/40760) for \$20,000.



John Deere Governmental Sales
Moline IL 61265
Phone: 800-319-3757
Fax: 309-765-3358

January 06, 2021

Herb Bender
South Whitehall Township
4444 Walbert Ave
Allentown PA 18104

Subject: Compact Track Loader 333G II, PA#4400019961, South Whitehall Township

Thank you for the inquiry. Per your request, we have put together the cost of the 333G II Compact Track Loader. (See attached price quote.)

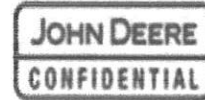
Quotation is good for 30 days unless otherwise noted.

We appreciate the opportunity to quote to you and if we can be of further assistance do not hesitate to contact us at (800)447-4004.

SCOTT METZDORF
Phone: +1 (309) 748-2656
Email: MetzdorfScottW@JohnDeere.com



JOHN DEERE



**Herb Bender
South Whitehall Township
4444 Walbert Ave
Allentown PA 18104**

January 06, 2021

**Quote Number 175302 - Compact Track Loader 333G II,
PA#4400019961, South Whitehall Township**

All the prices in the detailed sections are Per machine basis.

Machine Configuration

Code	Description	Qty	Unit Price
0BF2T	333G COMPACT TRACK LDR BASE	1	\$82,621.00
0770	2SP HIFL SLEV RC CB/AC PQT	1	\$11,181.00
0953	ISO SWITCHABLE CTLS & JS PPK	1	\$1,058.00
1501	ENGLISH OP MAN & DECALS	1	In Base
1741	LESS JDLINK	1	In Base
2650	WIDE ZIG-ZAG MULTI BAR TRKS	1	\$205.00
4001	2" SEAT BELT W/SHOULDERSTRAP	1	\$217.00
6006	AIR RIDE SEAT (CLOTH W HEAT)	1	\$639.00
8042	REAR VIEW CAMERA	1	\$869.00
8050	COLD START PACKAGE 110 VOLT	1	\$310.00
8370	LOUVER REAR GRILLE, HVY DUTY	1	\$497.00
8380	FOOTREST WITH FLOORMAT	1	\$147.00
9062	84" HD CONST BKT W/ EDGE	1	\$1,625.00
Total			\$99,369.00
Discount (34%)			\$33,785.46
Net Price			\$65,722.01

Custom Jobs

Code	Description	Qty	Price
BRADCO	Bradco Stump Grinder	1	\$8,500.00
FREIGHT	Bradco Freight & PDI	1	\$500.00
Total			\$9,000.00

Quote Summary - Compact Track Loader 333G II (per unit)	
Item Description	Prices
Machine Net Price	\$65,722.01
Custom Jobs	\$9,000.00

Price per Machine	\$74,722.01
--------------------------	--------------------

Total Net Price (Quantity = 1)

\$74,722.01

Warranty Terms

333G II includes Standard Warranty of 12 months.

Full Machine Extended Warranty for 24 months, 2000 hours.

Remarks:

Please note that this quote is valid for 30 days. Purchase cards are accepted -- a 3% transaction fee will be calculated into the PO total for the credit card invoice payment.

Contact Scott Metzdorf; Email MetzdorfScottW@JohnDeere.com PO must be made out to :
John Deere Shared Services, 1515 5th Ave, Moline IL 61265; DUNS #142124762; Tax ID
#36-3387700

-- Standard Features --

-- Custom Options --



S Series SVL95-2SHFC
 *** EQUIPMENT IN STANDARD MACHINE ***

FEATURES

Final Tier 4 Certified Kubota Diesel Engine
 Electronic Travel Torque Management System
 Vertical Lift Path Loader Frame
 Standard Front Quick Coupler, Float Standard
 Hydraulic Quick Coupler Option
 Loader Arm Self-Leveling
 Loader Boom Lock
 Open ROPS/FOPS
 Optional enclosed and pressurized cab with A/C
 High Back, Adjustable, Vinyl Suspension Seat
 2" Retractable Seat Belt And 2-Piece Seat Bar
 23.1 gpm Auxiliary Hydraulics Standard, 40.0 gpm Option
 Direct To Tank Return Line
 Rigid Mounted Undercarriage, 5 Lower Track Rollers
 High Grip Rubber Tracks, 17.7" Standard
 Two Speed Travel System
 Automatic Wet Disk Parking Brake
 Kubota 4 Hydraulic Pump Load Sensing System
 3 Variable Displacement Pumps,
 1 additional piston pump for High Flow Option
 Hydraulic Joystick Controls
 ISO Operating Pattern
 Dial Knob And Foot Throttle Controls
 Stall Guard Engine Control
 Automatic Glow Plugs
 Key Switch Stop System
 Self Bleed Fuel System
 2 Front And 2 Rear Working Lights
 Hour Meter, Engine Temperature, DEF, And Fuel Gauges And Warning Lights
 Horn And Backup Alarm
 Lockable DEF Tank Cap
 Lockable Fuel Cap
 Radio Ready on Enclosed Cabs

BASIC UNITS

SVL95-2SHFC, 17.7" Rubber Tracks,
 A/C ROPS/FOPS Cab
 Hydraulic Quick Coupler,
 High Flow Auxiliary Hydraulics

OPERATIONAL DIMENSIONS
 Operating Weight*, SVL95-2s, 17.7" Rubber Tracks,
 Open ROPS/FOPS Cab,
 Mechanical Quick Coupler 11,299 lbs.
 Rated Operating Capacity (ROC) @ 35%
 of Tipping Load complies with ISO 14397-1
 and SAE J 818) 3,200 lbs.
 Rated Operating Capacity (ROC) @ 50%
 of Tipping Load 4,572 lbs.
 Tipping Load 9,143 lbs.
 Auxiliary Hydraulics Flow 23.1 / 40.0 gpm
 Travel Speed (Low / High) 5.0 / 7.3 mph
 Reach @ Maximum Height 40.7" Height to Hinge Pin 128.6" Ground Pressure 4.4 psi. Traction Force 12,178 lbf.

* Includes operator's weight, 175 lbs.

