

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

**Location: 4444 Walbert Avenue, Allentown, PA 18104**

**Also, will be streamed Via "GoTo Meeting" (See SWT Website Link)**

**\*Agenda Packet, Recordings, & Minutes Location: [www.boarddocs.com](http://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. PRESENTATIONS**

A. First Reading of the Proposed 2022 Budget - Scott Boehret, Director of Finance

B. Community Garden Presentation re-Safety & Operations Plan

---

## **5. ORDINANCES**

---

## **6. RESOLUTIONS**

A. A Resolution Amending Resolution 2021-39 Granting Preliminary/ Final Approval To A Major Plan Entitled "Skilled Nursing Addition For Cedarbrook Senior Care And Rehab" And Granting An Additional Waiver Pursuant To SALDO Sections 312-13(f)(3) And 312-43

B. A Resolution Extending A Conditional Offer Of Employment For Entry-Level Position Of Patrol Officer In The Township's Police Department To Applicants: #67845 and #25439 Conditioned Upon The Individuals Satisfactorily Completing The Background Investigation, Polygraph Examination, Medical Examination, And Psychological Examination To Confirm Their Fitness For Duty

C. A Resolution Approving Sewer Planning Module for Ridge Farms - Phase 1

D. A Resolution Of The Board Of Commissioners Of South Whitehall Township, Lehigh County, Pennsylvania Approving The Township's Acquisition Of Land Consisting Of Approximately 26.87 Acres Located At 1036 Springhouse Road For Nominal Consideration, Authorizing The Execution And Delivery Of An Agreement Of Sale And Purchase, And Authorizing And Directing All Other Necessary And Appropriate Action To Accomplish The Acquisition, Including Execution And Delivery Of Requisite Documents In Connection With Settlement And The Payment Of Any Sums That May Be Required Therefor.

---

## **7. MOTIONS**

A. Motion Requesting Permission to Award Bid for the Update to the Current Comprehensive Parks, Recreation and Open Space Plan

B. Motion Requesting Permission to Award Bid for the Flood Mitigation Planning Study for Covered Bridge Park

---

## **8. CORRESPONDENCE AND INFORMATION ITEMS**

A. Boards and Commissions - Informational Items

**9. DIRECTION/DISCUSSION ITEMS**

---

**10. OLD BUSINESS**

---

A. Wehr's Dam - Status

**11. DEPARTMENT REPORTS**

---

A. Executive Department

B. Community Development Department

C. Finance Department

D. Parks & Recreation Department

E. Public Works Department (Water & Sewer)

F. Police Department

G. Township Engineer

**12. MINUTES**

---

A. October 18, 2021 - Special BOC Meeting Minutes (re-Amount Set for Bond Issuance)

B. October 20, 2021 - BOC Meeting Minutes (Previously TABLED)

C. November 3, 2021 - BOC Meeting Minutes

D. November 11, 2021 - Premier Center Luxury Apartments Conditional Use Hearing - VOTE TAKEN

**13. COURTESY OF THE FLOOR**

---

**14. PAYMENT OF INVOICES**

---

A. Invoices and Purchasing Requisitions have been reviewed by the Interim 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.

**17. New Category**

---

South Whitehall Township  
Summary of Budgets  
2022

	General Fund	Capital Fund	ARPA	Open Space	State Highway Aid Fund	Refuse Fund	Water Fund	Sewer Fund	Debt Service Fund	Fire Fund	Total
Revenue:											
Property Tax	\$ 6,965,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 6,965,444
Transfer Tax	700,000	-	-	-	-	-	-	-		-	700,000
Local Services Tax	600,000	-	-	-	-	-	-	-		-	600,000
Fire Tax	-	-	-	-	-	-	-	-		1,134,518	1,134,518
Earned Income	3,500,000	-	-	-	-	-	-	-		-	3,500,000
Business Privilege	2,500,000	-	-	-	-	-	-	-		-	2,500,000
Admissions	1,300,000	-	-	-	-	-	-	-		-	1,300,000
Cable TV	325,000	-	-	-	-	-	-	-		-	325,000
License/Permits/Fees	551,480	-	-	-	-	-	-	10,500		-	561,980
Interest	4,500	-	-	-	-	-	-	-		-	4,500
Grants/Gifts	254,684	46,970	729,750	-	665,000	111,000	-	-		-	1,807,404
Work On Property Revenue	-	-	-	-	-	-	-	500		-	500
Billed Fees	-	-	-	-	-	2,787,300	4,221,400	2,942,000		-	9,950,700
Fines/Discounts/Collection Charges/Miscellaneous	(169,408)	-	-	-	-	30,700	34,500	311,500		-	207,292
Total Revenue	16,531,700	46,970	729,750	-	665,000	2,929,000	4,255,900	3,264,500		1,134,518	29,557,338
Expense:											
Administration	6,938,374	112,000	-	-	350,000	2,968,564	3,201,759	2,781,454	359,021	-	16,711,172
Police	5,858,312	217,113	-	-	-	-	-	-		-	6,075,425
Public Works	3,356,458	1,174,700	300,000	-	449,142	-	-	-		-	5,280,300
Park & Recreation	401,360	202,000	-	100,000	-	-	-	-		-	703,360
Wehr's Dam	-	850,000	-	-	-	-	-	-		-	850,000
Capital Investment in Water & Sewer Systems	-	-	300,000	-	-	-	1,134,600	980,500		-	2,415,100
Volunteer Fire Cos.	-	-	129,750	-	-	-	-	-		1,104,781	1,234,531
Total Expense	16,554,504	2,555,813	729,750	100,000	799,142	2,968,564	4,336,359	3,761,954	359,021	1,104,781	33,269,888
Revenue Less Expense	(22,803)	(2,508,843)	-	(100,000)	(134,142)	(39,564)	(80,459)	(497,454)	(359,021)	29,737	(3,712,550)
Estimated Cash January 1, 2022	6,087,600	147,679	1,044,337	416,323	303,422	607,029	2,615,222	5,005,727		471,831	16,699,170
Bond Proceeds		600,000									600,000
Cash Outlay for Debt	-	-	-	-	-	-	-	-	(495,000)	-	(495,000)
Transfers Out	(2,784,334)	-	-	-	-	-	(400,500)	-		-	(3,184,834)
Transfers In	-	1,780,813	-	-	-	300,000	-	250,000	854,021	-	3,184,834
Budgeted Unappropriated Reserve	\$ 3,280,463	\$ 19,649	\$ 314,587	\$ 316,323	\$ 169,280	\$ 867,466	\$ 2,134,263	\$ 4,758,273	\$ -	\$ 501,568	\$ 13,091,620





## Operation and Safety Plan

### South Whitehall Township Community Garden Pilot Project

November 2021

#### 1. Plot Plan



SWT Community  
Garden Plot Plan.pdf

#### 2. Roles and Responsibilities

- a. Educational programming
  - i. Debbie Jack, Executive Director, Parkland Library
- b. Volunteer coordination and scheduling
  - i. West Allentown Rotary Club, under direction of Gail Micca and Amanda Lawler
- c. Site maintenance (fencing, water access, grassy areas around raised beds)
  - i. Tasks performed by township personnel on as-needed basis

