

Wednesday, June 2, 2021
Board of Commissioners Meeting - 7:00 PM

Meeting Held IN PERSON AT THE TOWNSHIP BUILDING

Also, will be streamed 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. May 19, 2021 - BOC Meeting Minutes

5. PRESENTATIONS

6. ORDINANCES

7. RESOLUTIONS

A. A Resolution Extending the Conditional Final Approval Granted to a Major Plan Entitled "Parkland Manor Phase 4 Senior Living"

8. MOTIONS

A. Motion Requesting Permission to Award Bid with Regard to the Roadway Paving Project

B. Motion to Add two Vehicles to Greenawalds' Insurance Fleet

9. CORRESPONDENCE AND INFORMATION ITEMS

A. Boards and Commissions - Informational Items

10. DIRECTION/DISCUSSION ITEMS

11. OLD BUSINESS

A. Wehr's Dam - Status

B. Credit Cards - Status

12. COURTESY OF THE FLOOR

13. PAYMENT OF INVOICES

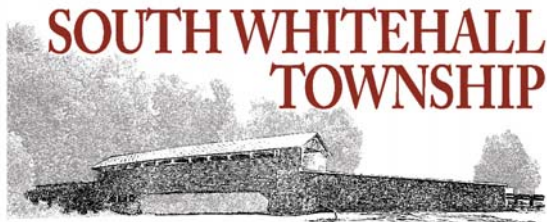
A. Invoices and Purchasing Requisitions have been reviewed by the Township Manager and the Director of Finance, who authorize that checks be issued to pay bills as tabulated.

14. EXECUTIVE SESSION

A. Scheduled Accordingly.

15. ADJOURNMENT

A. Motion to Adjourn.



BOARD OF COMMISSIONERS

PUBLIC MEETING

AGENDA-MINUTES

May 19, 2021

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

Public/Virtual Meeting Rules were read.

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

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

Attendees: Commissioner Christina (Tori) Morgan, President
Commissioner Diane Kelly, Vice President
Commissioner Michael Wolk, Assist. Secretary
Commissioner Joe Setton
Joseph Zator, Twp. Solicitor, Zator Law
Anthony Tallarida, Twp. Engineer, The Pidcock Company
Renee Bickel, Township Manager
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: swhitehall; PASSWORD: swtpublic)**

4. MINUTES

a. April 21, 2021 - BOC Meeting Minutes

A MOTION was made by Commissioner Kelly, which was seconded by Commissioner Wolk, to approve the April 21, 2021 BOC Meeting Minutes.

Roll Call vote as follows:

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

Motion carried.

b. May 5, 2021 – BOC Meeting Minutes

A MOTION was made by Commissioner Kelly, which was seconded by Commissioner Setton, to approve the May 5, 2021 BOC Meeting Minutes, with minor amendment.

Roll Call Vote as follows:

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

Motion carried.

5. PRESENTATIONS: None.

6. ORDINANCES: None.

7. RESOLUTIONS:

a. A Resolution Amending Resolution No. 2019-47 to Permit Security Draws/Presentation Further than 60 Miles from the Township's Office for a Major Plan Entitled "4741 Chapmans Road Flex Warehouse Facility 2019"

Dave Manhardt, Director, Community Development Department, explained that the application was to develop the property located at 4741 Chapmans Road. The project includes a 1,000 SQF warehouse, parking, trailer spaces, and associated driveways. Approval granted October 16, 2019, with an extension granted on September 16, 2020, and now requesting permission to use a bank further than 60 miles from our township building. Staff has no objections.

Attorney Lisa Pereira was in attendance – explained she has reviewed resolution as prepared and discussed with applicants. She does not have any issues with resolution as presented. Additionally, the “Acceptance of Conditions” has also been executed by applicants. Township has everything it needs in order to act upon the resolution.

Board questions answered at this time. No questions by the public.

A MOTION was made by Commissioner Kelly, which was seconded by Commissioner Setton, to approve above resolution amending resolution no. 2019-47 to Permit Security Draws/Presentation Further than 60 miles from the Township’s office for a Major Plan Entitled “4741 Chapmans Road Flex Warehouse Facility 2019” as discussed above.

Roll Call vote as follows:

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

Motion carried.

b. Resolution Authorizing Township Manager to Execute and Submit Pennsylvania Department of Transportation "Traffic Signal Maintenance Agreement" on Behalf of the Township

Tony Tallarida, Township Engineer, The Pidcock Co., explained that PennDOT updated their Traffic Signal Maintenance Manual at the end of the year. They sent out notifications end of March saying they are modifying the way townships enter into agreement to maintain their signals. The Township has historically maintained the signals within SWT. PennDOT now has an umbrella-like agreement that lists all the maintenance responsibilities the Township undertakes to maintain PennDOT signals; and then in the future, every time a new signal or a modified signal is added in the Township, they only have to submit one form to enter into this umbrella agreement. We are asking Township to enter into this agreement. This agreement does not change any of the current responsibilities of the Township—that will remain the same.

Board questions were answered at this time. No public questions at this time.

A MOTION was made by Commissioner Kelly, which was seconded by Commissioner Wolk, approving above resolution, authorizing Township Manager to execute and submit PennDOT "Traffic Signal Maintenance Agreement" on behalf of the Township, as explained by Tony Tallarida.

Roll Call vote as follows:

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

Motion carried.

8. MOTIONS

a. Public Works - Motion Requesting Permission to Place Equipment and Vehicles on MuniBid

Herb Bender, PW Superintendent, explained that PW is seeking permission to place some vehicles and office furniture on MuniBid. These vehicles and office furniture has been replaced or will be replaced shortly. The prices listed for each item is where each bid will start.

Board questions answered at this time. Public had no questions at this time.

A MOTION was made by Commissioner Wolk, which was seconded by Commissioner Kelly, granting permission to proceed with the placement of equipment and vehicles on MuniBid as explained by Herb Bender.

Roll Call Vote as follows:

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

Motion carried.

9. CORRESPONDENCE AND INFORMATION ITEMS:

a. Boards and Commissions – Informational Items

President Morgan – GAC did meet on May 17th. Reminder of May 22nd electronics recycling event at PHS. Terms of officers on GAC when to reappoint new officers and length of terms—this has gone back to Township Solicitor for review. Agreed to annual presentation to BOC by Chairman in Q1. Survey is going out and will be open until July 15th just to gather additional information. Talked about working with PHS and their conservation group re-a potential project in October.

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

Commissioners Morgan and Kelly will interview the CSC Candidate since that is a position in dire need of being filled. Board was amenable to this. Staff will set up.

Commissioner Kelly suggested that we use the second Wednesday of the month, which is reserved for workshops, to conduct interviews as needed.

Commissioner Wolk - Finance Committee. Next meeting is tomorrow, Thursday, May 20th. The agenda includes audit status. Will be meeting with Herbein to review current audit status. First time meeting with Herbein since February 11th. Scott Boehret explained that Herbein cannot make tomorrow's meeting. Commissioner Wolk asked Scott to then set up a shorter meeting with them soon, in order to discuss audits. Scott said he will ask and find out when they can meet.

Comments/questions taken from public at this time.

Lee Solt – made the recommendation that if all five commissioners cannot be in attendance at the workshop to interview candidates, that perhaps those who were not able to attend could then simply call the candidate and have a one-on-one conversation with said candidate if they desire to do so.

Commissioner Kelly clarified that the Board is going to begin meeting on June 9th (second Wednesday of month) to try the new process and see how it works out. Board was in agreement.

10. DIRECTION/DISCUSSION ITEMS: None.

11. OLD BUSINESS:

a. Wehr's Dam – Township Manager Renee Bickel explained we continue to work on the 2nd phase of the permit. Waiting for that information. Once that is done, the LCCD permit will be submitted.

b. Credit Cards – Scott Boehret, Director of Finance. He explained that yesterday he paid his sewer bill with his credit card. Waiting for this to hit our bank statement so that we know all the back end stuff is set up perfectly and working as it should. Going live on June 7th. This notification will be on website and in future bill runs.

No questions from the public at this time.

12. DEPARTMENT REPORTS:

a. Executive Department – Township Manager Renee Bickel

Ribbon Cutting – for CBP Playground took place last week. Big “thank you” to Randy Cope, Mike Kukitz, Herb Bender & his PW team.

Receipt of Governor's Award Today – Recognition to Township and to President Morgan for the Jordan Creek Greenway Project.

In-Person Meetings – Next BOC Meeting, June 2nd, to be held in person at the Township Building, Public Meeting Room. Transition from Boarddocs to full integration to the Granicus platform will happen hopefully by the end of the June. The company who managed set up of public meeting room, individuals who will show us how to do the live stream, technical items, will meet with us shortly to show us how to do this.