ENGINE

V3800-Tier 4 Kubota Final Tier 4 Diesel Engine
 4 Cylinder, 4 Cycle, Turbo Charged
 96.0 Gross HP @ 2400 rpm

DIMENSIONS

Cab Height 83.4"
 Width (without attachment) 77.2"
 Length (without attachment) 123.5"
 Length of Track on Ground 65.6"

SVL95-2SHFC Base Price: \$82,047.00

(1) ACCESSORY HARNESS S6680-ACCESSORY HARNESS	\$63.00
(1) SPECIAL APPLICATION DOOR KIT FOR CAB S6658-SPECIAL APPLICATION DOOR KIT FOR CAB	\$3,095.00
(1) REAR VIEW MIRROR KIT S6641-REAR VIEW MIRROR KIT	\$22.00
(1) 80" HEAVY DUTY LOW PROFILE LONG FLOOR BUCKET (20.9 CU-FT) W/CUTTING EDGE AP-HD80LLC-80" HEAVY DUTY LOW PROFILE LONG FLOOR BUCKET (20.9 CU-FT) W/CUTTING EDGE	\$1,750.00
(1) ROTATING BEACON LIGHT KIT S6678-ROTATING BEACON LIGHT KIT	\$353.00
(1) AIR RIDE SEAT SUSPENSION KIT S6679-AIR RIDE SEAT SUSPENSION KIT	\$541.00
Configured Price:	\$87,871.00
Sourcewell Discount:	(\$21,089.04)
SUBTOTAL:	\$66,781.96
1Yr SVL95-2SHFC Extended Warranty (3000 hrs)	\$1,200.00
Dealer Assembly:	\$444.83
Freight Cost:	\$710.00
PDI:	\$250.00
AP-TH35 TILT HITCH LP QUOTE#2244-1	\$2,134.00
AP-SSG2524 STUMP GRINDER QUOTE# 2244	\$5,321.50
77700-04757 RADIO / INSTALLED	\$257.49

Total Unit Price: \$77,099.78
 Quantity Ordered: 1
 Final Sales Price: \$77,099.78

Purchase Order Must Reflect the Final Sales Price

To order, place your Purchase Order directly with the quoting dealer

*All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price. All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.



Quote 149738-02
January 15, 2021

SOUTH WHITEHALL TOWNSHIP

4444 WALBERT AVENUE
ALLENTOWN, Pennsylvania 18104-1699

Attention: HERB BENDER

Dear Herb,

We would like to thank you for your interest in our company and our products, and are pleased to quote the following for your consideration.

Caterpillar Model: 299D3HF CTL-SSL Loaders

STOCK NUMBER: MN007690 **SERIAL NUMBER:** **YEAR:** 2021 **SMU:**

We wish to thank you for the opportunity of quoting on your equipment needs. This quotation is valid for 30 days, after which time we reserve the right to re-quote. If there are any questions, please do not hesitate to contact me.

Sincerely,

Jason Fischer
Machine Sales Representative
610 663 5153

Caterpillar Model: 299D3HF CTL-SSL Loaders**STANDARD EQUIPMENT**

POWERTRAIN, Cat C3.8 turbo aftercooled diesel engine, -Gross horsepower per SAE J1349, 98 hp (73 kW) @ 2400 RPM, -Electric fuel priming pump, -Air inlet heater starting aid, -Liquid cooled, direct injection, Air cleaner, dual element, radial seal, S-O-S sampling valve, hydraulic oil, Filter, cartridge type, hydraulic, Filters, canister type, fuel, and water separator, Radiator/hydraulic oil, cooler (side-by-side), Spring applied, hydraulically released,, wet multi disc parking brakes, Hydrostatic transmission

UNDERCARRIAGE, Dual flange front idler, Single flange rear idler, Suspension - independent torsion axle(4), Two speed motor

HYDRAULICS, ISO or H pattern controls:, Electro/hydraulic implement control, Electro/hydraulic hydrostatic, transmission control, Speed sensor guarding,

ELECTRICAL, 12 volt electrical system, 100 ampere alternator, Ignition key start / stop / aux switch, Lights:, -Gauge backlighting, -Two rear tail lights, -Dome light, Backup alarm, Electrical outlet, beacon,

OPERATOR ENVIRONMENT, Operator warning system indicators:, -Air filter restriction, -Alternator output, -Armrest raised / operator out of seat, -Engine coolant temperature, -Engine oil pressure, -Air inlet heater activation, -Hydraulic filter restriction, -Hydraulic oil temperature, -Park brake engages, -Engine emission system, Gauges: DEF level, fuel level,, hour meter and tachometer, Storage compartment with netting, Ergonomic contoured armrest, Control interlock system, when operator, leaves seat or armrest raised :, -Hydraulic system disables, -Hydrostatic transmission disables, -Parking brake engages, ROPS Cab, open, tilt up, FOPS, Level 1, Top and rear windows, Floormat, Interior rear view mirror, 12V electric socket, Horn, Hand (dial) & throttle electronic

FRAMES, Lift linkage, vertical path, Chassis, one piece welded, Machine tie down points (6), Belly pan cleanout, Support, lift arm, Cast rear bumper, Ventilated rear door with integrated, sealing

OTHER STANDARD EQUIPMENT, Engine enclosure - lockable, Extended life antifreeze (-37C, -34F), Work tool coupler, Hydraulic oil level sight gauge, Radiator coolant level sight gauge, Radiator expansion bottle, Cat ToughGuard TM hose, Heavy duty flat faced quick disconnects, with integrated pressure release, Split d-ring to route work tool hoses, along side of left lift arm, Variable speed hydraulic cooling fan, Per SAE J818-2007 and EN 474-3:2006 and, ISO 14397-1:2007

MACHINE SPECIFICATIONS

Description
299d3 Ctl Dca6c
299d3 Compact Track Loader
Cab Package, Ultra
Hydraulics, Performance, (H3)
Control, Iso, Prop, Wt
Lights, Led
Rubber Belt, 2 Spd, Tf Idlers
Rops, Enclosed With A/C (C3)
Display, Advanced, Lcd, Camera
Fan,Cooling, Demand, Reversing
Seat,Air Suspension,Cloth,Heat
Film,Two Speed W/High Flow Xps
Radio, Am/Fm, Bluetooth
Debris Mgmt Pkg, None (Dm0)
Battery,Extra Hd,Disc,1000 Cca
Rear Lights
Door, Cab, Polycarbonate

MACHINE SPECIFICATIONSDescription

Seat Belt, 2"
 Product Link, Cellular PI243
 Quick Coupler, Hydraulic
 Certification Arr, P65
 Heater, Engine Coolant, 120v
 Track,Rubber,450mm(17.7 In)bar
 Instructions, Ansi, Usa
 Serialized Technical Media Kit
 Counterweight,Machine,External
 Film, Self Level, Ansi
 Pack, Domestic Truck
 Ride Control, None
 Lane 3 Order
 Bucket-Gp, 86", Boce
Stump Grinder, SG36, \$7700, INCLUDED IN PRICE BELOW

SELL PRICE LIST	\$114,611.00
LESS PA STATE CONTRACT DISCOUNT, 20% OF LIST	(\$22,923.00)
MACHINE FREIGHT, PREP, & DELIVERY	\$1,415.00
NET BALANCE DUE	\$93,103.00
FOLEY INC ADDITIONAL DISCOUNT	(\$11,295.00)
AFTER TAX BALANCE	\$81,808.00