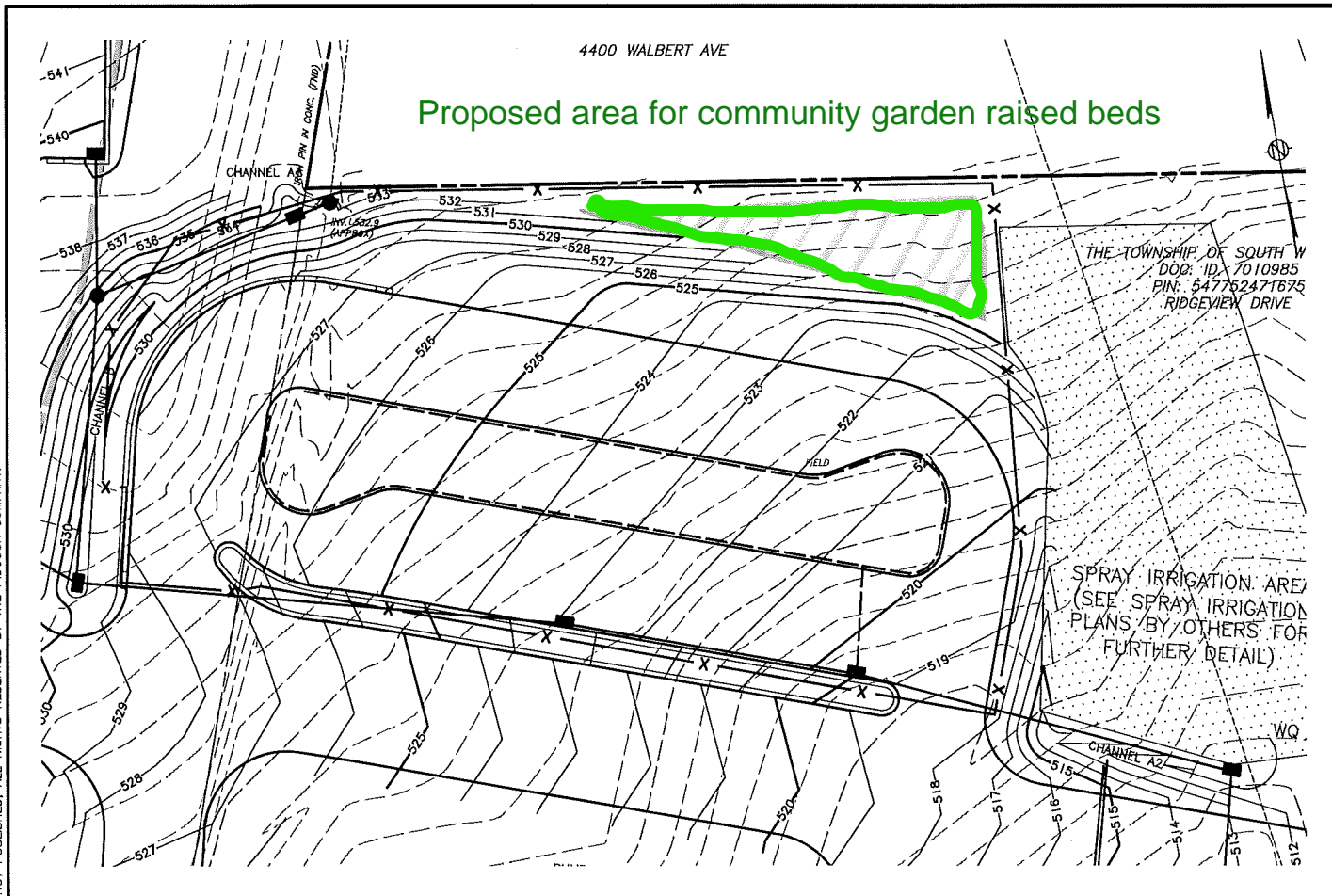
#### 3. Participants

- a. Hours
  - i. No access will be permitted during times when the dumpsters are being serviced (currently M-W-F before 3:00 PM in season)
  - ii. Programming involving young children (12 and under) will be restricted to 4:00 PM or later, when the Yard Waste Drop-off Center (YWDC) is not otherwise open to residents
  - iii. Volunteers tending the garden will be allowed access both when the YWDC is open to residents and during off hours (daylight hours only)
- b. Gate access
  - i. Any group accessing the YWDC during off-hours will be required to sign out a gate key from the library front desk
  - ii. Gate should remain closed, but unlocked, while the group is inside the YWDC during off-hours
  - iii. If an activity is conducted off-hours, the gate should be locked, and the key returned to the library, at the end of the activity
- c. Adult supervision
  - i. Young children (12 and under) participating in educational programming will be required to be accompanied by a parent/guardian
  - ii. At any time during programming or during garden maintenance activities when minors (18 and under) are present, at least 3 adult (18 and over) volunteers/library staff must be present

- iii. All adult volunteers (for programming or for garden maintenance) will be required to obtain the necessary volunteer clearances
      - 1. The library will maintain a log of approved adult volunteers
  - d. Parking
    - i. Participants should park in the library parking lot
    - ii. Any participants under the age of 12 will require an adult to accompany them to the YWDC gate
- 4. Contact people
  - a. Programming
    - i. Debbie Jack – [jackd@parklandlibrary.org](mailto:jackd@parklandlibrary.org); (610-398-1361 ext. 123)
  - b. Volunteers
    - i. Gail Micca – [gailmicca@gmail.com](mailto:gailmicca@gmail.com); (610) 739-2812
  - c. Township
    - i. Randy Cope – [coper@southwhitehall.com](mailto:coper@southwhitehall.com); (610) 398-0401
  - d. Emergencies
    - i. Debbie Jack or another library representative (Jackie Hoimes or Aimee Joy Grillo – (610) 398-1361)
    - ii. SWT police department – 911, if urgent; otherwise, (610) 437-5252
- 5. Safety
  - a. Tools
    - i. Garden tools will be stored onsite in a locked toolbox with a combination lock
    - ii. Toolbox needs to be locked at the end of any garden maintenance activity
  - b. First-aid kit
    - i. A first-aid kit will be available in the library
    - ii. The kit can be taken to the YWDC while maintenance work is being performed (can be signed out with the gate key)
  - c. Personal Protective Equipment (PPE)
    - i. All visitors to the garden must wear closed-toe shoes
    - ii. Anyone performing garden maintenance activities must wear work gloves and a safety vest
  - d. Incident reporting
    - i. Any safety incidents must be reported to the library staff
    - ii. Safety reporting will follow the same procedure already in place at the library
  - e. Safety brief
    - i. Each garden activity (programming or maintenance) is required to start with a safety brief highlighting any safety concerns specific to that activity
  - f. Rally point
    - i. If a group needs to evacuate the YWDC due to a safety concern, all members of the group should gather outside the YWDC gate so that a count can be taken, and all group members can be verified to be present and safe
  - g. Volunteer identification

- i. All volunteers for a garden activity should wear a stick-on name tag provided by the library so that volunteers can be distinguished from others who may be present

Drawing name: S:\Municipalities\SWT\Design Projects\Municipal Complex Site 19019\SK-1 - Community Garden.dwg Last Modified: Nov 15,  
 "NOT PUBLISHED; ALL RIGHTS RESERVED BY THE PIDCOCK COMPANY."



DRWN. BY: AFT CHKD. BY: AFT FIELD BOOK: -	SCALE: 1"=40' DATE: NOVEMBER 2021 PROJ. NO.: 19019	<b>SOUTH WHITEHALL TOWNSHIP</b> <b>MUNICIPAL COMPLEX SITE EXPANSION</b> SOUTH WHITEHALL TOWNSHIP <b>THE PIDCOCK COMPANY</b> CIVIL ENGINEERING AND LAND PLANNING ARCHITECTURE LAND SURVEYING 2451 PARKWOOD DRIVE ALLENTOWN, PENNSYLVANIA 18103 <b>RECYCLING CENTER</b>	<b>SK</b> <b>1</b>
--	---	---	-----------------------



## MEMORANDUM FOR AGENDA ITEMS

<b>TO:</b>	Board of Commissioners
<b>FROM:</b>	Gregg R. Adams, Planner
<b>DATE:</b>	November 11, 2021
<b>SUBJECT:</b>	A Resolution Amending Resolution 2021-39 Granting Preliminary/ Final Approval To A Major Plan Entitled “Skilled Nursing Addition For Cedarbrook Senior Care And Rehab” And Granting An Additional Waiver Pursuant To SALDO Sections 312-13(f)(3) And 312-43
<b>COPY TO:</b>	R. Cope, D. Manhardt, L. Harrier, J. Zator, Esq., J. Adlerfer, Esq, S. Pidcock, Applicant, Sub. File 2020-108

- **Background Information:**

An application to further develop the property located at 350 South Cedarbrook Road. The plan proposes the consolidation of three lots on the campus to one, the demolition of the abandoned Juvenile Detention Facility, the construction of a three-story 141,625 square foot addition, 80 additional parking spaces, access driveways, and associated stormwater management facilities on the 58.37-acre tract. The plan also proposes the construction of a stormwater management facility on the 5.7-acre parcel at the northeast corner of the Cedarbrook Road/Dorney Park Road intersection. The subject properties are zoned R-4 Medium Density Residential. County of Lehigh is the owner and applicant.

On September 15, 2021, the Board of Commissioners, through Resolution 2021-39, approved Major Plan 2020-108 Skilled Nursing Addition for Cedarbrook Senior Care and Rehab.

- **Action Requested:**

The applicant requests the approval of the waiver of SALDO Sections 312-13(f)(3) and 312-43 requiring that the approved plan be recorded prior to the issuance of building permits.

Staff has no objections to the request.

- **Budget Line Item (if applicable):**

Not applicable.

- **Attachments:**

1. Site Plan
2. Resolution







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

**RESOLUTION NO. 2021-\_\_\_\_  
(Duly Adopted November 17, 2021)**

**A RESOLUTION AMENDING RESOLUTION 2021-39 GRANTING PRELIMINARY/FINAL  
APPROVAL TO A MAJOR PLAN ENTITLED “SKILLED NURSING ADDITION FOR  
CEDARBROOK SENIOR CARE AND REHAB” AND GRANTING AN ADDITIONAL WAIVER  
PURSUANT TO SALDO SECTIONS 312-13(f)(3) AND 312-43**

**WHEREAS**, County of Lehigh, pursuant to Article 3 of the South Whitehall Township Subdivision and Land Development Ordinance, submitted an application for preliminary/final approval to further develop the 58.37-acre property located at 350 South Cedarbrook Road, in South Whitehall Township, Lehigh County, Pennsylvania; and,

**WHEREAS**, on September 15, 2021, the Board of Commissioners, through Resolution 2021-39, approved Major Plan 2020-108 Skilled Nursing Addition for Cedarbrook Senior Care and Rehab; and

**WHEREAS**, the applicant has requested that the requirements of Section 312-13(f)(3) and Section 312-43 of the Subdivision and Land Development Ordinance pertaining to the prohibition of the issuance of permits prior to the recording of the plan be waived.

**NOW, THEREFORE, BE IT ADOPTED AND RESOLVED** that the Board of Commissioners of the Township of South Whitehall hereby amends its preliminary/final approval to the major plan entitled “**SKILLED NURSING ADDITION FOR CEDARBROOK SENIOR CARE AND REHAB**”, memorialized in Resolution 2021-39, subject to the applicant’s compliance with the following conditions:

1. The conditions of approval stated in Resolution No. 2021-39 (Exhibit “A”), which conditions have been affirmatively accepted by the applicant, and those waivers and deferrals granted by the Board of Commissioners that are reflected in said resolution and any subsequent amendments, remain valid and in effect.
2. In addition to the waivers and deferrals granted under Resolution 2021-39 and any subsequent amendments, the following waiver is hereby granted by the South Whitehall Township Board of Commissioners:

The requirement of Sections 312-13(f)(3) and 312-43 of the Subdivision and Land Development Ordinance pertaining to the prohibition of the issuance of permits prior to the recording of the plan is hereby waived. This Resolution does not waive or modify any other requirements of South Whitehall Township or any other applicable laws, ordinances or requirements of any County, Commonwealth of Pennsylvania, Federal or other governmental agencies

impacting issuance of the building permit. Any and all such requirements, including all permits and approvals incident thereto, are to be obtained by the Applicant and are not to be considered waived or modified by this Resolution. The applicant acknowledges that the Township shall not be required to issue the building permit(s) despite the waiver granted hereby unless and until the applicant complies with all other applicable requirements prior to issuance of such permit. By signing the Acceptance of Conditions attached to this Resolution, the applicant affirmatively agrees that: (i) it shall not be entitled to issuance of a building permit until it has obtained all permits and approvals applicable to the issuance of a building permit; (ii) it shall not be entitled to a certificate of occupancy for the structure for which the work is proposed until the land development plan is recorded; and (iii) if the land development plan is not recorded within the time period specified in condition 16 of Resolution 2021-39, the Township is authorized to issue a cease and desist order for any and all construction work relative to the work proposed by the land development plan.

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 which shall be received at or before the meeting at which the Resolution containing such conditions of approval is considered by the Board of Commissioners for adoption.