Renee explained that once we are back to in-person meetings, in order to participate, people must physically attend the meeting; however, the meetings will continue to be live streamed for those who cannot attend.

Solicitor Zator said that according to law, tomorrow is the last day that we can offer virtual meetings. The question of allowing people to participate remotely, while an in-person meeting is going on, has not been directly addressed in governor's order, by current status of the statute.

Questions/comments taken by Public at this time.

Parkview – Tentative date is set for June 28th. Renee explained we will know more on May 31st, in how to handle this meeting (re-attendee situation), when we receive more definitive guidelines from the Governor's office, for in-person meetings. Mr. Burke expects around 150 attendees and will try and get a more firm number. Renee explained this meeting date is solely for Parkview, and will have a start time of 6P.

b. Community Development Department – Dave Manhardt, Director

Very busy with Permits in CD.

New Construction: Toll Houses, Hills at Winchester, Blue Barn Meadows. Seeing a lot of home improvements, yard improvement activity. A lot of building permit activity going on.

Comp Plan – Currently working with modelers. Within a few weeks of having them complete. Waiting on this, in order to have the next working group, kick-off introductory meeting. Tentatively looking at early June.

Questions answered by Board/Public at this time.

c. Finance Department- Scott Boehret, Director

Doing the final testing for the credit card project.

Wells Fargo Electronic Deposit (WFED) – This is something the FN Department is working on in order to increase and better maintain internal controls over checks and billing processes. Allows for depositing checks while at the Township building, rather than having to go to bank. Should be live within the next week.

Business Privilege – Working on implementing this into Munis.

Audits – Met last on April 15th, 2016 Audit with target of end of March was not done. Status of 2016 Audit? It is substantially complete. The final step is for the audit firm to meet with FN Committee. Chris, from Herbein sent email stating they are going to present 2016, 2017, 2018, & 2019 all at once. They cannot issue finals of the audits until we have that meeting. From the Township's end (what we have done) 2016, 2017 is done—they have drafts for them; 2018 & 2019 we have completed all the requests for. We are waiting on final, which means auditors are doing their field work on 2018 & 2019, and then will come back to us with their wrap up questions. And, earlier this week Scott received the 2020 audit list which the team is working on getting the requests back to the auditor. Every year is done independently and there will be a report for each year.

Mailbox – there is now a drop box for bills. Reminder: If you drop bills off after 4P the day it is due, it will be considered late.

d. Parks & Recreation Department – Randy Cope, Director, Township Operations.

Randy Cope, Director, Township Operations, touched on the follows:

Continuing efforts for the Summer Playground Program. Currently maxed out at each of the locations. Currently have 300 children on waiting list.

Bathroom at CBP – Scheduled to be completed and open in the next few weeks.

Jacoby Park – Renovation plans currently in the design phase; reviewing those options with the P&RB. Anticipate coming back to BOC in June in order to move forward with this project.

Questions answered by Board/Public at this time.

Commissioner Wolk – Does SWT have a Parks master plan and one that can be shared with us? Randy said the last one done was done in 2009 and he can circulate that out to the Board. Updating of this is in the budget for this year. Currently waiting on completion of CP so that we have that information, which will help keep costs down in updating Parks Master plan. Looking to move forward with this late summer/early fall. We will be looking to award a contract for this project.

Signs at CBP – Are going to keep those signs in place for a bit longer. Once road-paving project is complete, we will take some of those millings and create a small 5-8 space parking area across the street from the mill house, which the trail users would be permitted to use which should take care of the parking issues in that area. There will also be an additional parking expansion at the butterfly garden. Therefore, parking issues will be addressed in very near future.

No questions by Public.

e. Police Department – Chief Glen Dorney

Stats for month of April 2021: **Reports** were 1,138, YTD 4,639; EMS Calls 238, Business Patrol 175, Traffic Assignment 112 are the top calls.

UCRs (reported crimes) 30, YTD 200. **Arrests** 24, YTD 109

Chief congratulated Paul Dickinson on his early retirement as Lieutenant. Paul will be taking a Chief of Police position with Penn Ridge Regional Police Department in Bucks County. Chief said he did a fantastic job for the 18 years he was with SWT.

Youth Law Enforcement Academy – June 21-25, 2021.

Citizens Police Academy – Will be held on Thursday's, two-hour sessions, beginning September 16, 2021, and will run for 10 weeks. Will begin taking applications. Limited to approximately 30 attendees.

Bike patrols back up and running in CBP and also in some neighborhoods.

Med drop box will be back up and placed in the Public Entrance in between the two entry doors, accessible 24-7; camera in this area.

Hillview Road – Chief was up there 3 occasions. On one occasion sat there one hour, 31 cars, no one went over 25 mph. Officers are also doing direct patrol in that area. Working with PW to see if we can utilize signpost in order to put speed board in place. No good locations in SWT as to where this can be placed, due to the fact of having to mount an additional street sign which would involve a PA-one call—will work with Herb Bender/Mike Elias to see what is feasible.

Board/Public questions answered at this time.

f. Public Works Department (Water & Sewer) – Randy Cope, Director, Township Operations

Randy Cope, Director, Township Operations reported as follows:

Water Division – Keeping up with routine maintenance. VFDs currently being installed at Jacoby. Finishing up with bid specs for watermain replacement project in the CB Terrace neighborhood.

Sewer Division – TV-ing meter station 52 area looking for casting/replace repairs. Demo-ing some vac trucks, which may be proposed in the 2022 Budget.

Streets Division – Finished marking all roads in prep of road paving projects. In full routine maintenance in the SWT Parks.

Garage Division – Continued routine maintenance of fleets.

Stormwater Division – Preparing for work on retention pond over SWT Chase Park—fence repairs and sediment removal.

Board/Public questions answered at this time.

g. Township Engineer – Tony Tallarida, The Pidcock Company

Only one item submitted for the PC Meeting/one plan for tomorrow. Continuous keeping up-to-date with construction, inspections going on in SWT, as well as other items done for Township—clear site triangles, etc.

No questions from Board/Public at this time.

Vacancy Board Meeting – President Morgan explained the Vacancy Board did meet at 5:30P, prior to this evening’s BOC meeting. The VB consisted of Chairman Keisha Champagnie, along with the four commissioners. There was a 3-2 vote to appoint Ben Long to the vacant position which will run until January 3, 2022.

13. COURTESY OF THE FLOOR:

Monica Hodges – Subject: Citizen Kathy Rinehardt, 1212 Brickyard Road, said her flowers/vegetation continually being cut down. Randy Cope will look into.

Cindy Ruhe Smith – Subject: Audits.

Dave Kennedy – Subject: Bonds.

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.

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

Roll Call Vote as follows:

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

Motion carried.

15. EXECUTIVE SESSION: No executive session after this meeting.

President Morgan – At this time, President Morgan wanted to take the time to personally congratulate all of the winners in the primary—Monica Hodges, Dave Kennedy, Joe Setton, and Tom Johns. Congratulations to all. Good luck to all going into the November elections.

16. ADJOURNMENT: At 8:44 p.m. a MOTION was made by Commissioner Kelly, which was seconded by Commissioner Wolk, to adjourn. All in favor; none opposed.

17. APPROVED:

A MOTION was made by Commissioner __, which was seconded by Commissioner __, to approve the ____, 2021, BOC Meeting minutes.

**A RESOLUTION EXTENDING THE CONDITIONAL FINAL APPROVAL GRANTED TO A
MAJOR PLAN ENTITLED "PARKLAND MANOR PHASE 4 SENIOR LIVING"**

MAJOR PLAN 2019-106

ATTACHMENTS

- 1. Memorandum**
- 2. Site Plan**
- 3. Resolution 2020-46**
- 4. Applicant's Request To Amend Resolution No. 2020-46 To Extend the Deadline to Record the Plan to March 31, 2022**
- 5. Proposed Resolution**

MEMORANDUM

TO: BOARD OF COMMISSIONERS

FROM: GERGG ADAMS, PLANNER

DATE: MAY 26, 2021

**RE: A RESOLUTION EXTENDING THE CONDITIONAL FINAL APPROVAL
GRANTED TO A MAJOR PLAN ENTITLED "PARKLAND MANOR PHASE 4
SENIOR LIVING"**

**COPIES: R. BICKEL, R. COPE, D. MANHARDT, J. ZATOR, ESQ, J. ALDERFER, ESQ., S.
PIDCOCK, APPLICANT, FILE #2019-106**

An application to further develop the property located at 4636 Crackersport Road. The plan proposes to construct a four-story 91,520 square foot senior living building containing 16 studio apartments and 64 1-bedroom units, and an 89-space parking lot. The subject tract is zoned IC-1 Industrial Commercial -1 (Special Height Limitation). Pennsylvania Venture Capital, Inc., is the owner and applicant.