WARRANTY

Standard Warranty: 24 month or 2,000 hour standard warranty (whichever occurs first)

F.O.B/TERMS

Customer's Site

Accepted by _____ on _____

Signature

1420 NORTH 22ND STREET

MINOR PLAN 2020-202

REQUEST TO PARTIALLY WAIVE SIDEWALK AND CURBING REQUIREMENTS

ATTACHMENTS

- 1. Memorandum**
- 2. Site Plan**
- 3. Applicant's Waiver Request Letter dated March 3, 2021**

TO: BOARD OF COMMISSIONERS
FROM: GREGG ADAMS, PLANNER
SUBJECT: 1420 NORTH 22ND STREET
MINOR PLAN 2020-202
REQUEST TO MODIFY SIDEWALK DEFERRAL

DATE: MARCH 9, 2021

COPIES: R. BICKEL, D. MANHARDT, L. HARRIER, J. ZATOR, ESQ., J. ADLERFER,
ESQ, S. PIDCOCK, APPLICANT, SUB. FILE 2020-202

LOCATION AND INTENT:

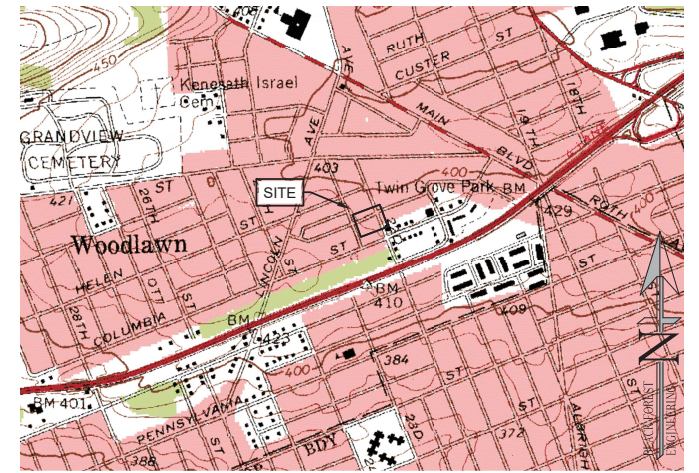
An application to subdivide the property located at 1420 North 22nd Street. The plan proposes to subdivide the 20,348 square foot lot into: Lot 1, containing the existing single dwelling unit on a 12,589 square foot lot fronting both North 22nd Street and Grove Street; and Lot 2, containing 7,759 square feet fronting on Grove Street. The subject property is zoned R-5 Medium Density. Nidal Karadsheh is the owner and applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

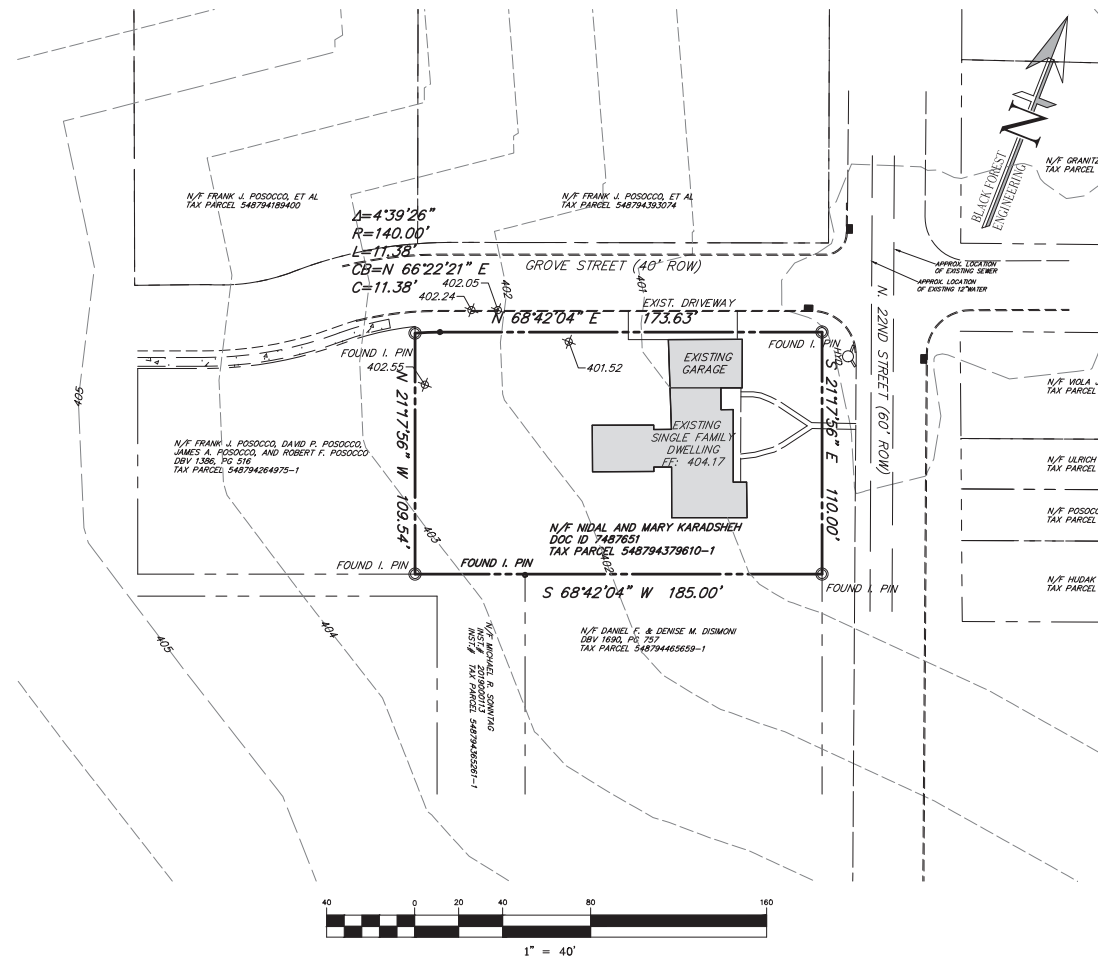
At their November 19, 2020 meeting, the Planning Commission recommended conditional approval to minor Plan 2020-202 1420 North 22nd Street. The Planning Commission made recommendations on four SALDO waiver/deferral requests, including Section 312-35(b)(3)(A)(ii)(1)(A) pertaining to the **requirement for sidewalks** within all subdivisions and Section 312-35(b)(3)(A)(i)(1) pertaining to the requirement for the **installation of curbing** on all public and private streets. With regard of the two above-mentioned waiver requests, the Planning Commission was persuaded that a ***deferral would be appropriate until such time as the dwelling on Lot 2 is constructed.***

The applicant returned to the Planning Commission at their December 17, 2020 meeting to request that the Planning Commission modify their earlier deferral recommendation regarding the construction of sidewalks to indefinitely defer the sidewalk along North 22nd Street. The Planning Commission took no action, letting the original recommendation stand.