**DULY ADOPTED** this 17<sup>th</sup> day of **November, 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. 2021-39  
(Duly Adopted September 15, 2021)**

**A RESOLUTION GRANTING PRELIMINARY/FINAL APPROVAL  
TO A MAJOR PLAN ENTITLED  
*"SKILLED NURSING ADDITION FOR CEDARBROOK SENIOR CARE AND REHAB"***

**WHEREAS**, County of Lehigh, pursuant to Article 3 of the South Whitehall Township Subdivision and Land Development Ordinance, submitted an application for preliminary/final approval to further develop the 58.37-acre property located at 350 South Cedarbrook Road, in South Whitehall Township, Lehigh County, Pennsylvania; and,

**WHEREAS**, this proposal is reflected on plans prepared by K&W Engineers, entitled *"SKILLED NURSING ADDITION FOR CEDARBROOK SENIOR CARE AND REHAB"*, dated October 15, 2020 and last revised August 17, 2021; and,

**WHEREAS**, all sections of the Subdivision and Land Development Ordinance cited herein refer to sections of the Subdivision and Land Development Ordinance that were last amended effective April 1, 2019, and are applicable to this plan based on the submission of the initial application on October 15, 2020; and

**WHEREAS**, the South Whitehall Township Planning Commission has reviewed the aforesaid plan on July 15, 2021, and having found it to be in substantial compliance with the Subdivision and Land Development Ordinance, has recommended that preliminary/final approval be granted,

**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)(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 312-12(b)(10) of the Subdivision and Land Development Ordinance that, if the plan requires more than one (1) standard size sheet, (i.e., 24" x 36"), a key diagram illustrating the relative location of the several sections shall be drawn on each sheet and "matchmarks" shall be provided

on each sheet 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 312-36(c)(4)(B)(i) of the Subdivision and Land Development Ordinance requiring that a 300-foot separation distance between a non-residential driveway and a street intersection containing an arterial street with regard to the proposed right-out driveway onto Dorney Park Road driveway be waived, and the Planning Commission is persuaded that the waiver is appropriate given the existing sight distance and the practical speed of negotiating the Cedarbrook Road/Dorney Park Road intersection; and,

**WHEREAS**, the applicant has requested that the requirement of Section 312-39(d)(2) of the Subdivision and Land Development Ordinance as it pertains to the requirement to provide a maximum 4-foot horizontal to 1-foot vertical slope side wall, be waived for all proposed basins, and the Township Geotechnical Consultant and the Planning Commission are amenable to the waiver; and,

**WHEREAS**, the applicant has requested that the requirement of Section 312-39(d)(4) of the Subdivision and Land Development Ordinance that fencing in accordance with the Township Standard Construction Documents (latest revision) be waived to the extent shown on the plan, and the Planning Commission is amenable to the waiver as the Public Works Department has no objections to the alternate fencing design proposed; and,

**WHEREAS**, the applicant has requested that the requirement of Section 312-35(b)(3) of the Subdivision and Land Development Ordinance pertaining to the Right-of-Way and cartway standards be deferred to the extent shown on the plan, and the Planning Commission is persuaded that the deferrals are appropriate until such time right-of-way improvements are required; and,

**WHEREAS**, the applicant has requested that the requirement of Section 312-40(c)(1) of the Subdivision and Land Development Ordinance to plant street trees at uniform intervals between 30 and 40 feet to be located within the right-of-way of public street right-of-way or street tree easements be waived, and the Planning Commission deferred their recommendation in favor of the forthcoming recommendation from the Landscape and Shade Tree Commission; and,

**WHEREAS**, the applicant has requested that the requirement of Appendix G of the Stormwater Management Ordinance with regard to the requirement to perform soil auger testing be waived, and the Planning Commission is persuaded that such a waiver is appropriate as the Township Geotechnical Engineer supports the waiver request.

**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 ***“SKILLED NURSING ADDITION FOR CEDARBROOK SENIOR CARE AND REHAB”***, subject to the applicant’s compliance with the following conditions:

1. That the applicant shall execute subdivision improvement, security, maintenance, and indemnification agreements acceptable to the Township and its Solicitor, 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 shall be provided prior to the plan being recorded.

2. That the applicant shall address to the satisfaction of the Township Engineer, the comments of Mr. Anthony Tallarida, as contained in his review dated September 9, 2021.
3. That the applicant shall address to the satisfaction of the Township Water & Sewer Engineer, the comments of Mr. Jason Newhard, as contained in his review dated July 8, 2021.
4. That the applicant shall address to the satisfaction of the Township Geotechnical Consultant, the comments of Mr. Chris Taylor, as contained in his review dated July 15, 2021.
5. That the applicant shall address to the satisfaction of the Community Development Department, the comments of Mr. Gregg Adams, as contained in his review dated July 9, 2021.
6. That the applicant shall contribute fees in lieu of parkland dedication, in the amount of \$14,483.50 in order to meet the parkland and open space requirements of the Subdivision and Land Development Ordinance.
7. That the applicant complies with the forthcoming recommendation of the Landscape and Shade Tree Commission.
8. That the applicant shall 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.
9. That the applicant obtains a letter from the Pennsylvania Department of Environmental Protection and/or the Lehigh County Conservation District approving the NPDES Permit application pursuant to Section 312-39(e) of the Subdivision and Land Development Ordinance.
10. That the applicant obtains a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module or an exemption thereto.
11. That the applicant obtains highway occupancy permit(s) from the Pennsylvania Department of Transportation for the road and utility work within the right-of-way of Cedarbrook Road.
12. If deemed to necessary, the applicant shall dedicate to the Township additional right-of-way along the frontage of Cedarbrook Road at a width acceptable to the Township. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Dedication in a form acceptable to the Township Solicitor, and an Opinion of Record Title prepared by applicant's counsel indicating

that the dedication 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 dedication 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 a blanket Access Easement to South Whitehall Township for maintenance of the water and sanitary sewer systems on the tract. 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 Township Engineer, 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 cites the deed book volume and page reference.
14. That a Declaration of Covenants and Easement for Maintenance of Stormwater Management Facilities prepared by the Township Solicitor be executed for the maintenance of the on-site stormwater management facilities.
15. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.
16. 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.
17. 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.



18. 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.

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)(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 312-12(b)(10) of the Subdivision and Land Development Ordinance that, if the plan requires more than one (1) standard size sheet, (i.e., 24" x 36"), a key diagram illustrating the relative location of the several sections shall be drawn on each sheet and "matchmarks" shall be provided on each sheet is hereby waived; and,

The requirement of Section 312-36(c)(4)(B)(i) of the Subdivision and Land Development Ordinance requiring that a 300-foot separation distance between a non-residential driveway and a street intersection containing an arterial street with regard to the proposed right-out driveway onto Dorney Park Road driveway is hereby waived; and,

The requirement of Section 312-39(d)(2) of the Subdivision and Land Development Ordinance as it pertains to the requirement to provide a maximum 4-foot horizontal to 1-foot vertical slope side wall, is hereby waived for all proposed basins; and,

The requirement of Section 312-39(d)(4) of the Subdivision and Land Development Ordinance that fencing in accordance with the Township Standard Construction Documents (latest revision) is hereby waived to the extent shown on the plan; and,

The requirement of Section 312-35(b)(3) of the Subdivision and Land Development Ordinance pertaining to the Right-of-Way and cartway standards is hereby deferred to the extent shown on the plan; and,

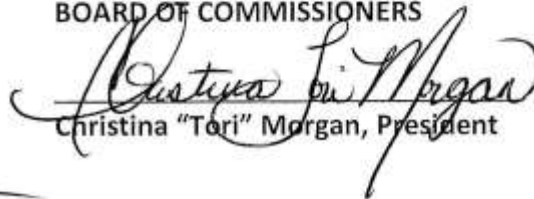
The requirement of Section 312-40(c)(1) of the Subdivision and Land Development Ordinance to plant street trees at uniform intervals between 30 and 40 feet to be located within the right-of-way of public street right-of-way or street tree easements is hereby deferred to the extent required by the Landscape and Shade Tree Commission; and,

The requirement of Appendix G of the Stormwater Management Ordinance with regard to the requirement to perform soil auger testing is hereby waived.

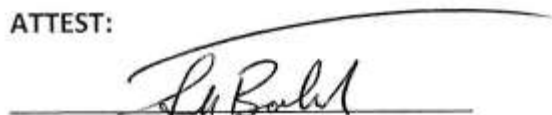
The conditions of approval have been made known to the applicant, and final approval is to be deemed expressly contingent upon the applicant's affirmative written acceptance of the conditions on a form prescribed by South Whitehall Township which shall be received at or before the meeting at which the Resolution containing such conditions of approval is considered by the Board of Commissioners for adoption.

**DULY ADOPTED** this 15<sup>th</sup> day of **September, 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, Twp. Secretary



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

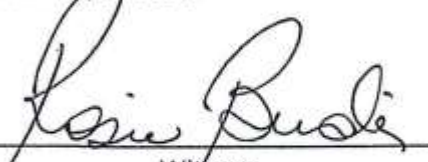
**RESOLUTION NO. 2021-39  
(Duly Adopted September 15, 2021)**

**ACCEPTANCE OF CONDITIONS**

**A RESOLUTION GRANTING PRELIMINARY/FINAL APPROVAL  
TO A MAJOR PLAN ENTITLED  
"SKILLED NURSING ADDITION FOR CEDARBROOK SENIOR CARE AND REHAB"**

The undersigned, being the applicant of the land shown on the plan entitled "**SKILLED NURSING ADDITION FOR CEDARBROOK SENIOR CARE AND REHAB**" prepared by K&W Engineers, dated October 15, 2020 and last revised August 17, 2021, Township Major Plan 2020-108, for the further development of a 58.37-acre property located at 350 South Cedarbrook 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 preliminary/final approval to the major plan entitled "**SKILLED NURSING ADDITION FOR CEDARBROOK SENIOR CARE AND REHAB**" 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:

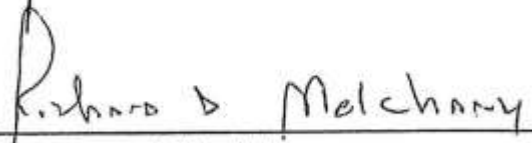
  
Witness

Rosie Burdier

Printed Name

APPLICANT: County of Lehigh

  
Applicant

  
Printed Name

Date: 9/15/21



TOWNSHIP OF SOUTH WHITEHALL  
LEHIGH COUNTY, PENNSYLVANIA

RESOLUTION NO. 2021-\_\_\_\_  
(Duly Adopted November 17, 2021)