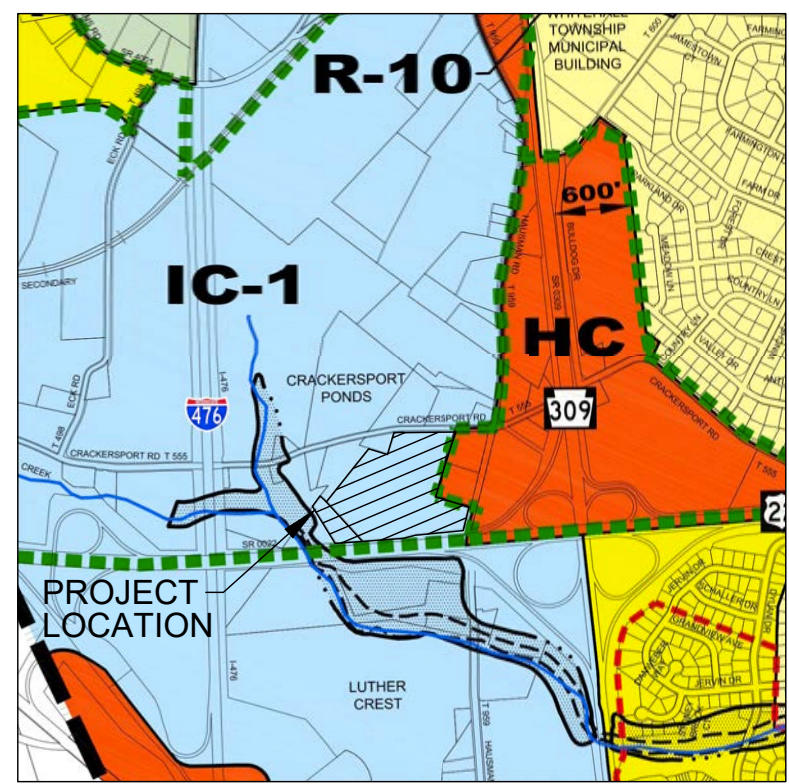
At their December 18, 2019 meeting, the Board of Commissioners, through Resolution 2019-66, granted conditional preliminary approval to Parkland Manor Phase 4 Senior Living Major Plan 2019-106.

At their June 3, 2020 meeting, the Board of Commissioners granted final approval to Parkland Manor Phase 4 Senior Living through Resolution 2020-46, Condition #1 of which specified *"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 prior to the plan being recorded."*

At their December 10, 2020 meeting, the Board of Commissioners granted the applicant's request to amend Resolution 2020-46 to permit security draws/presentation further than 60 miles from the Township's Office.

On May 25, 2021, the applicant requested an amendment to Resolution 2020-46 to extend the deadline to record the plan from June 3, 2020 to March 31, 2022.

Staff has no objections to this request.



ZONING NOTES:

- SCREENING WILL BE PROVIDED AND MAINTAINED WITHIN THE BUFFER STRIP AND AROUND THE BUMPSTEER AREA AND AS A MINIMUM SHALL BE EITHER:
 - A. DENSE HEDGES OF DECIDUOUS AND AT LEAST 50% EVERGREEN SHRUBBERY. PLANTS SHALL BE MAINTAINED AT A MINIMUM OF FIVE FEET IN HEIGHT ABOVE ADJACENT GRADE.
 - B. EXISTING NATURAL VEGETATION A MINIMUM OF FIVE FEET IN HEIGHT MAY BE SUBSTITUTED FOR A REQUIRED BUFFER STRIP IF THE AREA OF NATURAL VEGETATION IS AT LEAST 30 FEET IN DEPTH BETWEEN THE USES TO BE BUFFERED.
- THE PROPOSED LIGHTING WILL MEET THE REQUIREMENTS OF SECTION 350-420) ILLUMINATION OF PRIVATE STREETS AND DRIVEWAYS THE ILLUMINATION LEVEL WILL NOT EXCEED 0.15 HORIZONTAL FOOTCANDLES ON ANY ADJOINING LOT THAT IS RESIDENTIALLY ZONED OR CONTAINS A RESIDENTIAL USE.

GENERAL NOTES:

- THE APPLICANT IS 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. THE APPLICANT CERTIFIES THAT HE WILL PROPERLY GRADE AND MAINTAIN THE 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).
- A NOTE SHALL BE PROVIDED ON EACH PLAN TO BE RECORDED WHICH INDICATES THAT: THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONSISTENCY WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USE AND DIMENSIONAL REQUIREMENTS OF ZONING. INVESTIGATIONS REGARDING PERIPHERAL LAND AND PLAN ISSUES WHICH ARE NOT REQUIRED AS PART OF A REVIEW PROCESS SUCH AS CLARITY OF SUBSURFACE CONDITIONS INCLUDING BUT NOT LIMITED TO, SOIL AND WATER QUALITY, LAND GEOLOGICAL ACTIVITY, AND HISTORIC AND ARCHEOLOGICAL ISSUES, OR OTHER ISSUES (AS APPROPRIATE) THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND, HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP ENGINEER. THE TOWNSHIP AND TOWNSHIP ENGINEER MAKE NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES, WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS, COMMISSIONED BY THE APPLICANT AND/OR LAND OWNER(S) AS APPROPRIATE, AND ENGAGED IN THE APPROPRIATE FIELD OF PRACTICE, DIMENSIONS AND GEOMETRY OF THE PROPERTY BOUNDARY AND INTERNAL LOTS AND STREETS HAVE BEEN OVERVIEWED WITH RESPECT TO APPLICABLE ORDINANCE STANDARDS FOR MATHEMATICAL COMPLETENESS, CLARITY OF DETECTION, CONSISTENCY, CLOSURE, AND AREA (ONLY). THE RESEARCH FOR AND DETERMINATION AND LOCATION OF PROPERTY LINES, STREET RIGHTS-OF-WAY, AND OTHER EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE SURVEYOR OF RECORD WHOSE SEAL APPEARS ON THIS PLAN, AND HAVE NOT BEEN INDEPENDENTLY CONFIRMED OR VERIFIED BY THE TOWNSHIP, THE TOWNSHIP ENGINEER, OR THE TOWNSHIP SOLICITOR.
- NOTWITHSTANDING ANY PROVISIONS OF THE TOWNSHIP STORM WATER MANAGEMENT PLAN, INCLUDING EXEMPTION AND WATER 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. SUCH MEASURES SHALL INCLUDE SUCH ACTIONS AS ARE REQUIRED TO MANAGE THE TYPE, AMOUNT, DIRECTION AND QUALITY OF RESULTING STORM WATER RUNOFF IN A MANNER WHICH OTHERWISE ADEQUATELY PROTECTS HEALTH AND PROPERTY FROM HARM AND INJURY.
- 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, BY SUBMITTING AN APPLICATION UNDER THE TOWNSHIP STORM WATER MANAGEMENT PLAN, THE DEVELOPER HEREBY AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE MUNICIPALITY AND ITS REPRESENTATIVES, SERVANTS, EMPLOYEES, OFFICIALS AND CONSULTANTS OF AND FOR ANY AND ALL CLAIMS, DAMAGES, CAUSES OF ACTION AND LIABILITIES WHICH ARISE OUT OF OR RELATE TO THE REVIEW, APPROVAL, CONSTRUCTION OR OBSERVATION OF THE DEVELOPER'S DRAINAGE PLAN AND STORM WATER MANAGEMENT FACILITIES.
- THE APPLICANT IS RESPONSIBLE FOR JOINING THE PA ONE CALL SYSTEM AND FOR THE MARKING OF ALL UNDERGROUND UTILITIES PRIOR TO THE UTILITIES BEING FORMALLY ACCEPTED BY AND DEDICATED TO THE TOWNSHIP. A BUILDING PERMIT IS REQUIRED FOR LIGHT POLE FOUNDATIONS PRIOR TO INSTALLATION.