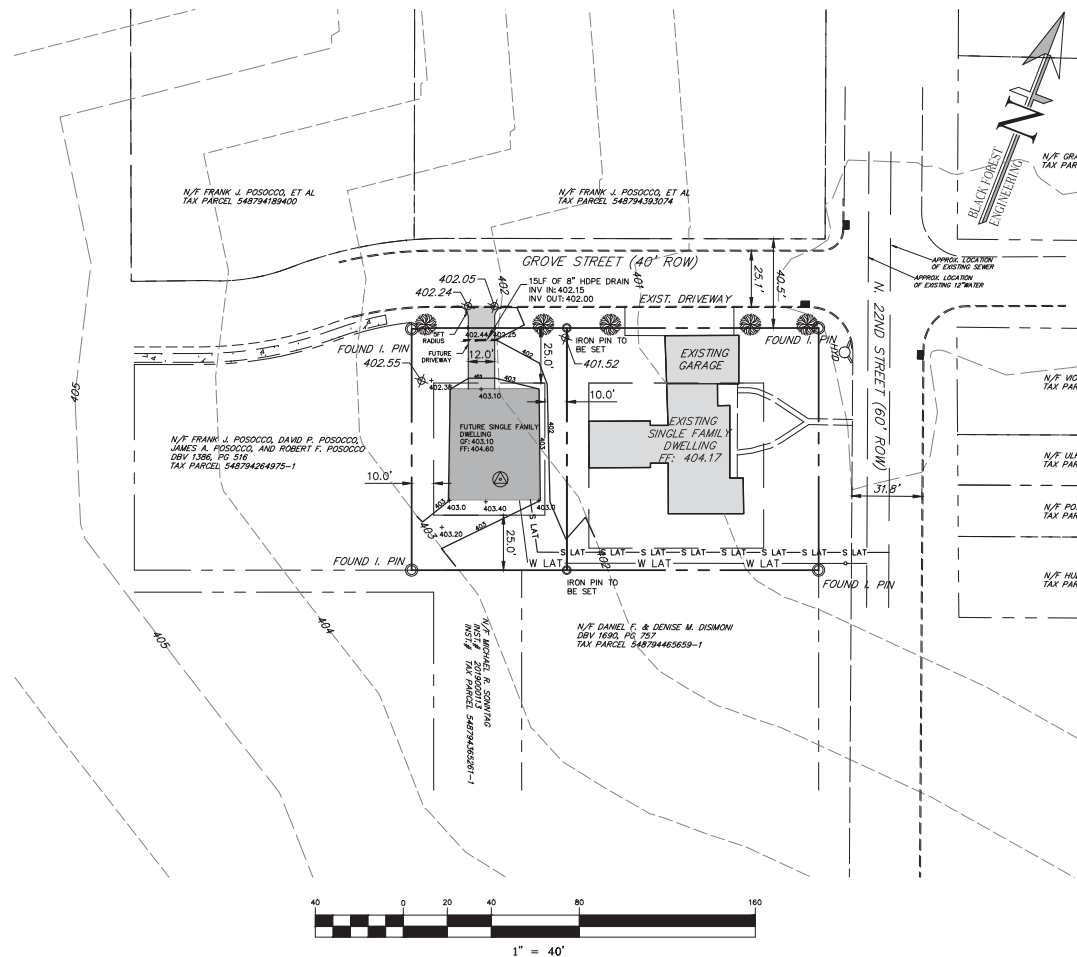
The applicant now requests that the Board of Commissioners **waives** the requirement of SALDO Section 312-35(b)(3)(A)(ii)(1)(A) with regard to the construction of sidewalk and Section 312-35(b)(3)(A)(i)(1) with regard to the construction of curbing along the frontage of North 22nd Street only. He takes no issue with the Planning Commission's recommended deferral of sidewalk along Grove Street. The applicant's request follows.



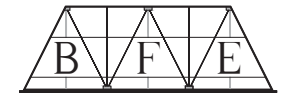
LOCATION MAP
USGS ALLENTOWN WEST QUADRANGLE
SCALE: 1"=1000'



EXISTING CONDITION



PROPOSED CONDITION



BLACK FOREST ENGINEERING, LLC
2455 BLACK FOREST DRIVE
COPLAY, PA 18037

THIS DOCUMENT IS THE PROPERTY OF BLACK FOREST ENGINEERING, LLC. ANY USE OF A COPY OF THIS DOCUMENT THAT DOES NOT CONTAIN AN ORIGINAL SEAL AND SIGNATURE IS STRICTLY PROHIBITED. THIS DOCUMENT IS NOT PUBLISHED AND ALL RIGHTS ARE RESERVED BY BLACK FOREST ENGINEERING, LLC. THIS PLAN HAS BEEN SEALED WITH A RED INK SEAL AND SIGNATURE. IF NEITHER APPEARS ON THIS PLAN, POSSIBLE REPRODUCTIONS OR ALTERATIONS MAY HAVE BEEN MADE WITHOUT THE APPROVAL OR KNOWLEDGE OF THE SIGNATORY.

SEAL:



JOSEPH E. RENTKO, P.E. #PE085609
2455 BLACK FOREST DRIVE
COPLAY, PA 18037
570-239-4499

D1	XXX	XXX	XX-XX-XX
REV:	DESCRIPTION:	BY	DATE

PROJECT STATUS:
PRELIMINARY/FINAL

PROJECT TITLE:
**1420 NORTH 22ND STREET
MINOR SUBDIVISION**

PROJECT OWNER:
**NIDAL KARADSHIEH
1420 NORTH 22ND STREET
ALLENTOWN, PA 18104**

PROJECT LOCATION:
**SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY
PENNSYLVANIA**