ACCEPTANCE OF CONDITIONS

**A RESOLUTION AMENDING RESOLUTION 2021-39 GRANTING PRELIMINARY/FINAL  
APPROVAL TO A MAJOR PLAN ENTITLED "SKILLED NURSING ADDITION FOR  
CEDARBROOK SENIOR CARE AND REHAB" AND GRANTING AN ADDITIONAL WAIVER  
PURSUANT TO SALDO SECTIONS 312-13(f)(3) AND 312-43**


The undersigned, being the applicant of the land shown on the plan entitled "**SKILLED NURSING ADDITION FOR CEDARBROOK SENIOR CARE AND REHAB**" prepared by K&W Engineers, dated October 15, 2020 and last revised August 17, 2021, Township Major Plan 2020-108, for the further development of a 58.37-acre property located at 350 South Cedarbrook 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 2021-39 granting conditional preliminary/final approval to the major plan entitled "**SKILLED NURSING ADDITION FOR CEDARBROOK SENIOR CARE AND REHAB**" to waive the requirements of SALDO Sections 312-13(f)(3) and 312-43 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: County of Lehigh

  
Witness

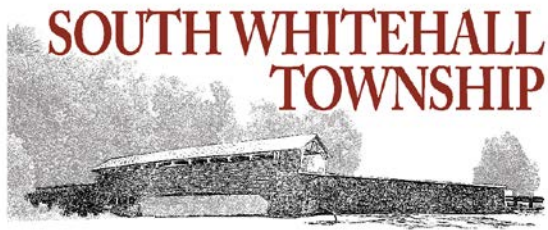
  
Applicant

  
Printed Name

  
Printed Name

Date: 11/16/21





## MEMORANDUM FOR AGENDA ITEMS

<b>TO:</b>	Board of Commissioners
<b>FROM:</b>	Chief Glen Dorney
<b>DATE:</b>	11 November 2021
<b>SUBJECT:</b>	Request permission for conditional offer of employment
<b>COPY TO:</b>	Randy Cope, Interim Township Manager

- **Background Information and/or Justification of Expense:**

The Police Department is in the hiring process for vacant entry-level patrol officer positions via Civil Service guidelines and need the Board of Commissioners to extend conditional offer of employment to the next eligible candidates on the civil service list.

- **Action Requested:**

I am requesting the Board of Commissioners to extend a conditional offer of employment for entry-level patrol officer in the South Whitehall Township Police Department to applicants #67845 and #25439, conditioned upon the individuals satisfactorily completing the background investigation, polygraph examination, medical examination, and psychological examination to confirm their fitness for duty.

- **Budget Line Item (if applicable):** *Please indicate approved budget amount for specified project(s).* 01410201-40112



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

**Resolution 2021-\_\_  
(Duly Adopted November 17, 2021)**

**A RESOLUTION EXTENDING A CONDITIONAL OFFER OF EMPLOYMENT FOR  
ENTRY-LEVEL POSITION OF PATROL OFFICER IN THE TOWNSHIP'S POLICE  
DEPARTMENT TO APPLICANTS: #67845 and #25439 CONDITIONED UPON THE  
INDIVIDUALS SATISFACTORILY COMPLETING THE BACKGROUND  
INVESTIGATION, POLYGRAPH EXAMINATION, MEDICAL EXAMINATION, AND  
PSYCHOLOGICAL EXAMINATION TO CONFIRM THEIR FITNESS FOR DUTY**

WHEREAS, South Whitehall Township ("**Township**") is subject to the Civil Service provisions of the First Class Township Code 53 PA. STAT. ANN. § 56101 *et seq.* with respect to its Police Department since there are more than two full-time members in the department; and

WHEREAS, The Board of Commissioners ("**Board**") of the Township has appointed a Civil Service Commission ("**Commission**") in accordance with the Code, and the Commission and the Board have adopted rules and regulations ("**Rules**") pursuant to Code § 630, 53 PA. STAT. ANN. § 55630; and

WHEREAS, pursuant to the Rules, the Commission has conducted examinations for the entry-level position of Patrol Officer in the Township's Police Department, has established an Eligibility List for that position, and has certified individuals to the Board for appointment to that position, including Applicants: **#67845 and #25439**.

WHEREAS, based solely on the merits and fitness of the applicants certified by the Commission to the Board, and considering the veterans' preference to which these individuals are entitled, the Board desires to extend a conditional offer of employment to Applicants: **#67845 and #25439** to the entry-level position of Patrol Officer in the Township's Police Department.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of South Whitehall Township that Applicants: **#67845 and #25439** are hereby appointed to the entry-level position of Patrol Officer in the Township's Police Department, conditioned upon candidates successfully completing a Background Investigation, Polygraph Examination, Medical Examination, and Psychological Examination, which will confirm that they can perform the essential duties of the Patrol Officer position, with or without reasonable accommodation, in accordance with the procedures set forth in Section 5.4 of the Rules. Once employment commences, candidates shall be subject to an initial one (1) year probationary period pursuant to Section 5.5 of the Commission's Civil Service Rules.

DULY RESOLVED by the Board of Commissioners of South Whitehall Township, Lehigh County, Pennsylvania, the **17<sup>th</sup>** day of **November 2021**, in lawful session duly assembled.

SOUTH WHITEHALL TOWNSHIP  
BOARD OF COMMISSIONERS

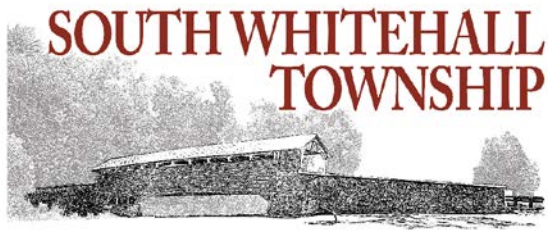
---

Christina "Tori" Morgan, President

ATTEST:

---

Scott Boehret, Twp. Secretary



## MEMORANDUM FOR AGENDA ITEMS

<b>TO:</b>	Board of Commissioners
<b>FROM:</b>	Michael Elias
<b>DATE:</b>	11/11/21
<b>SUBJECT:</b>	Ridge Farm Phase 1 Sewer Planning Module
<b>COPY TO:</b>	R. Cope, H. Bender, D. Manhardt, S. Boehret

- **Background Information and/or Justification of Expense:**  
Ridge Farms is respectfully requesting the approval of a resolution for Phase 1 of their Sewer Planning Module. This portion of the development includes 468 TND units, 14 Residential units and 72,000 Sqft of Non-Residential use. The total amount of flow requested for this phase is 119,906GPD or 538 EDU's. The remaining amount of required allocation that will be requested in Phase 2 of this project is 87,024 GPD or 390 RDU's.
- **Action Requested:**  
Approval of Resolution
- **Budget Line Item (if applicable):**





**Township Resolution for  
Plan Revision for New Land Development**



## RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE ~~(SUPERVISORS)~~ (COMMISSIONERS) ~~(COUNCILMEN)~~ of South Whitehall Township  
(TOWNSHIP) ~~(BOROUGH)~~ (CITY), Lehigh COUNTY, PENNSYLVANIA (hereinafter "the municipality").

**WHEREAS** Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

**WHEREAS** Kay Walbert, LLC. has proposed the development of a parcel of land identified as  
land developer

Ridge Farms - Phase 1, and described in the attached Sewage Facilities Planning Module, and  
name of subdivision

proposes that such subdivision be served by: (check all that apply), ☒ sewer tap-ins, ☒ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify). \_\_\_\_\_

**WHEREAS**, South Whitehall Township finds that the subdivision described in the attached  
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

**NOW, THEREFORE, BE IT RESOLVED** that the ~~(Supervisors)~~ (Commissioners) ~~(Councilmen)~~ of the (Township) ~~(Borough)~~ (City) of South Whitehall hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I \_\_\_\_\_, Secretary, \_\_\_\_\_  
(Signature)

Township Board of Commisioners ~~(Borough Council)~~ (City Councilmen), hereby certify that the foregoing is a true copy of the Township ~~(Borough)~~ (City) Resolution # \_\_\_\_\_, adopted, \_\_\_\_\_, 20\_\_\_\_.

Municipal Address:

South Whitehall Township

4444 Walbert Avenue

Allentown, Pa 18104

Telephone (610) 398-0401

Seal of

Governing Body

## **Component 3 – Sewage Facilities Planning Module**



**pennsylvania**  
DEPARTMENT OF ENVIRONMENTAL  
PROTECTION

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

## SEWAGE FACILITIES PLANNING MODULE

### Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDU's or more, or (3) the construction of, or modification to, wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. Planning for any project that will require DEP to issue or modify a permit cannot be processed by a delegated agency. Delegated agencies must send their projects to DEP for final planning approval.

This component, along with any other documents specified in the cover letter, must be completed and submitted to the municipality with jurisdiction over the project site for review and approval. All required documentation must be attached for the Sewage Facilities Planning Module to be complete. Refer to the instructions for help in completing this component.

**REVIEW FEES:** Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see section R and the instructions for more information on these fees.

**NOTE:** All projects must complete Sections A through I, and Sections O through R. Complete Sections J, K, L, M and/or N if applicable or marked ☒.

#### A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name Ridge Farms - Phase 1

2. Brief Project Description Proposed mixed residential development with clubhouse and commercial uses on several parcels totaling 201.95 acres. The overall development will consist of 870 residential units with the clubhouse and commercial uses totaling 77,200 square feet. Phase 1 will consist of 482 residential units and 72,200 square feet of clubhouse and commercial uses.

#### B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name	County	City	Boro	Twp
South Whitehall Township	Lehigh	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Elias	Mike			Utilities & MS4 Programs Coordinator
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
4444 Walbert Avenue				
Address Last Line -- City	State	ZIP+4		
Allentown	Pa	18104-1699		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
610-398-0401	610-398-1068	eliasm@southwhitehall.com		

**C. SITE INFORMATION** (See Section C of instructions)

**Site (Land Development or Project) Name**

Ridge Farms - Phase 1

Site Location Line 1

Huckleberry Road, Walbert Avenue, and N. Cedar Crest Boulevard

Site Location Line 2

Site Location Last Line -- City

South Whitehall Township

State

PA

ZIP+4

18104-1699

Latitude

40.61877778

Longitude

75.53583333

Detailed Written Directions to Site PA Turnpike Northeast Extension to Lehigh Valley Exit, Take ramp to US-22 E, Continue on US-22 to Cedar Crest Boulevard exit, Turn Right at the fork onto N Cedar Crest Boulevard, Continue for 0.7 miles and property is on both sides of the road

Description of Site Approximately 201.95 acres of land which has neem farmed in the past. The majority of the site is made up of farmland with areas of woodland with medium to steep slopes. No wetlands, streams, or other bodies of water are located on site.