REVIEWER'S STATEMENT

THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONSISTENCY WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USE AND DIMENSIONAL REQUIREMENTS OF ZONING. INVESTIGATIONS REGARDING PERIPHERAL LAND AND PLAN ISSUES WHICH ARE NOT REQUIRED AS PART OF A REVIEW PROCESS SUCH AS CLARITY OF TITLE, SUBSURFACE CONDITIONS INCLUDING BUT NOT LIMITED TO, SOIL AND WATER QUALITY, LAND GEOLOGICAL ACTIVITY, AND HISTORIC AND ARCHEOLOGICAL ISSUES, OR SUCH OTHER ISSUES (AS APPROPRIATE) THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND, HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP OF THE TOWNSHIP ENGINEER. THE TOWNSHIP AND TOWNSHIP ENGINEER MAKE NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES, WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS, COMMISSIONED BY THE DEVELOPER AND/OR LAND OWNER(S) AS APPROPRIATE, AND ENGAGED IN THE APPROPRIATE FIELD OF PRACTICE, DIMENSIONS AND GEOMETRY OF THE PROPERTY BOUNDARY AND INTERNAL LOTS AND STREETS HAVE BEEN OVERVIEWED WITH RESPECT TO APPLICABLE ORDINANCE STANDARDS FOR MATHEMATICAL COMPLETENESS, CLARITY OF DETECTION, CONSISTENCY, CLOSURE, AND AREA (ONLY). THE RESEARCH FOR AND DETERMINATION AND LOCATION OF PROPERTY LINES, STREET RIGHTS-OF-WAY, AND OTHER EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE SURVEYOR OF RECORD WHOSE SEAL APPEARS ON THIS PLAN, AND HAVE NOT BEEN INDEPENDENTLY CONFIRMED OR VERIFIED BY THE TOWNSHIP, THE TOWNSHIP ENGINEER, OR THE TOWNSHIP SOLICITOR.

DRAWING LEGEND

- Ex. Property Line
- Ex. Adjoining Lot
- Ex. Building Setback Line
- Ex. Parking Setback
- Ex. Buffer Strip
- Ex. Curb
- Ex. Edge Of Pavement
- Ex. Guiderail
- Ex. Fence Line
- Ex. Sidewalk
- Ex. Building
- Ex. Utility Pole
- Ex. Light Pole
- Ex. Wetlands
- Ex. Sign
- Ex. Light Pole (4' High)
- Ex. Fire Hydrant
- Ex. Tree Line
- SANITARY SEWER/CELL TOWER ACCESS EASEMENT
- PROP. PAINT LINE
- PROP. CURB
- PROP. CONCRETE PEDESTRIAN WALKWAY
- PROP. BUILDING
- PROP. PLANTER STRIP
- PROP. STRIPED PEDESTRIAN WALKWAY
- PROP. HANDICAP PARKING
- PROP. HANDICAP PARKING
- PROP. TREE
- PROP. WALL MOUNTED LIGHT

GRAPHIC SCALE



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL Pennsylvania One-Call System, Inc.

811
(Serial #: 20153011536)
(South Whitehall Township)

ALL CONTRACTORS WORKING ON THE PROJECT MUST OBTAIN THE USE OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 802, NO. 287 ENACTED 10/27/15 AS LAST AMENDED BY HOUSE BILL 2015, PERIOD COMMENCING OCT 1/15.

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON WERE OBTAINED FROM RECORDS, FIELD SURVEYS BY QUALIFIED OWNERS AND/OR ENGINEERING PROFESSIONALS OF THE SITE. THE INFORMATION IS NOT GUARANTEED TO BE ACCURATE. THE INFORMATION IS NOT GUARANTEED TO BE COMPLETE. THE INFORMATION IS NOT GUARANTEED TO BE CURRENT. THE INFORMATION IS NOT GUARANTEED TO BE COMPLETE. THE INFORMATION IS NOT GUARANTEED TO BE COMPLETE. THE INFORMATION IS NOT GUARANTEED TO BE COMPLETE.

DRAWING INDEX

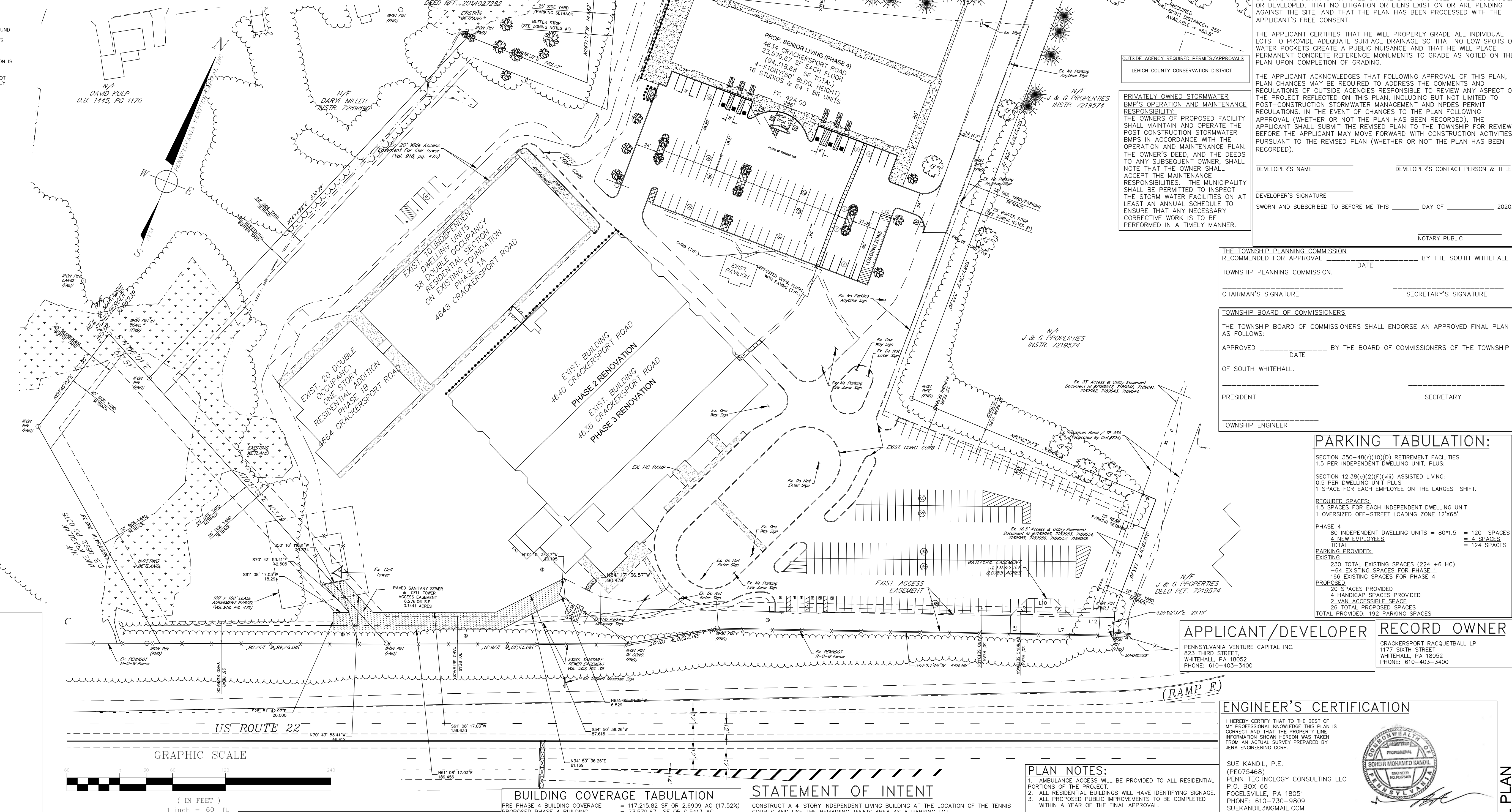
DRAWING TITLE	DRAWING NO.
LAND DEVELOPMENT SET	
*RECORD PLAN	LD 1 OF 7
EXISTING FEATURES PLAN	LD 2 OF 7
GRADING & UTILITY PLAN	LD 3 OF 7
CONSTRUCTION DETAILS PLAN	LD 4 OF 7
LANDSCAPING & LIGHTING PLAN	LD 5 OF 7
ACCESSIBLE ROUTES PLAN	LD 6 OF 7
TRUCK TURNING PLAN	LD 7 OF 7
SOIL EROSION AND SEDIMENTATION CONTROL SET	
EARTHMOVING ACTIVITIES PLAN	ES 1 OF 2
DETAILS PLAN	ES 2 OF 2
*PLAN TO BE RECORDED	

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	BEARING	CHORD
C1	465.00	000°17'12"	2.33	1.16	N53°23'56"E	2.33
C2	465.00	002°30'26"	20.35	10.18	N54°47'45"E	20.35