PLAN TITLE:
EXISTING & PROPOSED SITE PLAN

SCALE:	DATE:	DRAWN:	CHECKED:
1"=40'	9/25/20	JER	JER

PROJECT NO.	DRAWING NO.	REVISION:
1420	2 OF 5	00

EXISTING Legend		PROPOSED Legend	
	PROPERTY LINE		PROP. PROPERTY LINE
	EXISTING RIGHT-OF-WAY		PROP. TRACT LINE
	BUILDING RESTRICTION LINE		PROP. RIGHT-OF-WAY
	EXISTING EDGE OF PAVE		PROP. EASEMENT
	EXISTING VEGETATION		PROP. BUILDING RESTRICTION LINE
	EXISTING CENTERLINE		PROP. FENCE
	EXISTING ROAD PAVEMENT		PROP. TREE LINE
	EXISTING SIDEWALK		PROP. CENTERLINE
	EXISTING STRUCTURE		PROP. SIDEWALK
	EXISTING ADJOINER		PROP. CURB
	EXISTING GAS LINE		PROP. DRIVEWAY
	EXISTING SANITARY LINE		PROP. CONTOUR MAJOR
	EXISTING STORM SEWER		PROP. CONTOUR MINOR
	EXISTING WATER LINE		PROP. GAS LINE
	EXISTING CURB		PROP. GAS LATERAL LINE
	EXISTING FENCE		PROP. SANITARY LINE
	EXISTING MINOR CONTOUR		PROP. SANITARY LATERAL LINE
	EXISTING MAJOR CONTOUR		PROP. STORM LINE
	EXISTING ELECTRIC POLE		PROP. WATER LINE
	EXISTING GAS VALVE		PROP. WATER LATERAL LINE
	EXISTING WATER VALVE		PROP. DRAINAGE PATH
	EXISTING FIRE HYDRANT		PROP. MONUMENTATION
	EXISTING IRON PIN		PROP. UTILITY POLE
	EXISTING CONTROL POINT		PROP. SANITARY MANHOLE
	EXISTING TEST PIT		PROP. CLEANOUT
	EXISTING INLET		PROP. VENT
			PROP. STORM MANHOLE
			PROP. INLET
			PROP. SIGN
			PROP. FIRE HYDRANT
			PROP. WATER VALVE
			PROP. WELL
			PROP. GAS VALVE
			PROP. TREE
			PROP. BENCHMARK
			PROP. CONCRETE WHEELSTOP
			PROP. BUILDING/STRUCTURE
			PROP. DRIVEWAY

GENERAL UTILITY NOTES

1. THE DEVELOPER IS RESPONSIBLE TO SECURE AND PAY FOR ALL ESTABLISHED TOWNSHIP APPLICATION, ALLOCATION AND TRANSMISSION AND TREATMENT FEES OR PERMITS NECESSARY FOR THE CONNECTION OF THE WATER AND SEWER SYSTEMS TO THE TOWNSHIP PUBLIC SYSTEMS.
2. ALL DEVELOPMENT CONSTRUCTION IMPROVEMENTS ARE SUBJECT TO QUALITY CONTROL INSPECTION BY THE TOWNSHIP OR THEIR ASSIGNED AGENTS. ALL WORK CONSTRUCTED WITHOUT QUALITY CONTROL INSPECTION WILL BE SUBJECT TO REJECTION AND REMOVAL AND RECONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP A MINIMUM OF 3 DAYS PRIOR TO ANY CONSTRUCTION OPERATIONS WITHIN THE TOWNSHIP RIGHT-OF-WAY OR AFFECTING A TOWNSHIP UTILITY.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER MATERIAL AND APPURTENANCES TO BE DEDICATED TO THE TOWNSHIP MUST BE CONSTRUCTED IN ACCORDANCE WITH THE TOWNSHIP OF SOUTH WHITEHALL CONSTRUCTION SPECIFICATIONS, AS AMENDED AND THE PA DEP DOMESTIC WASTEWATER FACILITIES MANUAL, LATEST REVISION.
2. ALL SANITARY SEWER PIPE, FITTINGS, AND APPURTENANCES MUST BE SDR-26 PVC, UNLESS NOTED OTHERWISE.
3. CONNECTION TO EXISTING SANITARY SEWER MANHOLE MUST BE MADE USING WATERTIGHT CONNECTION.

WATER UTILITY NOTES

1. ALL WATER SERVICE LATERALS MUST BE INSTALLED FROM THE MAIN, CORPORATION STOP TO THE CURB STOP AT THE TOWNSHIP RIGHT-OF-WAY WITHOUT A SPLICE CONNECTION.
2. THE CONTRACTOR SHALL NOT OPERATE EXISTING VALVES, FIRE HYDRANTS, ETC., WITHIN THE TOWNSHIP'S WATER SYSTEM. ARRANGEMENTS SHALL BE MADE THROUGH THE TOWNSHIP PUBLIC WORKS DEPARTMENT FOR OPERATION.
3. ALL WATER SYSTEM MATERIALS, APPURTENANCES AND CONSTRUCTION WITHIN THE TOWNSHIP RIGHT-OF-WAY MUST BE IN COMPLIANCE WITH THE TOWNSHIP OF SOUTH WHITEHALL CONSTRUCTION SPECIFICATIONS, AS AMENDED AND THE PA DEP PUBLIC WATER SUPPLY MANUAL, LATEST EDITION.
4. ALL WATER LATERALS AND APPURTENANCES MUST MAINTAIN A MINIMUM OF 4 FEET COVER FROM FINISHED GRADE AND SHALL BE 1 INCH DIAMETER COPPER.

"CALL BEFORE YOU DIG"
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA 811 SYSTEM, INC.
1-800-3-1776

Joseph E. Rentko, PE
2455 Black Forest Drive
Coplay, PA 18037
jerengineering@gmail.com

March 3, 2021

South Whitehall Township
Board of Commissioners
4444 Walbert Avenue
Allentown, PA 18104

RE: 1420 N. 22nd Street
Minor Subdivision
Waiver Request Letter

Dear Commissioners:

On behalf of the Applicant, we respectfully submit the following Waiver Request from the Subdivision and Land Development Ordinance in connection with the above-referenced project:

1. **SALDO 312-35(b)(3)(A)(ii)(1)(A)** – Pertaining to the requirement of sidewalk and curb along the street frontage, specifically North 22nd Street.

The applicant, Mr. Nidal Karadsheh, is located on a corner property, bound by Grove Street and North 22nd Street. The Lot is sized to allow for a by-right subdivision resulting in the exiting house continuing to have frontage on N. 22nd Street and the proposed dwelling having frontage only on Grove Street. Grove Street does not currently have sidewalk and curb on either side of the street and it seems the Township would certainly benefit from having sidewalk and curb installed along Grove Street frontage at this time.

North 22nd Street currently has sidewalk installed on the east side of the street for the entire block. There is currently no sidewalk and no curb along the west side of 22nd street, where Mr. Karadasheh currently resides and is not proposing to construct a new home or driveway.

Therefore, Mr. Karadasheh respectfully requests that the requirement for sidewalk and curb along the North 22nd Street frontage only be waived.