**Site Contact (Developer/Owner)**

Last Name

Koze

First Name

Rick

MI

Suffix

Phone

610-395-6857

Ext.

Site Contact Title

Managing Member

Site Contact Firm (if none, leave blank)

Kay Walbert, LLC

FAX

Email

rickkoze@hotmail.com

Mailing Address Line 1

5930 Hamilton Boulevard

Mailing Address Line 2

Suite 10

Mailing Address Last Line -- City

Whitehall Township

State

Pennsylvania

ZIP+4

18106

**D. PROJECT CONSULTANT INFORMATION** (See Section D of instructions)

Last Name

Engelhardt

First Name

Jason

MI

Suffix

P.E.

Title

Principal

Consulting Firm Name

Langan Engineering & Environmental Services

Mailing Address Line 1

One West Broad Street

Mailing Address Line 2

Suite 200

Address Last Line -- City

Bethlehem

State

PA

ZIP+4

18018

Country

USA

Email

jengelhardt@langan.com

Area Code + Phone

(610) 984-8500

Ext.

Area Code + FAX

(610) 984-8501

**E. AVAILABILITY OF DRINKING WATER SUPPLY**

The project will be provided with drinking water from the following source: (Check appropriate box)

☐ Individual wells or cisterns.

☐ A proposed public water supply.

☒ An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: South Whitehall Township

**PROJECT NARRATIVE** (See Section F of instructions)

☒ A narrative has been prepared as described in Section F of the instructions and is attached.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

**G. PROPOSED WASTEWATER DISPOSAL FACILITIES** (See Section G of instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

**1. COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

- ☒ New collection system    ☐ Pump Station    ☒ Force Main  
☒ Grinder pump(s)    ☒ Extension to existing collection system    ☐ Expansion of existing facility

Clean Streams Law Permit Number N/A

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 538

Connections 53

Name of:

existing collection or conveyance system South Whitehall Township

owner South Whitehall Township

existing interceptor Jordan Creek Interceptor

owner City of Allentown

**2. WASTEWATER TREATMENT FACILITY**

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

- ☐ New facility    ☒ Existing facility    ☐ Upgrade of existing facility    ☐ Expansion of existing facility

Name of existing facility Kline's Island Wastewater Treatment Plant - City of Allentown

NPDES Permit Number for existing facility PA-26000

Clean Streams Law Permit Number N/A

Location of discharge point for a new facility. Latitude \_\_\_\_\_ Longitude \_\_\_\_\_

b. The following certification statement must be completed and signed by the wastewater treatment facility permittee or their representative.

As an authorized representative of the permittee, I confirm that the Kline's Island WWTP  
(Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality City of Allentown, Lehigh County Authority - Agent

Name of Responsible Agent Liesel M Gross

Agent Signature [Signature] Date 11/11/2021

(Also see Section I. 4.)

## PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

### 3. PLOT PLAN

The following information is to be submitted on a plot plan of the proposed subdivision.

- |   |  |
|---|--|
| a. Existing and proposed buildings.   | j. Any designated recreational or open space area.   |
| b. Lot lines and lot sizes.   | k. Wetlands - from National Wetland Inventory Mapping and USGS Hydric Soils Mapping.   |
| c. Adjacent lots.   | l. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping)   |
| d. Remainder of tract.  | m. Prime Agricultural Land.  |
| e. Existing and proposed sewerage facilities. Plot location of discharge point, land application field, spray field, COLDS, or LVCOLDS if a new facility is proposed. | n. Any other facilities (pipelines, power lines, etc.)   |
| f. Show tap-in or extension to the point of connection to existing collection system (if applicable).   | o. Orientation to north.   |
| g. Existing and proposed water supplies and surface water (wells, springs, ponds, streams, etc.)  | p. Locations of all site testing activities (soil profile test pits, slope measurements, permeability test sites, background sampling, etc. (if applicable). |
| h. Existing and proposed rights-of-way.   | q. Soils types and boundaries when a land based system is proposed.  |
| i. Existing and proposed buildings, streets, roadways, access roads, etc.   | r. Topographic lines with elevations when a land based system is proposed  |

### 4. WETLAND PROTECTION

YES NO

- a. ☐ ☒ Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
- b. ☐ ☒ Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, Identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

### 5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

- ☐ ☒ Will the project involve the disturbance of prime agricultural lands?  
If yes, coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP.  
If no, prime agricultural land protection is not a factor to this project.
- ☐ ☐ Have prime agricultural land protection issues been settled?

### 6. HISTORIC PRESERVATION ACT

YES NO

- ☒ ☐ Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at [www.dep.state.pa.us](http://www.dep.state.pa.us), select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice



(CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

## 7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

- ☒ The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- ☐ A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at [www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us), and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials \_\_\_\_\_.

## H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (See Section H of instructions)

- ☒ An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.
- The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

## I. COMPLIANCE WITH WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS (See Section I of instructions) (Check and complete all that apply.)

### 1. Waters designated for Special Protection

- ☐ The proposed project will result in a new or increased discharge into special protection waters as identified in Title 25, Pennsylvania Code, Chapter 93. The Social or Economic Justification (SEJ) required by Section 93.4c. is attached.

### 2. Pennsylvania Waters Designated As Impaired

- ☐ The proposed project will result in a new or increased discharge of a pollutant into waters that DEP has identified as being impaired by that pollutant. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss water quality based discharge limitations.

### 3. Interstate and International Waters

- ☐ The proposed project will result in a new or increased discharge into interstate or international waters. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss effluent limitations necessary to meet the requirements of the interstate or international compact.

### 4. Tributaries To The Chesapeake Bay

- ☐ The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: \_\_\_\_\_ pounds of TN per year, and \_\_\_\_\_ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is \_\_\_\_\_ pounds per year and the total phosphorus capacity is \_\_\_\_\_ pounds per year as determined by the wastewater treatment facility permittee. The permittee has determined that the additional TN and TP to be contributed by this project (as modified by credits and/or offsets to be provided) will not cause the discharge to exceed the annual total mass limits for these parameters. Documentation of compliance with nutrient allocations is attached.

Name of Permittee Agency, Authority, Municipality \_\_\_\_\_

Initials of Responsible Agent (See Section G 2.b) \_\_\_\_\_

See *Special Instructions* (Form 3800-FM-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements.



Basin SWT 52

☐ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 119,906 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd) <sup>MGD</sup>		b. Present Flows (gpd) <sup>MGD</sup>		c. Projected Flows in 5 years (gpd) <sup>MGD</sup> (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	SWT	-	-	-	-	-
Conveyance	58	81	30	78 "	30	80 "
Treatment	40	40	32.3	40	33.4	42

3. Collection and Conveyance Facilities

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

- a. ☐ ☒ This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

b. Collection System

Name of Agency, Authority, Municipality SWT

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

☐ **J. CHAPTER 94 CONSISTENCY DETERMINATION** (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality City of Allentown, LCA - Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature]

Date 6/29/2021

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

- a. ☒ ☐ This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality City of Allentown, LCA - Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature]

Date 6/29/2021

☐ **K. TREATMENT AND DISPOSAL OPTIONS** (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

- ☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
- ☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
- ☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
- ☐ 4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ **L. PERMEABILITY TESTING** (See Section L of instructions)

- ☐ The information required in Section L of the instructions is attached.

☐ **M. PRELIMINARY HYDROGEOLOGIC STUDY** (See Section M of instructions)

☐ **J. CHAPTER 94 CONSISTENCY DETERMINATION** (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

- a. ☐ ☐ This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

- b. Name of Agency, Authority, Municipality \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

☐ **K. TREATMENT AND DISPOSAL OPTIONS** (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

- ☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
- ☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
- ☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
- ☐ 4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ **L. PERMEABILITY TESTING** (See Section L of instructions)

- ☐ The information required in Section L of the instructions is attached.

☐ **M. PRELIMINARY HYDROGEOLOGIC STUDY** (See Section M of instructions)

**N. DETAILED HYDROGEOLOGIC STUDY** (See Section N of instructions)

☐ The detailed hydrogeologic information required in Section N. of the instructions is attached.

**O. SEWAGE MANAGEMENT** (See Section O of instructions)

**(1-3 for completion by the developer(project sponser), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)**

Yes No

1. ☐ ☒ Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

If Yes, respond to the following questions, attach the supporting analysis, and an evaluation of the options available to assure long-term proper operation and maintenance of the proposed non-municipal facilities. If No, skip the remainder of Section O.

2. Project Flows \_\_\_\_\_ gpd

Yes No

3. ☐ ☐ Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to purchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

**(For completion by non-municipal facility agent)**

4. Collection and Conveyance Facilities

The questions below are to be answered by the organization/individual responsible for the non-municipal collection and conveyance facilities. The individual(s) signing below must be legally authorized to make representation for the organization.

Yes No

- a. ☐ ☐ If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, a representative of the organization responsible for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 71 §71.53(d)(3) and that this proposal will not affect that status.

- b. Collection System

Name of Responsible Organization \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

- c. Conveyance System

Name of Responsible Organization \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

5. Treatment Facility

The questions below are to be answered by a representative of the facility permittee. The individual signing below must be legally authorized to make representation for the organization.

Yes No

- a. ☐ ☐ If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with §71.53(d)(3) and that this proposal will not impact that status.

- b. Name of Facility \_\_\_\_\_  
Name of Responsible Agent \_\_\_\_\_  
Agent Signature \_\_\_\_\_  
Date \_\_\_\_\_

(For completion by the municipality)

6. ☐ The **SELECTED OPTION** necessary to assure long-term proper operation and maintenance of the proposed non-municipal facilities is clearly identified with documentation attached in the planning module package.

**P. PUBLIC NOTIFICATION REQUIREMENT** (See Section P of instructions)

This section must be completed to determine if the applicant will be required to publish facts about the project in a newspaper of general circulation to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice is found in Section P of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes".