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N53°15'20"E	20.08
L2	S24°37'14"E	26.61
L3	S29°08'50"E	22.08
L4	S60°51'10"W	20.00
L5	N29°08'50"W	22.87
L6	N24°37'14"W	23.67
L7	S62°13'48"W	116.99
L8	N27°46'29"W	20.00
L9	N16°25'56"E	27.83
L10	N62°10'33"E	29.15
L11	S73°46'19"E	28.76
L12	N62°13'48"E	48.70
L13	S25°02'37"E	20.02



PROPOSED SIGN TABLE

SYMBOL	DESCRIPTION	MESSAGE	WIDTH	HEIGHT	QUANTITY
A	R1-1	STOP SIGN	30"	30"	4
B	R7-8	RESERVED PARKING (HANDICAP)	12"	18"	6
C	R7-8P	VAN ACCESSIBLE	12"	6"	2
D	R7-8F	RESERVED PARKING PENALTIES	12"	18"	6
E	R3-7-1R	ALL TRAFFIC MUST TURN RIGHT	30"	30"	1
F	RS-1	DO NOT ENTER	30"	30"	2
G	W12-3	OVERHEAD CLEARANCE 9'-6"	24"	12"	2

BUILDING COVERAGE TABULATION

PRE PHASE 4 BUILDING COVERAGE = 117,215.82 SF OR 2,609.90 AC (17.52%)
 PROPOSED PHASE 4 BUILDING = 23,579.67 SF OR 0.5413 AC
 EXISTING IMPERVIOUS = 343,971.57 SF OR 7.8965 AC (51.42%)
 POST-PHASE 4 BUILDINGS AREA = 140,795.49 SF OR 3.2322 AC
 POST-PHASE 4 BUILDING COVERAGE = 21.05%

IMPERVIOUS COVERAGE TABULATION

ALLOWED IMPERVIOUS = 75%
 EXISTING IMPERVIOUS = 343,971.57 SF OR 7.8965 AC (51.42%)
 POST-PHASE 4 IMPERVIOUS = 347,878.50 SF OR 7.9816 AC (51.98%)
 INCREASE IN THE IMPERVIOUS AREA = 3,706.93 S.F.

TOWNSHIP ACKNOWLEDGEMENT

BASED UPON AND EXPRESSLY IN RELIANCE ON THE FOREGOING CERTIFICATIONS OF THE OWNER AND DESIGN PROFESSIONAL, THE WITHIN PLAN IS ACCEPTED BY SOUTH WHITEHALL AS THE PLAN SATISFYING ALL REQUIREMENTS, PROVISIONS AND CONDITIONS OF REGULATION 20...

RECORDING CERTIFICATION

PLAN RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF LEHIGH, AT ALLENTOWN, PENNSYLVANIA, AS INSTRUMENT NUMBER _____ ON THE _____ DAY OF _____ 20____.

STATEMENT OF INTENT

CONSTRUCT A 4-STORY INDEPENDENT LIVING BUILDING AT THE LOCATION OF THE TENNIS COURTS AND USE THE REMAINING TENNIS AREA AS A PARKING LOT.

LEHIGH VALLEY PLANNING COMMISSION
 REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION.
 DATE _____ PLANNER _____

PLAN NOTES:

- AMBULANCE ACCESS WILL BE PROVIDED TO ALL RESIDENTIAL PORTIONS OF THE PROJECT.
- ALL RESIDENTIAL BUILDINGS WILL HAVE IDENTIFYING SIGNAGE.
- ALL PROPOSED PUBLIC IMPROVEMENTS TO BE COMPLETED WITHIN A YEAR OF THE FINAL APPROVAL.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THIS PLAN IS CORRECT AND THAT THE PROPERTY LINE INFORMATION SHOWN HEREON WAS TAKEN FROM AN ACTUAL SURVEY PREPARED BY JENA ENGINEERING CORP.

SUE KANDIL, P.E. (PE075468)
 PENN TECHNOLOGY CONSULTING LLC
 P.O. BOX 66
 FOGELSVILLE, PA 18051
 PHONE: 610-730-9809
 SUEKANDIL3@GMAIL.COM

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PROPERTY LINE INFORMATION SHOWN HEREON WAS TAKEN FROM AN ACTUAL SURVEY PREPARED BY JENA ENGINEERING CORP. AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THIS PLAN IS CORRECT.

DATE: 4/23/2020

REGISTERED SURVEYOR SEAL
 JAMES F. MORRISSEY, PLS
 SU0165238E
 JENA ENGINEERING CORPORATION
 2358 SUNSHINE RD #200
 ALLENTOWN, PA 18103
 PHONE: (610) 797-4200

SITE DATA

PROPERTY ADDRESS: 4636 CRACKERSPORT ROAD ALLENTOWN, PA 18104
 PIN #/PARCEL ID: 54765825361 & 5476489205761
 INSTRUMENT #: 2015029476
 SANITARY: PUBLIC
 WATER: PUBLIC
 TRACT AREA: 668,890.15 S.F. 15.3556 ACRES

ZONING DATA:

SOUTH WHITEHALL TOWNSHIP ZONING DISTRICT: IC-1 - INDUSTRIAL COMMERCIAL-1 (SPECIAL HEIGHT LIMITATION)
 (ZONING SECTION 350-48(e)(10)) - RETIREMENT FACILITIES

REQUIRED	PROPOSED
MIN. LOT SIZE:	10 AC
FRONTAGE:	15,355.6 AC
HEIGHT:	55'
50':	55'
FRONT YARD SETBACK:	50'
REAR YARD SETBACK:	25'
SIDE YARD SETBACK:	25'

COMMON OPEN SPACE: 15% GROSS LOT. 15,355.6 ACRES = 2,303.1 ACRES REQUIRED MAX. DENSITY: 13 DWELLING UNITS PER AC. = 13 X 15,355.6 = 199 DWELLING UNITS. NOTE: NO BASEMENT IS INCLUDED IN THE PROPOSED BUILDING.

APPLICANT ACKNOWLEDGES

THE APPLICANT IS 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, AND THAT THE PLAN HAS BEEN PROCESSED WITH THE APPLICANT'S FREE CONSENT.

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).

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DEVELOPER'S NAME: PENN TECHNOLOGY CONSULTING, LLC
 DEVELOPER'S CONTACT PERSON & TITLE: LAND DEVELOPMENT / SITE / CIVIL ENGINEERING
 DEVELOPER'S SIGNATURE: _____
 SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____ 2020.
 NOTARY PUBLIC

THE TOWNSHIP PLANNING COMMISSION
 RECOMMENDED FOR APPROVAL _____ DATE _____ BY THE SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION.
 CHAIRMAN'S SIGNATURE _____ SECRETARY'S SIGNATURE _____

TOWNSHIP BOARD OF COMMISSIONERS
 THE TOWNSHIP BOARD OF COMMISSIONERS SHALL ENDORSE AN APPROVED FINAL PLAN AS FOLLOWS:
 APPROVED _____ DATE _____ BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH WHITEHALL.
 PRESIDENT _____ SECRETARY _____
 TOWNSHIP ENGINEER _____

PARKING TABULATION:

SECTION 350-48(e)(10)(D) RETIREMENT FACILITIES:
 1.5 PER INDEPENDENT DWELLING UNIT, PLUS:
 4 NEW EMPLOYEES = 4 SPACES
 SECTION 12.38(a)(2)(F)(viii) ASSISTED LIVING:
 0.5 PER DWELLING UNIT PLUS
 1 SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT.

REQUIRED SPACES:
 1.5 SPACES FOR EACH INDEPENDENT DWELLING UNIT
 1 OVERSIZED OFF-STREET LOADING ZONE 12'X65'

PHASE 4
 80 INDEPENDENT DWELLING UNITS = 80 x 1.5 = 120 SPACES
 4 NEW EMPLOYEES = 4 SPACES
 TOTAL PARKING PROVIDED: 124 SPACES

EXISTING
 230 TOTAL EXISTING SPACES (224 + 6 HC)
 64 EXISTING SPACES FOR PHASE 1
 168 EXISTING SPACES FOR PHASE 4

PROPOSED
 2 SPACES PROVIDED
 4 HANDICAP SPACES PROVIDED
 2 VAN ACCESSIBLE SPACES
 28 TOTAL PROPOSED SPACES
 TOTAL PROVIDED: 192 PARKING SPACES

APPLICANT/DEVELOPER RECORD OWNER

PENNSYLVANIA VENTURE CAPITAL INC.
 823 THIRD STREET,
 WHITEHALL, PA 18052
 PHONE: 610-403-3400

CRACKERSPORT RACQUETBALL LP
 117 SIXTH STREET
 WHITEHALL, PA 18052
 PHONE: 610-403-3400

PENN TECHNOLOGY CONSULTING, LLC
 LAND DEVELOPMENT / SITE / CIVIL ENGINEERING
 P.O. BOX 66, FOGELSVILLE, PA 18051
 PHONE: 610-730-9809
 E-MAIL: SUEKANDIL3@GMAIL.COM
 WEBSITE: HTTP://PENNTC.COM