Hello,

I would like to also add that up in coming properties and parks that were built in south Whitehall without the need of a sidewalk. For example the pictures attached was a brand new park that was retooled and built on the cross street of Whitehall Avenue and Grove Street. I also have more photos of this occurrence around South Whitehall Township. If the pictures are needed please don't hesitate to ask me, I will be happy to supply them.

Thank you,

Nidal Karadsheh







This Playground on Grove and Whitehall Street a busy street this remodeled by South Whitehall Township a year ago two years ago no sidewalk for a busy street and kids go in there to play. Why I have to do it?





These two new homes built on 27 Street and Custer on South Whitehall Township. They are just finished and people moved, in no sidewalk or anything. Why I have to do it?











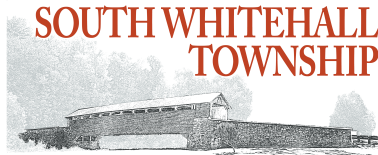


No sidewalks or this area next to my old home









Agenda Item Details

Meeting	Mar 17, 2021 - Board of Commissioners Meeting - 7:00 PM
Category	9. CORRESPONDENCE AND INFORMATION ITEMS
Subject	A. Boards and Commissions - Informational Items
Access	Public
Type	Information

Public Content

UPCOMING MEETINGS: Details posted on website.

1. Thursday, March 18, 2021 - Planning Commission, 7:00 p.m.
2. Monday, April 5, 2021 - Public Safety Commission, 7:00 p.m.

CURRENT VACANCIES ON BOARDS/COMMISSIONS:

1. Civil Service Commission - 2 vacancies, alternate positions
2. Landscape Shade Tree Commission - 2 vacancies
3. Parks & Recreation Board - 2 vacancies
4. Planning Commission - 1 vacancy

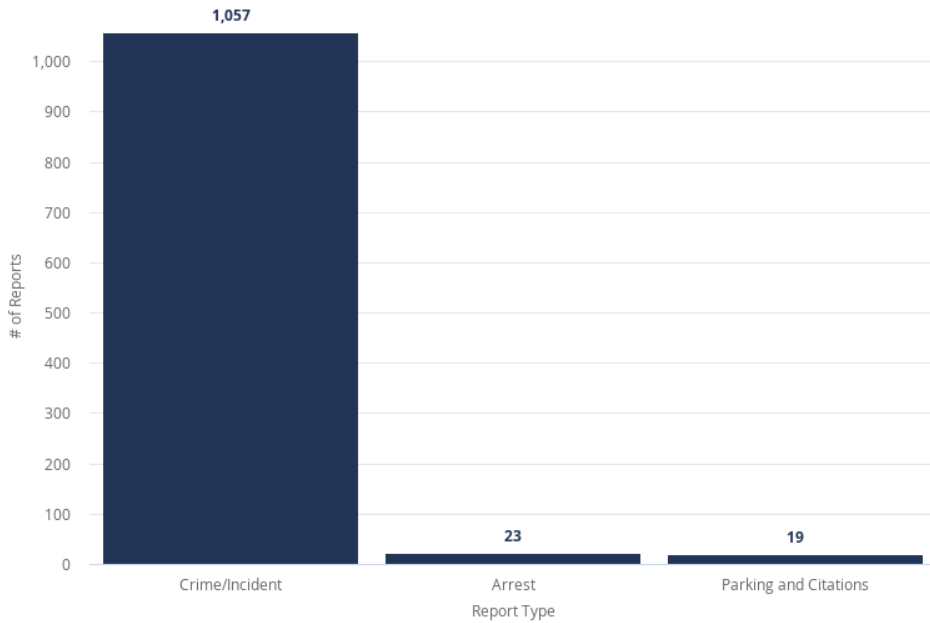
Administrative Content

Executive Content

South Whitehall Township Police Department February 2021 Departmental Statistics

Reports: 1,057 (Increase of 102 reports from 2020 which is an increase of 10.69%)

YTD Reports: 2260 (Increase of 255 reports from 2020 which is an increase of 12.72%)



Top 10 Report Types:

	Offense Code Name	# of Offense/Incidents
1	Ems Call	212
2	Business Patrol	196
3	Traffic Assignment	95
4	Alarm	62
5	Disabled Vehicle	42
6	Information	33
7	Non Reportable Mva	27
8	Check Welfare	26
9	Assist Agency	21
10	Parking Complaint	20

South Whitehall Township Police Department February 2021 Departmental Statistics

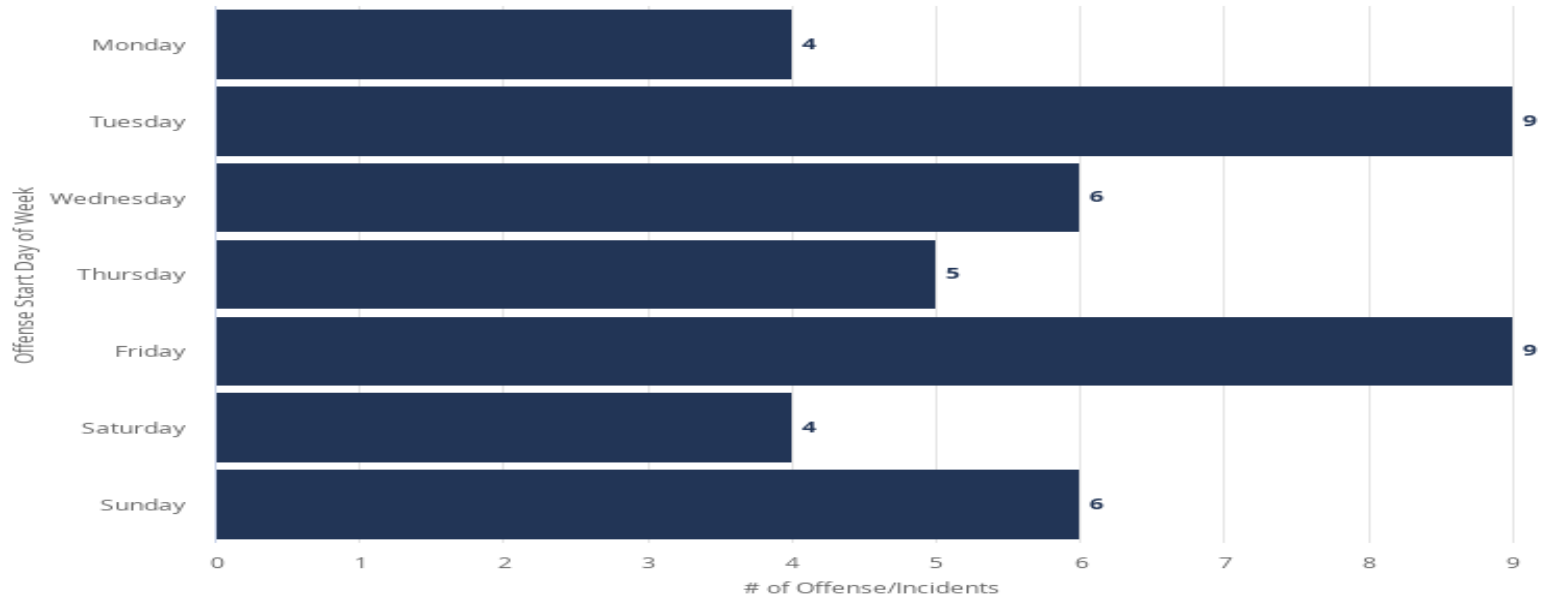
UCR: 40 (Decrease of 54 reported crimes from 2020 which is a decrease of 57.44%)