Yes No

1. ☐ ☒ Does the project propose the construction of a sewage treatment facility ?
2. ☒ ☐ Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3. ☐ ☒ Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000?
4. ☐ ☒ Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5. ☐ ☒ Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6. ☐ ☒ Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
7. ☐ ☒ Does the project involve a major change in established growth projections?
8. ☐ ☒ Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?



**P. PUBLIC NOTIFICATION REQUIREMENT cont'd.** (See Section P of instructions)

9. ☐ ☒ Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10. ☐ ☒ Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
11. ☐ ☒ Will sewage facilities discharge into high quality or exceptional value waters?
- ☒ Attached is a copy of:
- ☒ the public notice,
  - ☐ all comments received as a result of the notice,
  - ☐ the municipal response to these comments.
- ☒ No comments were received. A copy of the public notice is attached.

**Q. FALSE SWEARING STATEMENT** (See Section Q of instructions)

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Jason Engelhardt

Name (Print)

Principal/Vice President

Title

One West Broad St, Suite 200, Bethlehem, PA 18018

Address

6109848500

Telephone Number

Signature

Date

**R. REVIEW FEE** (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

- ☐ I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- ☒ I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$26,900 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- ☐ I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for \_\_\_\_\_ County, Pennsylvania

Deed Volume \_\_\_\_\_ Book Number \_\_\_\_\_

Page Number \_\_\_\_\_ Date Recorded \_\_\_\_\_

**R. REVIEW FEE (continued)**

Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

$$\#538 \quad \text{Lots (or EDUs)} \times \$50.00 = \$26,900$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
  - For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.
2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

- A. A new surface discharge greater than 2000 gpd will use a flat fee:

\$ 1,500 per submittal (non-municipal)  
\$ 500 per submittal (municipal)

- B. An increase in an existing surface discharge will use:

$$\# \quad \text{Lots (or EDUs)} \times \$35.00 = \$$$

to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
- For non-single family residential projects, EDUs are calculated using projected population figures

- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

\$ 1,500 per submittal (non-municipal)  
\$ 500 per submittal (municipal)



**LEHIGH COUNTY AUTHORITY**

1053 SPRUCE ROAD \* P.O. BOX 3348 \* ALLENTOWN, PA 18106-0348  
610-398-2503 \* FAX 610-398-8413 \* [www.lehighcountyauthority.org](http://www.lehighcountyauthority.org)  
email: [service@lehighcountyauthority.org](mailto:service@lehighcountyauthority.org)

November 11, 2021

Randy Cope  
South Whitehall Township  
4444 Walbert Avenue  
Allentown, PA 18104

RE: Ridge Farms (residential development), Huckleberry Rd - Walbert Ave - N Cedar Crest Blvd, South Whitehall Township  
Sewer Module - Chapter 94 Consistency Determination – Appendix A  
REVISION #1

Dear Mr. Cope:


This letter and approval for the attached Sewage Facilities Planning Module is based on the current estimate of available wastewater capacity. This letter does not promise, guarantee or assure any future conveyance or treatment allocation without compliance with all applicable rules and regulations, payment of all necessary fees and availability of the respective allocation at that time.

In accordance with the Interim Act 537 Plan submitted by the Kline's Island Sewer System (KISS) municipalities to the Pa. Department of Environmental Protection and approved on June 25, 2021, an amount equal to the property or development's wastewater flow will be allocated from the Connection Management Plan at the time of approval of the Sewage Facilities Planning Module. This property or development's wastewater flow need, as represented in the attached Sewage Planning Module, is 119,906 gallons per day. Therefore, the Connection Management Plan balance will be adjusted as follows:

2020 Connection Management Plan Allocation (all numbers in gallons per day)	1,500,000
2021-2025 Connection Management Plan Allocation	3,117,129
Previously allocated from prior planning module submissions (since 1/17/20)	-1,618,616
<i>Total allocation requested for this project</i>	<i>-119,906</i>
<i>Previously requested (6/29/21)</i>	<i>-206,930</i>
<i>Additional allocation requested - this submission</i>	<i>+87,024</i>
Remaining Allocation in KISS Connection Management Plan (as of 11/11/2021)	3,085,537

Please contact me if you have any questions about this information.

Sincerely,

  
Liesel M. Gross  
Chief Executive Officer

cc: Scott Novatnak, DEP  
Robert Corby, DEP  
Craig Messinger, COA  
Phil DePoe, LCA  
Tom Dredge, Langan Engineering & Environmental Services, Inc.

027.21



# **EXHIBIT I**

## **Component 4A: Municipal Planning Agency Review**

## SEWAGE FACILITIES PLANNING MODULE

### COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

#### SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

Ridge Farms

#### SECTION B. REVIEW SCHEDULE (See Section B of instructions)

 1. Date plan received by municipal planning agency October 9, 2020

 2. Date review completed by agency June 11, 2021

#### SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes                                 | No                                  |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i> )?                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use?<br>If no, describe the inconsistencies _____   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Is this proposal consistent with the use, development, and protection of water resources?<br>If no, describe the inconsistencies _____                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impacts _____                                  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project?<br>If yes, describe impacts _____   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 7. Will any known endangered or threatened species of plant or animal be impacted by this project?<br>If yes, describe impacts _____                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 8. Is there a municipal zoning ordinance?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is this proposal consistent with the ordinance?<br>If no, describe the inconsistencies <u>Project is in approval process and working toward consistency.</u> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 11. Have all applicable zoning approvals been obtained?   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 12. Is there a municipal subdivision and land development ordinance?  |

**SECTION C. AGENCY REVIEW (continued)**

Yes No

☐☒

13. Is this proposal consistent with the ordinance?

If no, describe the inconsistencies Project is in approval process and working toward consistency.☒☐

14. Is this plan consistent with the municipal Official Sewage Facilities Plan?

If no, describe the inconsistencies \_\_\_\_\_

☐☒

15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?

If yes, describe \_\_\_\_\_

☐☒

16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?

☐☒

If yes, is the proposed waiver consistent with applicable ordinances?

If no, describe the inconsistencies \_\_\_\_\_

17. Name, title and signature of planning agency staff member completing this section:

Name: Gregg AdamsTitle: PlannerSignature: Date: June 11, 2021Name of Municipal Planning Agency: South Whitehall TownshipAddress 4444 Walbert Avenue, Allentown, PA 18104Telephone Number: 610-398-0401**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.



# **EXHIBIT J**

## **Component 4B: County Planning Commission Review**



## SEWAGE FACILITIES PLANNING MODULE COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW

(or Planning Agency with Areawide Jurisdiction)

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning package and one copy of this *Planning Agency Review Component* should be sent to the county planning agency or planning agency with areawide jurisdiction for their comments.

### SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

Ridge Farms

### SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency ---
2. Date plan received by planning agency with areawide jurisdiction July 6, 2021  
 Agency name Lehigh Valley Planning Commission
3. Date review completed by agency August 6, 2021

### SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes No

- |                                     |                                     |     |   |  |
|-------------------------------------|-------------------------------------|-----|---|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1.  | Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i> )?          |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2.  | Is this proposal consistent with the comprehensive plan for land use?   | <i>See attached MPC review letter dated 8/7/20</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3.  | Does this proposal meet the goals and objectives of the plan?   |  |
|                                     |                                     |     | If no, describe goals and objectives that are not met ---   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4.  | Is this proposal consistent with the use, development, and protection of water resources?   |  |
|                                     |                                     |     | If no, describe inconsistency ---   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5.  | Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? |  |
|                                     |                                     |     | If no, describe inconsistencies: ---  |  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6.  | Does this project propose encroachments, obstructions, or dams that will affect wetlands?   |  |
|                                     |                                     |     | If yes, describe impact ---   |  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7.  | Will any known historical or archeological resources be impacted by this project?   | <i>PHMC determination</i>                          |
|                                     |                                     |     | If yes, describe impacts ---  |  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 8.  | Will any known endangered or threatened species of plant or animal be impacted by the development project?                                | <i>See PNDI results</i>                            |
|                                     |                                     |     | If yes, describe impacts ---  |  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9.  | Is there a county or areawide zoning ordinance?   |  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. | Does this proposal meet the zoning requirements of the ordinance?   | <i>N/A</i>   |
|                                     |                                     |     | If no, describe inconsistencies ---   |  |

**SECTION C. AGENCY REVIEW (continued)**

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? *N/A*
- ☒ ☐ 12. Is there a county or areawide subdivision and land development ordinance? *Not applicable to South Whitehall Township*
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? *N/A*  
If no, describe which requirements are not met ---
- ☐ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan? *See municipal interpretation*  
If no, describe inconsistency ---
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?  
If yes, describe ---
- ☐ ☐ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? *N/A*
- ☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.  
If no, describe the inconsistencies ---
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
- ☒ ☐ If yes, will this project plan require the implementation of storm water management measures?

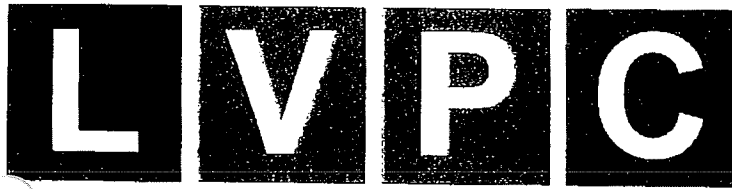
18. Name, Title and signature of person completing this section:

Name: Susan L. RockwellTitle: Senior Environmental PlannerSignature: *S. L. Rockwell*Date: August 6, 2021Name of County or Areawide Planning Agency: Lehigh Valley Planning CommissionAddress: 961 Marcon Blvd., Suite 310Telephone Number: 610-264-4544**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.



## Lehigh Valley Planning Commission

GREG ZEBROWSKI  
Chair

STEVEN GLICKMAN  
Vice Chair

PAMELA PEARSON  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

August 7, 2020

Mr. George Kinney, Director  
Community Development Department  
South Whitehall Township  
4444 Walbert Avenue  
Allentown, Pennsylvania 18104

**RE: Ridge Farms – Land Use of Regional Significance  
South Whitehall Township  
Lehigh County**

Dear Mr. Kinney:

The subject application is considered a Land Use of Regional Significance under *FutureLV: The Regional Plan*. The proposal qualifies because it is both a large residential development greater than 300 units and a mixed-use development greater than 50,000 square feet and 150 dwelling units. The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings are virtual, please see the meeting details below to attend. The LVPC will issue a follow-up letter after the Commission meeting should the Commission have any additional comments.