VENTURE CAPITAL INC.
 823 3rd Street, Whitehall, PA, 18052
 Phone: (610) 403-6666 Fax. No.: (610) 443-0627

PARKLAND MANOR PHASE 4 SENIOR LIVING

RECORD PLAN

4636 CRACKERSPORT ROAD ALLENTOWN, PA 18104

LEHIGH COUNTY TOWNSHIP

DRAWING NO. _____ BY: SK

LD-1

SHEET: 1 OF 7
 DATE: 8/26/2019
 SCALE: AS NOTED

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

**RESOLUTION NO. 2020-46
(Duly Adopted June 3, 2020)**

**A RESOLUTION GRANTING FINAL APPROVAL
TO A MAJOR PLAN ENTITLED
"PARKLAND MANOR PHASE 4 SENIOR LIVING"**

WHEREAS, Pennsylvania Venture Capital, Incorporated (Applicant), pursuant to Article 3 of the South Whitehall Township Subdivision and Land Development Ordinance, submitted an application to construct a four-story 91,520 square foot senior living building containing 16 studio apartments and 64 1-bedroom units, and a 89-space parking lot on a 15.354-acre property located at 4636 Crackersport Road, in South Whitehall Township, Lehigh County, Pennsylvania; and,

WHEREAS, this proposal is reflected on plans prepared by Penn Technology Consulting LLC, entitled "*Parkland Manor Phase 4 Senior Living*", dated August 26, 2019 and last revised April 18, 2020; and,

WHEREAS, all sections of the Subdivision and Land Development Regulations cited herein refer to sections of the Subdivision and Land Development Regulations that were adopted March 20, 2019, and made effective April 1, 2019, and are applicable to this plan based on the submission of the initial application in August 26, 2019; and,

WHEREAS, the South Whitehall Township Planning Commission has reviewed the aforesaid final plan on April 16, 2020, and having found it to be in substantial compliance with the Subdivision and Land Development Ordinance, has recommended that final approval be granted; and,

WHEREAS, the Board of Commissioners previously granted conditional preliminary approval to the plan entitled "*Parkland Manor Phase 4 Senior Living*" on December 18, 2019, pursuant to Resolution 2019-66; 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.

NOW, THEREFORE, BE IT ADOPTED AND RESOLVED that the Board of Commissioners of the Township of South Whitehall hereby grants final approval to the major plan entitled "*Parkland Manor Phase 4 Senior Living*", 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 prior 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 May 13, 2020.
3. That the applicant address to the satisfaction of the Township Water & Sewer Engineer, the comments of the Township Water & Sewer Engineer, as contained in his review dated March 27, 2020.
4. That the applicant address to the satisfaction of the Township Geotechnical Consultant, the comments of the Geotechnical Consultant, as contained in his review dated May 11, 2020.
5. That the applicant address to the satisfaction of the Township Lighting Consultant, the comments of the Lighting Consultant, as contained in his review dated April 28, 2020.
6. That the applicant address to the satisfaction of the Community Development Department, the comments of the Department, as contained in its review dated April 11, 2020.
7. That the applicant address to the satisfaction of the Public Works Department, the comments of the Public Works Department, as contained in Mr. Herb Bender's review dated February 28, 2020.
8. If deemed to be necessary, the applicant obtains a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module.
9. That the applicant complies with the March 9, 2020 recommendation of the Landscape and Shade Tree Commission.
10. That the applicant complies with the October 15, 2019 recommendation of the Parks and Recreation Board.

11. 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.
12. That the applicant shall dedicate to the Township a utility easement of sufficient size in an area acceptable to the Township for accessing the water meter pit along Crackersport Road. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Easement in a form acceptable to the Township Solicitor, and an Opinion of Record Title prepared by applicant's counsel indicating that the easement is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the easement that has been approved by the Township Engineer, a copy of the current deed for the property showing current ownership and recites the deed book volume and page reference.
13. That the applicant shall dedicate to the Township a utility easement of sufficient size in an area acceptable to the Township for accessing the water meter pit along the former Upper Hausman Road. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Easement in a form acceptable to the Township Solicitor, and an Opinion of Record Title prepared by applicant's counsel indicating that the easement is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the easement that has been approved by the Township Engineer, a copy of the current deed for the property showing current ownership and recites the deed book volume and page reference.
14. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.
15. The applicant shall meet all conditions of the Final Plan approval, and the Record Plan will be recorded within twelve (12) months of Conditional Final Plan approval, and the applicant agrees that if such conditions are not met, the conditional Final Plan approval will be considered void, and the application for Final Plan approval will be considered void and withdrawn unless otherwise approved by the South Whitehall Township Board of Commissioners.
16. If for any reason any condition or conditions of this Resolution (or any portion(s) thereof) shall be held by a forum of competent jurisdiction to be invalid, illegal, void, or unenforceable in any respect or to any extent: (i) this Resolution shall automatically be deemed to be null and void in its entirety and shall be deemed to have been immediately and automatically repealed as if it had never been passed; (ii) this Resolution shall automatically be deemed to be a resolution denying the application due to the fact that the application does not comply with those sections of the SALDO (or other applicable ordinance(s)) listed herein or in any review letters referred to herein, including any section relating to waivers or

deferrals; and (iii), the Applicant is waiving any right to proceed with an action seeking a deemed approval of the plan based upon the automatic repeal of this Resolution identified in this condition. The Applicant acknowledges that each and every term and provision hereof is an essential, material component to the Township's approval of the Applicant's plan.

17. In the event that the Township becomes involved in litigation of any kind relating to the major subdivision other than a direct appeal by the Applicant of the Township's approval of this Resolution, such as an appeal of this Resolution by an adjoining property owner or a third party, or an attempt to collaterally challenge any conditions of this approval by means other than a timely appeal of this Resolution, the Applicant, on behalf of itself and its agents, representatives, successors and assigns, hereby agrees to exonerate, indemnify, protect, defend (through legal counsel of Township's choice) and save harmless the Township and its boards, committees and commissions (including the individual members thereof), their elected and appointed officers and officials and their employees, contractors, other professional consultants, engineers, solicitors, managers, representatives, advisors, predecessors, successors, agents, independent contractors, insurers and assigns (collectively, the "Township Representatives"), from any and all claims, lawsuits, proceedings, actions, disputes, causes and rights of action, expenses, losses, allegations, demands, charges, injuries, costs (including, without limitation, attorneys' fees, engineers' fees and other costs and expenses incurred, including expert witness fees), damages (including, without limitation, compensatory, consequential or punitive damages), sanctions, and liabilities of every kind, character and manner whatsoever, in law or in equity, civil or criminal, administrative or judicial, contract, tort (including, without limitation, negligence of any kind) or otherwise ("Claims"), pertaining to, relating to, resulting from, caused by or arising out of the Township's approval of the application as evidenced by this Resolution and/or the Township taking any action contemplated by the conditions hereof.

FURTHER RESOLVED, the Board of Commissioners of South Whitehall Township hereby grants the following waiver requests relative to the major plan entitled "***Parkland Manor Phase 4 Senior Living***":

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.

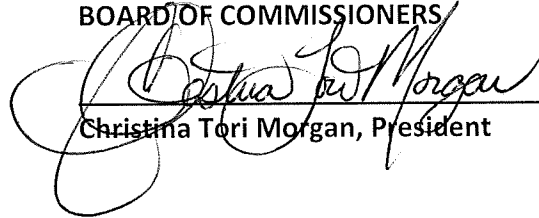
The requirement of Section 312-12(b)(21) of the Subdivision and Land Development Ordinance pertaining to the showing of the locations and widths of

all sidewalks, trails, driveways, streets, easements, and rights-of-way within 400 feet of the tract is hereby waived.

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 June 3, 2020.

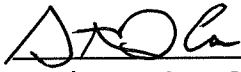
DULY ADOPTED this 3rd day of **June, 2020**, by a majority of the Board of Commissioners of the Township of South Whitehall, Lehigh County, Pennsylvania, at a duly advertised meeting of the Board of Commissioners. As part of this Resolution, the Board of Commissioners has directed that the President, 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:



Stephen D. Carr, Secretary

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

**RESOLUTION NO. 2020-46
(Duly Adopted June 3, 2020)**

ACCEPTANCE OF CONDITIONS

**A RESOLUTION GRANTING FINAL APPROVAL TO A MAJOR PLAN ENTITLED
"PARKLAND MANOR PHASE 4 SENIOR LIVING"**

The undersigned, being the applicant of the land shown on the plan entitled "Parkland Manor Phase 4 Senior Living" prepared by Penn Technology Consulting LLC, dated August 26, 2019 and last revised April 18, 2020, Township Major Plan File #2019-106, for the further development of a 15.354-acre property located at 4636 Crackersport Road, in South Whitehall Township, Lehigh County, Pennsylvania, intending to be legally bound hereby, does affirmatively accept all of the conditions set forth in the Resolution granting conditional final approval to the major plan entitled "Parkland Manor Phase 4 Senior Living" and does waive 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: Pennsylvania Venture Capital Inc.