YTD UCR: 104 (Decrease of 80 reported crimes from 2020 which is a decrease of 55.56%)

Top Ten UCR:

	UCR Sidepanel - Offense Classification UCR Summary C...	UCR Sidepanel - Offense Classification # of Offenses
1	26 - All Other Offenses	12
2	6D - Larceny-Theft - Theft From Motor Vehicles (Except Theft...	6
3	11 - Fraud	5
4	6C - Larceny-Theft - Shoplifting	3
5	4E - Aggravated Assault - Other Assaults - Simple, Not Aggra...	3
6	21 - Driving Under the Influence	3
7	24 - Disorderly Conduct	2
8	6E - Larceny-Theft - Theft of Motor Vehicle Parts and Access...	1
9	23 - Drunkenness	1
10	18F - Drug Abuse Violations - Possession - Marijuana	1

UCR By Day:



58

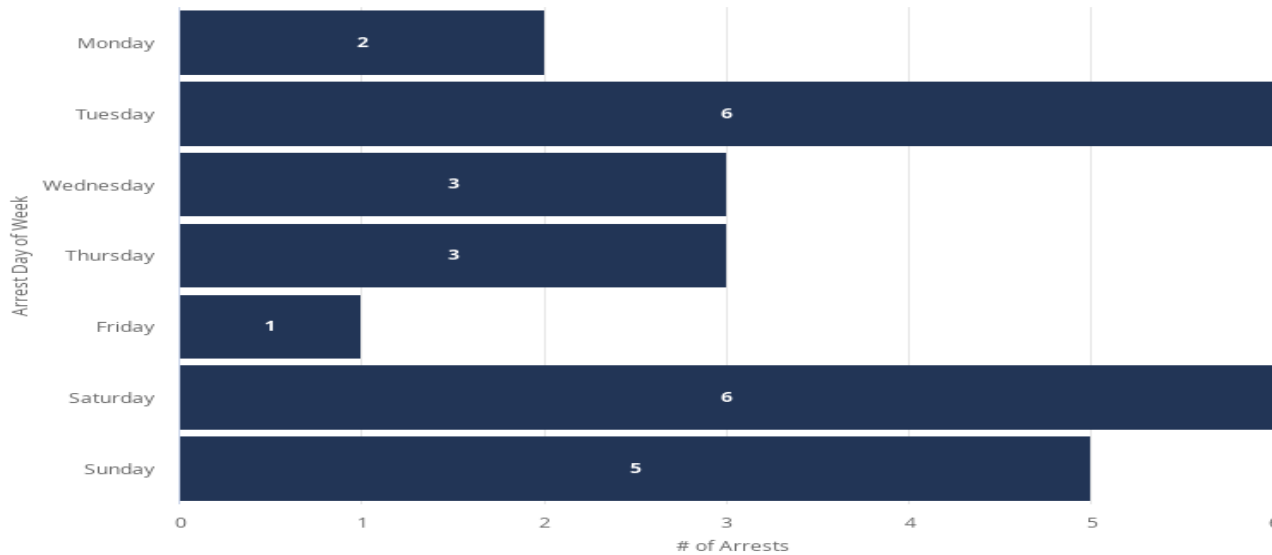
South Whitehall Township Police Department February 2021 Departmental Statistics

Arrests: 26 (Decrease of 19 arrests from 2020 which is a decrease of 42.22%)

YTD Arrests: 53 (Decrease of 36 arrests from 2020 which is a decrease of 40.45%)

	Code Name	# of Reports
1	2709(a)(1) Harassment	5
2	3929(a)(1) Retail Theft 1st Offense less than \$150.00	4
3	2701(a)(1) Simple Assault	3
4	3802(a)(1) Driving Under the Influence of Alcohol or Controll...	2
5	5503 (a)(1) Disorderly Conduct - threatening behavior - Sum...	2
6	5503(a)(4) Disorderly Conduct - hazardous condition - summ...	2
7	5505 Public Drunkenness and Similar Misconduct	1
8	6113(a) Indirect Criminal Contempt	1
9	780-113(a)(16) Simple Possession	1
10	3802(d)(2) Driving Under the Influence of Alcohol or Controll...	1
11	3929(a)(1) Retail Theft 1st, 2nd Offense more than \$150.00	1
12	2706(a)(1) Terroristic Threats	1
13	2709(a)(4) Harassment	1
14	3304(a)(5) Criminal Mischief less than \$500 damage property	1

Arrests by Day:



SOUTH WHITEHALL TOWNSHIP -- DEVELOPER PROJECTS SUMMARY
March 10, 2021

PROJECTS IN REVIEW STAGES (REVIEW INITIATED)