- LVPC Comprehensive Planning Committee Meeting
  - August 25, 2020 at 12:00 PM
  - Meeting information: <https://www.lvpc.org/meetings.html>
- LVPC Full Commission Meeting
  - August 27, 2020 at 7:00 PM
  - Meeting information: <https://www.lvpc.org/meetings.html>

The subject application proposes to construct a mixed-use community totaling 870 residential dwellings and 67,200 square feet of commercial space, located at Walbert Avenue and North Cedar Crest Boulevard (parcel numbers 548727343134, 548726413932, 548726323076, 548727303984, 548757625489, 548767544734, 548746422139, 548737014729, 548725550358, 548726571146 and 548767273685). Residential units proposed include 68 market-rate single-family homes, 40 market-rate twin homes, 88 age-restricted single-family homes, 82 age-restricted twin homes, 408 apartment units, and 60 condominium units, and an additional single-family homes and 90 twin homes in the rural zoning districts. The proposed commercial component includes 17,200 square feet of restaurant space, 30,000 square feet of medical office space and 20,000 square feet of retail space. The project also includes 52.9 acres of combined open space and active open space, consisting of trails, playground equipment and bicycle amenities.

The project site is located in an area designated for Development, Preservation Buffer and Farmland Preservation in the General Land Use Plan of *FutureLV: The Regional Plan*, in a transitional area between the City of Allentown suburbs to the south and the Township's more rural areas to the north. The Township has indicated an intent to develop this area with base zoning designations of High- and Medium-Density Residential, with Rural Residential zoning toward the north of the site, and the Traditional Neighborhood Design (TND) Innovative Overlay zoning. Additionally, the site is located along two Major Corridors and is in close proximity to a Post-War Center in the Transportation Plan. For these reasons, the LVPC has determined the proposal to be generally consistent with *FutureLV: The Regional Plan*.

However, the LVPC notes the following impacts and implications related to the proposed development that require careful consideration by the Township:

#### **Growing Development Pressure**

The development of the project in this location, while appropriate for its proximity to existing development and infrastructure, is likely to cause increased development pressure on the rural and agricultural areas north of the project site. Of note, a cluster of properties adjacent to the northernmost site boundary are enrolled in Agricultural Security Area and Agricultural Easement programs. The LVPC encourages the Township to consider strategies to mitigate the long-term impacts of the proposal on the larger area, especially as it relates to 'preserve farmland to maintain rural character and open space' (Policy 3.3).

#### **Equity Considerations**

The LVPC's 2020 Equity Analysis indicates that the proposed development is located within two Census Tracts (60.01 and 60.02) that have Very High and High access to opportunity, respectively. The LVPC commends the diverse range of housing types included in the proposal, which serves to 'increase housing density in Centers and along Corridors' (of Policy 4.5).

The LVPC encourages the Township to work with the developer to ensure housing opportunities are accessible for a wide range of individuals and households. The area's median household incomes of \$72,077 (Tract 60.01) and \$90,549 (Tract 60.02) should be considered for the purpose of marketing future housing prices, especially in consideration of the current trend toward "luxury" price points, to ensure housing is made available to residents at a variety of income levels. *FutureLV* advocates for communities to 'promote mixed-income neighborhoods' and 'diversify price points of available housing' (of Policy 4.5).

The location of these housing units in close proximity to employment areas serves to maximize social and economic opportunities for everyone, though this requires a 'local balance between housing and jobs' that enables residents to live near where they work (also of Policy 4.5). To further increase opportunities for historically disadvantaged populations, the LVPC recommends that the developer reach out to Lehigh Valley-based businesses to lease the proposed commercial spaces. Providing consumers access to locally owned businesses, especially those owned by persons of color, would not only 'expand small businesses and entrepreneurship' (of Policy 4.2) and 'encourage the purchase of local goods and services' (of Policy 4.3), but also establish the development as a center that 'complements the unique

history, environment, culture and needs of the Valley' (Policy 5.4).

### **Transportation Impacts**

The LVPC reviewed a transportation impact assessment (TIS) dated January 21, 2020 for the proposed project. The project is anticipated to generate a total of 9,997 weekday trips, with 858 weekday morning peak hour trips and 992 weekday evening peak hour trips. Trips were calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10<sup>th</sup> Edition, using the following land use codes:

<b>ITE Land Use Code</b>	<b>Proposed Land Use</b>
210	Single-Family Housing (Detached)
220	Apartments
230	Residential Townhouse
251	Senior Adult Housing (Detached)
720	Medical/Dental Office Building
826	Specialty Retail
932	High-Turnover Sit-Down Restaurant

The volume of anticipated trips will have a tremendous impact on both the Township and regional roadway networks, especially regarding congested corridors in the vicinity. The LVPC Congestion Management Process identifies Route 22, North Cedar Crest Boulevard (from Ritter Road to Walbert Avenue), Route 309 (from Levans Road to Walbert Avenue) and Mauch Chunk Road (from Route 329 to Cedar Crest Boulevard) as current congested corridors. Further stretches of North Cedar Crest Boulevard and Route 309 are projected to become congested by 2040, as well as Schadt Avenue from Mauch Chunk Road to MacArthur Road. Tilghman Street (from North Cedar Crest Boulevard to North 15<sup>th</sup> Street) is identified as a 2040 Priority Corridor.

The LVPC encourages the Township to consider roadway and traffic control-related improvements that would help to mitigate these impacts, and improve the level of service for affected corridors and intersections, to 'support the expansion of technology, communications and utilities to reduce travel demands and optimize traffic flow' (of Policy 2.5).

### **Roadway Safety and Improvements**

The LVPC commends the series of proposed roadway improvements outlined in the TIS. An additional factor for consideration is the project's proximity to the high-crash corridor along Cedar Crest Boulevard (from Albright Avenue to Tilghman Street), identified in the LVPC Traffic Safety Plan. The LVPC recommends that roadway improvements be made by the developer and/or Township with specific considerations to mitigate crashes along this corridor and 'provide a safe, well-maintained transportation network' (Policy 2.2).

Several other transportation improvement projects (TIP) are currently underway or pending construction in the vicinity of the development site that may temporarily hinder site access:

- Route 309: Resurfacing from Walbert Avenue to Shankweiler Road
- Route 309 and Orefield Road Intersection: Resurfacing



- Route 22: Resurfacing from Route 309 to 15th Street
- Mauch Chunk Road: Signal upgrades

Additionally, the proposed Hills at Winchester project is located on the north side of Walbert Avenue, west of Cedar Crest Boulevard and east of Route 309. The project proposes three access points along Walbert Avenue, two of which are opposite Hampton Road and 40th street. The LVPC recommends that the developer coordinate with Hills at Winchester project developer and PennDOT on programmed transportation improvements.

The LVPC recommends the installation of appropriate signage throughout the site and along roadways in the site vicinity that indicate appropriate truck routes and vehicular access points, to minimize conflicts between motorized transportation and pedestrians or bicyclists and 'reduce bicycle and pedestrian fatalities to zero' (of Policy 5.1).

### **Multimodal Accessibility**

The LVPC commends the applicant for the thorough inclusion of sidewalks along the proposed internal roadways and plaza areas, connecting to the existing sidewalk network along the property frontages, as well as the placement of bicycle storage racks throughout the site. The inclusion of recreational trails throughout the project further serve to 'integrate mixed-transportation into public space design' (of Policy 5.2). The LVPC recommends that all traffic signals within the site and in the site vicinity be equipped with pedestrian crossing signals and push buttons, with visible crosswalks and Americans with Disabilities Act (ADA) compliant curb cuts, which 'promote safe and secure community design' (Policy 5.1).

The Lehigh and Northampton Transportation Authority (LANTA) provides fixed-route bus service adjacent to the site along Walbert Avenue and Cedar Crest Boulevard. The LVPC applauds the inclusion of a sheltered bus stop along Walbert Avenue that would allow for transit service at the site without requiring a diverted route, 'improving connections between bus stops and pedestrian and bicycle infrastructure' (of Policy 5.2). However, the proposed bus stop location between two turn lanes to the east and west cause concern for potential bus conflicts with traffic movements. The LVPC strongly encourages the developer to coordinate with LANTA on the specifics of location and design of the bus stop.

It is recommended that the developer consider designing the bus shelter to enhance the architectural and cultural nature of the development and community. Such design improvements would benefit the community by creating 'public spaces that reflect and enhance local culture', as well as 'integrate visual art into public space' (both of Policy 5.4).

The LVPC commends the inclusion of multiple specified 'School Bus Stop' locations in the residential areas of the project to promote 'safe routes to school' (of Policy 5.2), and encourages the applicant to install traditional bus stop amenities such as seating, shelters, lighting and trash receptacles in these locations.

The wide variety of transportation modes available at the project site serves to improve equitable access to jobs (of Policy 4.3) and 'increase social and economic access to daily needs for all people' (Policy 5.2).

### **Open Space and Sustainability**

The applicant is to be commended for the integration of open space and active recreation, well-connected by trails, plazas and sidewalk infrastructure, throughout the entirety of the site. The outdoor spaces are outfitted with amenities such as fountains, benches and gazebos that encourage use throughout the year. These outdoor amenities and recreational opportunities provide widespread access to green spaces that support the physical and mental health of development residents and visitors alike (of Policy 5.3).

The LVPC commends the inclusion of 'native and carbon-sequestering landscaping' throughout the site. The developer should further consider opportunities to incorporate green infrastructure into the project design, such as pervious pavements, green roofs and renewable building materials, and service buildings with sustainable energy sources or recycled greywater. These design choices serve to 'reduce the climate change impacts and carbon footprint of the development through mitigation and adaptation' (Policy 3.4).

### **Stormwater**

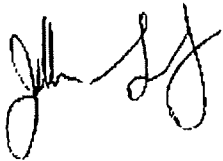
The project site is located within the Jordan Creek Watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments relative to our review of the project's stormwater management plan are included as Attachment 1.

The LVPC has copied appropriate representatives from all adjacent municipalities in order to further 'coordinate land use decisions across municipal boundaries' (of Policy 1.4).

Our review does not include an in-depth examination of the plan relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Should this proposal move forward for approval, please call or email myself or another Community Planning staff person for information on how to obtain LVPC signatures on the final plans.