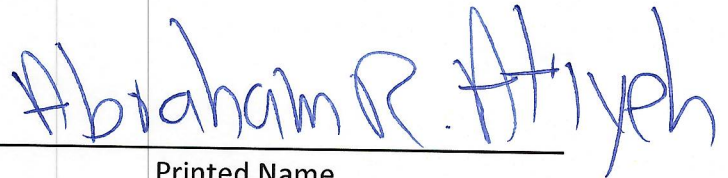
Witness

Sue Kandil, PE

Printed Name



Applicant



Printed Name

Date: 5/29/2020

May 25, 2021
Board of Commissioners
South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104

**RE: Parkland Manor Phase 4 Senior Living
PTC Project No. 190726**

Dear Commissioners,

Please accept this correspondence as a request to extend the deadline for recording the above captioned land development plan until March 31, 2022. Should you have questions, please do not hesitate to contact the undersigned. Thank you.

Sincerely,



Sue Kandil, P.E.
President
610-730-9809

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

**RESOLUTION NO. 2021-____
(Duly Adopted June 2, 2021)**

**A RESOLUTION EXTENDING THE CONDITIONAL FINAL APPROVAL GRANTED TO A
MAJOR PLAN ENTITLED “PARKLAND MANOR PHASE 4 SENIOR LIVING”**

WHEREAS, Pennsylvania Venture Capital, Incorporated (“Applicant”), pursuant to Article 3 of the South Whitehall Township Subdivision and Land Development Ordinance, submitted an application to construct a four-story 91,520 square foot senior living building containing 16 studio apartments and 64 1-bedroom units, and a 89-space parking lot on a 15.354-acre property located at 4636 Crackersport Road, in South Whitehall Township, Lehigh County, Pennsylvania; and,

WHEREAS, this proposal is reflected on plans prepared by Penn Technology Consulting LLC, entitled “*Parkland Manor Phase 4 Senior Living*”, dated August 26, 2019 and last revised April 18, 2020; and,

WHEREAS, the Board of Commissioners previously granted conditional final approval to the plan entitled “*Parkland Manor Phase 4 Senior Living*”, on June 3, 2020, pursuant to Resolution 2020-46; and

WHEREAS, Resolution 2020-46 contained Condition #21 which states “*The applicant shall meet all conditions of the Final Plan approval, and the Record Plan will be recorded within twelve (12) months of Conditional Final Plan approval, and the applicant agrees that if such conditions are not met, the conditional Final Plan approval will be considered void, and the application for Final Plan approval will be considered void and withdrawn unless otherwise approved by the South Whitehall Township Board of Commissioners*”; and,

WHEREAS, Applicant has requested that the Board of Commissioners extend the date by which it must satisfy all conditions of Resolution 2020-46 to March 31, 2022, but with the approval still subject to all of the other conditions of Resolution 2020-46.

NOW, THEREFORE, BE IT ADOPTED AND RESOLVED that the Board of Commissioners of the Township of South Whitehall hereby extends the conditional final approval to the land development plan entitled “*Parkland Manor Phase 4 Senior Living*” by extending the date by which it must satisfy all conditions of Resolution 2020-46 to March 31, 2022, subject to the Applicant’s compliance with all conditions of Resolution 2020-46 (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 June 2, 2021.

DULY ADOPTED this **2nd** day of **June, 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. 2020-46
(Duly Adopted June 3, 2020)**

**A RESOLUTION GRANTING FINAL APPROVAL
TO A MAJOR PLAN ENTITLED
“PARKLAND MANOR PHASE 4 SENIOR LIVING”**

WHEREAS, Pennsylvania Venture Capital, Incorporated (Applicant), pursuant to Article 3 of the South Whitehall Township Subdivision and Land Development Ordinance, submitted an application to construct a four-story 91,520 square foot senior living building containing 16 studio apartments and 64 1-bedroom units, and a 89-space parking lot on a 15.354-acre property located at 4636 Crackersport Road, in South Whitehall Township, Lehigh County, Pennsylvania; and,

WHEREAS, this proposal is reflected on plans prepared by Penn Technology Consulting LLC, entitled “*Parkland Manor Phase 4 Senior Living*”, dated August 26, 2019 and last revised April 18, 2020; and,

WHEREAS, all sections of the Subdivision and Land Development Regulations cited herein refer to sections of the Subdivision and Land Development Regulations that were adopted March 20, 2019, and made effective April 1, 2019, and are applicable to this plan based on the submission of the initial application in August 26, 2019; and,

WHEREAS, the South Whitehall Township Planning Commission has reviewed the aforesaid final plan on April 16, 2020, and having found it to be in substantial compliance with the Subdivision and Land Development Ordinance, has recommended that final approval be granted; and,

WHEREAS, the Board of Commissioners previously granted conditional preliminary approval to the plan entitled “*Parkland Manor Phase 4 Senior Living*” on December 18, 2019, pursuant to Resolution 2019-66; 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.

NOW, THEREFORE, BE IT ADOPTED AND RESOLVED that the Board of Commissioners of the Township of South Whitehall hereby grants final approval to the major plan entitled "*Parkland Manor Phase 4 Senior Living*", 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 prior 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 May 13, 2020.
3. That the applicant address to the satisfaction of the Township Water & Sewer Engineer, the comments of the Township Water & Sewer Engineer, as contained in his review dated March 27, 2020.
4. That the applicant address to the satisfaction of the Township Geotechnical Consultant, the comments of the Geotechnical Consultant, as contained in his review dated May 11, 2020.
5. That the applicant address to the satisfaction of the Township Lighting Consultant, the comments of the Lighting Consultant, as contained in his review dated April 28, 2020.
6. That the applicant address to the satisfaction of the Community Development Department, the comments of the Department, as contained in its review dated April 11, 2020.
7. That the applicant address to the satisfaction of the Public Works Department, the comments of the Public Works Department, as contained in Mr. Herb Bender's review dated February 28, 2020.
8. If deemed to be necessary, the applicant obtains a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module.
9. That the applicant complies with the March 9, 2020 recommendation of the Landscape and Shade Tree Commission.
10. That the applicant complies with the October 15, 2019 recommendation of the Parks and Recreation Board.

11. 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.
12. That the applicant shall dedicate to the Township a utility easement of sufficient size in an area acceptable to the Township for accessing the water meter pit along Crackersport Road. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Easement in a form acceptable to the Township Solicitor, and an Opinion of Record Title prepared by applicant's counsel indicating that the easement is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the easement that has been approved by the Township Engineer, a copy of the current deed for the property showing current ownership and recites the deed book volume and page reference.
13. That the applicant shall dedicate to the Township a utility easement of sufficient size in an area acceptable to the Township for accessing the water meter pit along the former Upper Hausman Road. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Easement in a form acceptable to the Township Solicitor, and an Opinion of Record Title prepared by applicant's counsel indicating that the easement is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the easement that has been approved by the Township Engineer, a copy of the current deed for the property showing current ownership and recites the deed book volume and page reference.
14. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.
15. The applicant shall meet all conditions of the Final Plan approval, and the Record Plan will be recorded within twelve (12) months of Conditional Final Plan approval, and the applicant agrees that if such conditions are not met, the conditional Final Plan approval will be considered void, and the application for Final Plan approval will be considered void and withdrawn unless otherwise approved by the South Whitehall Township Board of Commissioners.
16. If for any reason any condition or conditions of this Resolution (or any portion(s) thereof) shall be held by a forum of competent jurisdiction to be invalid, illegal, void, or unenforceable in any respect or to any extent: (i) this Resolution shall automatically be deemed to be null and void in its entirety and shall be deemed to have been immediately and automatically repealed as if it had never been passed; (ii) this Resolution shall automatically be deemed to be a resolution denying the application due to the fact that the application does not comply with those sections of the SALDO (or other applicable ordinance(s)) listed herein or in any review letters referred to herein, including any section relating to waivers or

deferrals; and (iii), the Applicant is waiving any right to proceed with an action seeking a deemed approval of the plan based upon the automatic repeal of this Resolution identified in this condition. The Applicant acknowledges that each and every term and provision hereof is an essential, material component to the Township's approval of the Applicant's plan.