PROJECT	OWNER/APPLICANT	LOCATION/ADDRESS	YEAR	REMARKS/STATUS
3404 Hamilton Blvd – Guadco	Guadco LLC	3404 Hamilton Blvd	2021	
1569 Blue Barn Road – Sketch Plan (36 Twins)	Posocco Properties	1569 Blue Barn Road	2020	
3926 Lime Kiln Road – Minor Subdivision	Anthony E. Hanna	3926 Lime Kiln Road	2020	
Bizati Enterprises – Sketch Plan and TIS Scoping Application – 33 Townhomes and 360 Apartments + Commercial / Daycare	E&B Hotel Partnership, LP	1151 Bulldog Drive	2020	
Blue Barn Road Subdivision	Jaindl Land Company	Blue Barn Road / Chapmans Road	2020	
Cedarbrook Senior Care & Rehab – Skilled Nursing Addition	County of Lehigh	Cedarbrook Road / Dorney Park Road	2020	March 2021 PC Meeting
Luther Crest Retirement Community – Preliminary / Final Plan (76 Independent Living Apartments)	Luther Crest	800 Hausman Road	2020	
Mosaic Campus – Sketch Plan	Joseph & Nouhad Moussa	2947 North Cedar Crest Blvd	2020	
Shia Ithna Asheri Jamaat of Pennsylvania – Major Plan	Shia Ithna Asheri Jamaat of Pennsylvania	1500 Ridgeview Avenue	2020	
4828 Huckleberry Rd – Rezoning Request (RR / NC to HC)	Theodore and Lynn Lopsonzski	4828 Huckleberry Road	2019	
Hausman Rd Self Storage – Preliminary / Final Plan	Carrol & Warrick Inc. / Strategic Development Group (A – Z)	1567 & 1619 Hausman Road	2019	
1215 Hausman Rd Proposed Flex Building – Preliminary / Final Plan	Forge Development Group	1215 Hausman Road	2018	
Grandview Cemetery – Minor Subdivision and Rezoning	StoneMor PA LLC / PA Venture Capital, Inc.	2735 Walbert Ave.	2017	
Ridge Farms Preliminary Plan – 870 Units (Cumulative) + Retail / Comm. / MOB Dev.	Kay Builders	Cedar Crest Blvd. / Walbert Ave. / Huckleberry Rd	2017	
St. George Orthodox Church Land Development – Sketch Plan	Applicant: St. George Church Owner: First Church of the Nazarene of Allentown	Cedar Crest Blvd. / Orefield Road	2016	
Ruhe Minor Subdivision – 3 SFD / 4 Lots	Robert H. Ruhe	2442 Huckleberry Road	2013	

SOUTH WHITEHALL TOWNSHIP -- DEVELOPER PROJECTS SUMMARY
March 10, 2021

PROJECTS CONDITIONALLY APPROVED: CONSTRUCTION TO COMMENCE / PLANS TO BE RECORDED

PROJECT	OWNER/APPLICANT	LOCATION/ADDRESS	YEAR	REMARKS/STATUS
1420 North 22nd Street – Minor Subdivision	Nidal Karadsheh	1240 North 22nd Street	2020	
George Sam – Lot Line Adjustment	George Sam	2449 Walbert Avenue	2020	
1960 Harold Ave. – Preliminary / Final Plan (5 Townhouses)	Susan Pammer / Posocco Equities	1960 Harold Ave.	2019	
Parkland Manor Phase 4 Senior Living – Final Plan	PA Venture Capital, Inc.	4636 Crackersport Road	2019	
Village West Redevelopment (Panera Bread) – Waiver Request	Cedar Crest Associates, LP	3100 Tilghman Street	2019	
Dorney Park Project 2019 (Accessory Dwelling Unit)	Dorney Park & Wildwater Kingdom	3830 Dorney Park Road	2018	
Chabad Lubavitch Building Addition – Waiver Request	Chabad Lubavitch of the Lehigh Valley, Inc.	4457 Crackersport Road	2016	Pre-Construction Conference to be scheduled.
Hotel Hamilton (King George) – Preliminary / Final Plan	Hotel Hamilton LLC	Hamilton Blvd./Cedar Crest Blvd.	2015	
Pizzuto Minor Subdivision – 2 Lots	Jeffrey J. and Faith A. Pizzuto	2041 Church Road	2008	
Brickyard Road Minor Subdivision – 2 Lots	Glenn and Maribeth Stettler	1914 Brickyard Road	2007	Review on hold. Escrow to be re-established.

SOUTH WHITEHALL TOWNSHIP -- DEVELOPER PROJECTS SUMMARY

March 10, 2021

PROJECTS UNDER CONSTRUCTION

PROJECT	OWNER/APPLICANT	LOCATION/ADDRESS	YEAR	REMARKS/STATUS
4741 Chapmans Road Flex Warehouse Facility – Revised Plan / Conditional Use	Griffin Industrial Realty	4741 Chapmans Road	2018	Under Construction.
AutoZone #6215	AutoZone / Phillip Pecord	4260 Tilghman St.	2018	Final inspection held 3/12/20 - start of Maintenance Period Pending Punchlist Completion.
Dollar General	Fonzzone/Allentown (Walbert Ave.) DG, LLC	2032 / 2070 Walbert Ave.	2018	Under Construction.
Push and Pull Autobody Building Addition	Kevin and Donnie Holdings, LLC / Kevin Caffrey	4727 and 4749 Grammes Road	2018	Under Construction.
Blue Barn Estates – 4 SFD	Posocco Equities	1530 Blue Barn Road	2017	Under Construction.
Nestle Purina – Huckleberry Road – Drainage Improvements	Nestle Purina	Pope Road	2017	Final Inspection held 11/5/19 - start of Maintenance Period Pending Punchlist Completion.
Nestle Purina Permit 4 Expansion	Nestle Purina	Pope Road	2017	Final Inspection held 11/5/19 - start of Maintenance Period Pending Punchlist Completion.
Crackersport Road DC Warehouses (3)	Black Creek Group	5100 Crackersport Road	2017	Under Construction.
Hamilton Animal Care	Polaris Corner, LP	4570 West Tilghman St.	2016	Final Inspection held 10/5/18 - Maintenance Period starts 12/7/20 and ends 6/7/22.
Liquor Control Board Building	Mariano Rentals	1027 Hausman Road	2016	Final Inspection held 12/8/17 - recommended start of Maintenance Period pending Twp/Sol approval.
KRE – Spring View – 450 Units, 3 Commercial Buildings	KRE Group	Cetronia Road	2013	Final Inspection held 10/7/20 - start of Maintenance Period Pending Punchlist Completion.
Cetronia Ambulance Corps. – Joint Operations Facility	Owner: County of Lehigh Applicant: Cetronia Ambulance Corps.	Broadway / Parkway Road	2011	Final Maintenance Inspection held 1/17/20. Staff closing out project.
Rothrock Dealership Land Development	Bruce L. Rothrock	1610 & 1628 Plaza Lane	2011	Final Maintenance Inspection held 2/3/20. Staff closing out project.
Parkland Place – 15 SFD	Devonshire Properties, LLC.	Walnut St.	2006	Under Construction.
Ressler Acres Major Subdivision – 1 SFD / 14 Twins	Posocco Equities	5344 Chapmans Road	2006	Final inspection held 12/7/16 - start of Maintenance Period Pending Punchlist Completion.
Blue Barn Meadows – Stage 1 (91 of 207 Townhouses in SWT)	Posocco Properties	Blue Barn Road	2002	Under Construction.
Blue Barn Meadows – Stage 2 (47 of 207 Townhouses in SWT)	Posocco Equities	Blue Barn Road	2002	Under Construction.
Blue Barn Meadows – Stage 3 (Final Plan) (69 of 207 Townhouses in SWT)	Posocco Properties	Blue Barn Road	2002	Under Construction.