17. In the event that the Township becomes involved in litigation of any kind relating to the major subdivision other than a direct appeal by the Applicant of the Township's approval of this Resolution, such as an appeal of this Resolution by an adjoining property owner or a third party, or an attempt to collaterally challenge any conditions of this approval by means other than a timely appeal of this Resolution, the Applicant, on behalf of itself and its agents, representatives, successors and assigns, hereby agrees to exonerate, indemnify, protect, defend (through legal counsel of Township's choice) and save harmless the Township and its boards, committees and commissions (including the individual members thereof), their elected and appointed officers and officials and their employees, contractors, other professional consultants, engineers, solicitors, managers, representatives, advisors, predecessors, successors, agents, independent contractors, insurers and assigns (collectively, the "Township Representatives"), from any and all claims, lawsuits, proceedings, actions, disputes, causes and rights of action, expenses, losses, allegations, demands, charges, injuries, costs (including, without limitation, attorneys' fees, engineers' fees and other costs and expenses incurred, including expert witness fees), damages (including, without limitation, compensatory, consequential or punitive damages), sanctions, and liabilities of every kind, character and manner whatsoever, in law or in equity, civil or criminal, administrative or judicial, contract, tort (including, without limitation, negligence of any kind) or otherwise ("Claims"), pertaining to, relating to, resulting from, caused by or arising out of the Township's approval of the application as evidenced by this Resolution and/or the Township taking any action contemplated by the conditions hereof.

FURTHER RESOLVED, the Board of Commissioners of South Whitehall Township hereby grants the following waiver requests relative to the major plan entitled "***Parkland Manor Phase 4 Senior Living***":

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.

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.

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 June 3, 2020.

DULY ADOPTED this 3rd day of **June, 2020**, 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:



Stephen D. Carr, Secretary

EXHIBIT "B"

TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA

RESOLUTION NO. 2021-____
(Duly Adopted June 2, 2021)

ACCEPTANCE OF CONDITIONS

**A RESOLUTION EXTENDING THE CONDITIONAL FINAL APPROVAL GRANTED TO A
MAJOR PLAN ENTITLED "PARKLAND MANOR PHASE 4 SENIOR LIVING"**

The undersigned, being an authorized representative of the Applicant of the land development shown on the plan entitled "*Parkland Manor Phase 4 Senior Living*" prepared by Penn Technology Consulting LLC, dated August 26, 2019 and last revised April 18, 2020, Township Major Plan 2019-106, for the further development of a 15.354-acre property located at 4636 Crackersport Road, in South Whitehall Township, Lehigh County, Pennsylvania, intending to be legally bound hereby, does affirmatively accept all of the conditions set forth in the Resolution amending Resolution 2020-46 to extend the date by which it must satisfy all conditions of Resolution 2020-46 to March 31, 2022 and hereby affirms its acceptance of the conditions set forth in Resolution 2020-46, all of which are incorporated herein by this reference, and does waive 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:

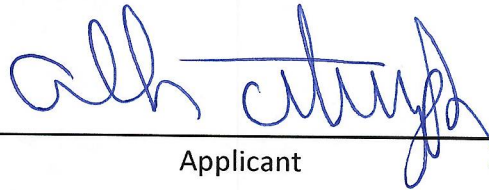
APPLICANT: Pennsylvania Venture Capital Inc.



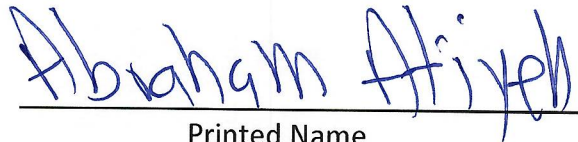
Witness

Sue Kandil, PE

Printed Name

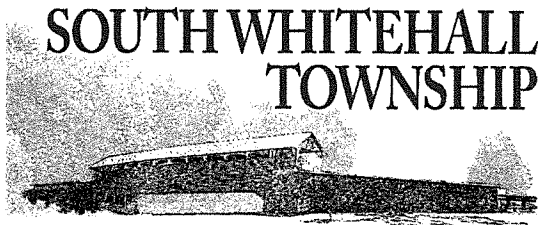


Applicant



Printed Name

Date: June 1, 2021



INTEROFFICE MEMORANDUM

TO: Board of Commissioners
FROM: Herb Bender, Public Works Manager
DATE: 05-27-21
SUBJECT: Roadway Paving Project 2021-01

South Whitehall Township Public Works Department is respectfully requesting permission to award the 2021 road paving bid to Lehigh Valley Site Contractors Division of H&K Group for \$981,481.50

Attached to this memo is a list of the road that will be repaved in this bid.

Capital improvement funds have been approved and budgeted for the Clifford Park and Woodlawn Manor Annex areas. The budgeted amount for this project was \$1,285,455.00

CLIFFORD PARK ANNEX

17th St	(Roth Ave to Dead End)
Jonathan St	(17th to Roth Ave)
Fairmont St	(Township Line to Roth Ave)
Woodlawn St	(Township Line to Roth Ave)
Pennsylvania St	(Township Line to Roth Ave)
Congress St.	(Township Line to Roth Ave)
18th St	(Fairmont to Dead End)
18th St	(Dead End to Hellen)

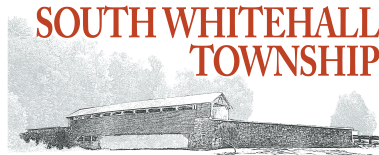
Woodlawn Manor

Grove St	(21st to Dead End)
Leh St	(Stanley to Hellen)
Hellen St	(22nd to 26th)
Russel St	(25th to 26th)
Columbia St	(29th to Whitehall)
Muhlenberg St	(Walbert Ave to Columbia)
Stanley St	(Muhlenberg to 26th)
24th St	(Whitehall to Walbert Ave)
25th St	(Columbia to Walbert Ave)
26th St	(Walbert Ave to Dead End)
27th St	(Columbia to Walbert Ave)
28th St	(Walbert Ave to Russel)
Custer St	(27th to 28th)

Worksheet
Extended Price Analysis

Reference Number	Description	Type	UOM	Quantity	Extended Estimate	Lehigh Valley Site Contractors A Division of H&K Group, Inc.	New Enterprise Stone & Lime	Livengood Excavators Inc	Gaver Industries Inc. DBA Barker & Barker Paving	Average
	Bid Price Ratio									
	Total Extended					\$981,481.50	\$1,034,931.75	\$1,295,419.45	\$1,372,379.00	
	Pricing Items					\$981,481.50	\$1,034,931.75	\$1,295,419.45	\$1,372,379.00	
1	2" Deep Roadway Milling million ESAL's, SRL-L, 90 lbs./SY to be placed on all roads	Base	SY	75,615.00	\$181,476.00	\$181,476.00	\$155,010.75	\$323,632.20	\$219,283.50	\$219,850.61
2	Course, 0.3 to 3.0 million ESAL's, SRL-L, 180 lbs./SY to be placed on all roads	Base	Tons	3,407.00	\$240,193.50	\$240,193.50	\$279,374.00	\$352,931.13	\$386,694.50	\$314,798.28
3	25.0mm PG 64-22, 4' Thick Binder Course 0.3-3 ESAL, 120lbs./SY to be placed on all roadways	Base	Tons	6,720.00	\$474,432.00	\$474,432.00	\$551,040.00	\$600,230.40	\$668,640.00	\$573,585.60
4	Traffic Control. Including approved traffic control plan(s), signage, approved detours, flagman and all measures to provide safe work area	Base	Tons	200	\$17,800.00	\$17,800.00	\$30,000.00	\$14,426.00	\$19,600.00	\$20,456.50
5	ReflectORIZED White 24" Wide Stop Bar (Thermoplastic)	Base	LS	1	\$65,400.00	\$65,400.00	\$17,000.00	\$2,120.00	\$75,000.00	\$39,880.00
6		Base	LF	109	\$2,180.00	\$2,180.00	\$2,507.00	\$2,079.72	\$3,161.00	\$2,481.93

Budgeted \$1,285,455.00
Average \$1,171,052.93
Diff \$114,402.07



Agenda Item Details

Meeting	Jun 02, 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. Monday June 7, 2021 - Public Safety Commission Meeting, 7:00 p.m.
2. Wednesday, June 9, 2021 - Civil Service Commission Meeting, 1:00 p.m.
3. Thursday, June 10, 2021 - Emergency Management Authority, 8:00 p.m.
4. Monday, June 14, 2021 - Parks & Recreation Board Meeting, 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