Sincerely,



Jillian Seitz  
Senior Community Planner

cc: Renee C. Bickel, SPHR, South Whitehall Township Manager  
Scott Pidcock PE, South Whitehall Township Engineer  
Jason Scott Engelhardt, PE, Langan Engineering  
Irene Woodward, AICP, City of Allentown Director of Planning & Zoning  
Thomas Beil, Lower Macungie Township Planning Commission Chair  
Bruce Beitel, Lower Macungie Township Manager  
Brian Horwith, North Whitehall Township Planning Commission Chair  
Chris Garges, North Whitehall Township Manager

Kerry Rabold, Salisbury Township Planning & Zoning Officer  
Cathy Bonaskiewich, Salisbury Township Manager  
Charles Deprill, Upper Macungie Township Planning Commission Chair  
Robert Ibach, Jr., Upper Macungie Township Manager  
Lee Rackus, Whitehall Township Planning, Zoning & Development Bureau Chief  
Molly Wood, LANTA Planner/Land Use Specialist  
Garrett Cook, Lehigh County Conservation District Engineer  
Geoff Reese, LVPC Director of Environmental Planning  
Charlie Doyle, LVPC Director of Transportation Planning and Data



**SOUTH WHITEHALL TOWNSHIP  
LEHIGH COUNTY, PENNSYLVANIA**

**RESOLUTION NO. \_\_\_\_\_**

**(Duly Adopted November 17, 2021)**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA APPROVING THE TOWNSHIP'S ACQUISITION OF LAND CONSISTING OF APPROXIMATELY 26.87 ACRES LOCATED AT 1036 SPRINGHOUSE ROAD FOR NOMINAL CONSIDERATION, AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT OF SALE AND PURCHASE, AND AUTHORIZING AND DIRECTING ALL OTHER NECESSARY AND APPROPRIATE ACTION TO ACCOMPLISH THE ACQUISITION, INCLUDING EXECUTION AND DELIVERY OF REQUISITE DOCUMENTS IN CONNECTION WITH SETTLEMENT AND THE PAYMENT OF ANY SUMS THAT MAY BE REQUIRED THEREFOR.**

**WHEREAS**, South Whitehall Township ("**Township**") is a political subdivision, municipal corporation and First Class Township of the Commonwealth of Pennsylvania, situated in Lehigh County, duly established and lawfully existing under and pursuant to the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §§ 55101 *et seq.*, as amended ("**Code**"); and

**WHEREAS**, \_\_\_\_\_ is the equitable owner of approximately 26.87 acres of unimproved land located on 1036 Springhouse Road in the Township ("**Land**") as more particularly described in the Agreement of Sale and Purchase attached hereto and incorporated herein as Exhibit "A"; and

**WHEREAS**, \_\_\_\_\_ desires to convey the Land to the Township for nominal consideration subject to the terms described in Exhibit "A"; and

**WHEREAS**, pursuant to 53 P.S. §§ 56501, Townships of the first class may, inter alia, acquire by gift real property deemed to be in the best interest of the township subject to the restrictions, limitations or exceptions as set forth in the First Class Township Code; and

**WHEREAS**, the Township has determined that it is in the best interest of the Township to acquire the Land and that there are no restrictions, limitations or exceptions set forth in the First Class Township Code applicable to this acquisition.

**NOW, THEREFORE, BE IT ADOPTED AND RESOLVED**, by the Board of Commissioners of the Township as follows:

**SECTION 1.** The Board of Commissioners hereby authorizes and approves the acquisition of the Land from \_\_\_\_\_ for nominal consideration as set forth in the Agreement of Sale and Purchase attached hereto as Exhibit “A” and made a part hereof.

**SECTION 2.** The Board of Commissioners hereby designates, authorizes and directs the Interim Township Manager to execute and deliver the attached Agreement of Sale and Purchase and further authorizes and directs the taking of all other necessary and appropriate actions to accomplish the acquisition in accordance with the terms specified in Exhibit “A”, including the execution and delivery of requisite documents in connection with settlement and the payment of any sums that may be required therefor.

**DULY ADOPTED**, on this 17<sup>th</sup> day of November, 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 at which a quorum was present. 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.

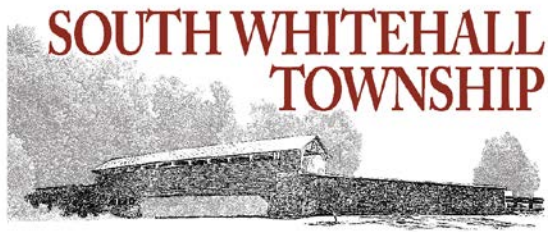
**TOWNSHIP OF SOUTH WHITEHALL  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
Christina "Tori" Morgan  
President

**ATTEST:**

\_\_\_\_\_  
Scott Boehret, Secretary





## MEMORANDUM FOR AGENDA ITEMS

<b>TO:</b>	Board of Commissioners
<b>FROM:</b>	Mike Kukitz
<b>DATE:</b>	November 17, 2021
<b>SUBJECT:</b>	Award Park, Recreation, Trails and Open Space Plan
<b>COPY TO:</b>	R. Cope, S. Boehret

- **Background Information and/or Justification of Expense:**

The Township recently invited qualified consultants, licensed in the Commonwealth of Pennsylvania, to submit technical proposals to develop and prepare an updated Comprehensive Park, Recreation, Open Space & Trail Plan (PROT) for the Township's existing and future park system, recreation program opportunities and open space preservation initiative. The PROT plan will be a guiding document for the township's Park and Recreation Department and will include a General Assessment/Overview, Facility & Open Space Inventory & Analysis, Park Maintenance Plan, Financing Opportunities, Programming Gaps and Analysis, Administration Review and Public Participation Components.

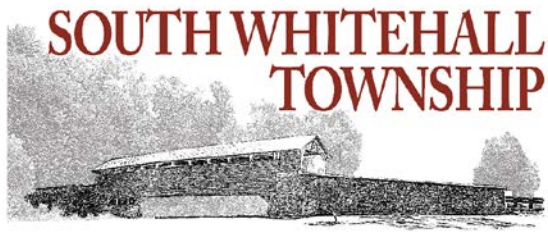
- **Action Requested:**

The township received five (5) responses to the PROT Plan RFP. The PROT Plan Steering Committee reviewed all proposals and interviewed three (3) consultant firms. We are respectfully requesting the Board of Commissioners award the contract to Barry Isett and Associates in the amount of \$49,985 to prepare the Park, Recreation, Open Space & Trails (PROT) Plan.

- **Budget Line Item (if applicable):** *Please indicate approved budget amount for specified project(s).*

This plan was budgeted at \$50,000 in account # 01451002 40310





## MEMORANDUM FOR AGENDA ITEMS

<b>TO:</b>	Board of Commissioners
<b>FROM:</b>	Mike Kukitz
<b>DATE:</b>	November 17, 2021
<b>SUBJECT:</b>	Flood Mitigation Study in Covered Bridge Park
<b>COPY TO:</b>	R. Cope, S. Boehret

- **Background Information and/or Justification of Expense:**

The Township recently invited qualified consultants, licensed in the Commonwealth of Pennsylvania, to submit technical proposals to develop and prepare a Flood Mitigation Study related to recurring flooding at Covered Bridge Park. The goal of the Flood Mitigation Planning Study is to identify environmental/structural stabilization and flood protection projects for future implementation. The purpose is to protect South Whitehall Township residences and park amenities from existing flood conditions. The Study will enable South Whitehall Township to maintain focus on environmental/structural "brick & mortar" projects to improve the resiliency to existing and future flood risks.

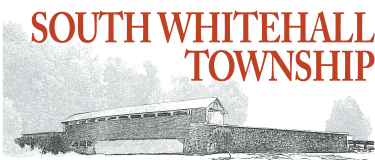
- **Action Requested:**

The township received three (3) non-bid responses stating that the projects scope is not likely to be attainable. The township also received three (3) official bid responses to the RFP through PennBid. Of these submissions, Gilmore & Associates, Inc. provided a quote of \$32,400 to complete the base bid (approximately 1,770 feet). If the board wishes, Gilmore and Associates Inc. also quoted a price of \$74,600 to complete the bid alternate work, looking at the entirety of the Jordan Creek through Covered Bridge Park (approximately 10,000 feet). Due to the nature of the responses received, staff feels there is a needed conversation amongst the Board of Commissioners to determine the next steps with regards to the Flood Mitigation Study.

- **Budget Line Item (if applicable):** *Please indicate approved budget amount for specified project(s).*

This plan was budgeted at \$34,500 in account # 30451003 40801





Agenda Item Details

Meeting	Nov 17, 2021 - Board of Commissioners Meeting - 7:00 PM
Category	8. CORRESPONDENCE AND INFORMATION ITEMS
Subject	A. Boards and Commissions - Informational Items
Access	Public
Type	Information

Public Content

UPCOMING MEETINGS: Details posted on website.

- Thursday, November 18th - Planning Commission Meeting, 7:30P
- Monday, November 22nd - Landscape, Shade Tree Commission, 10A
- Monday, November 22nd - Zoning Hearing Board, 7P

UPCOMING EVENTS: Details posted on website.

Thursday & Friday, November 25th & 26th - Thanksgiving Holiday - OFFICES CLOSED

CURRENT VACANCIES ON BOARDS/COMMISSIONS:

- 1. Civil Service Commission - 1 vacancy (alternate position)
- 2. Landscape Shade Tree Commission - 2 vacancies
- 3. Park & Recreation Board - 1 vacancy
- 4. Zoning Hearing Board - 1 vacancy (alternate position)

Administrative Content

Executive Content





<b>October</b>	<b>2021</b>	<b>2020</b>	<b>+/-</b>	<b>%</b>	<b>YTD 2021</b>	<b>YTD 2020</b>	<b>+/-</b>	<b>%</b>
Reports	1079	913	166	18%	11677	9165	2512	27%
UCR	64	66	-2	-3%	687	689	-2	0%
Arrests	29	27	2	7%	342	368	-26	-7%

<b>Monthly</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Reports	1079	913	1184
UCR	64	66	84
Arrests	29	27	41

<b>+/- 2021 &amp; 2019</b>	<b>%</b>
-105	-9%
-20	-24%
-12	-29%

<b>Year to Date</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Reports	11677	9165	10574
UCR	687	689	1061
Arrests	342	368	529

<b>+/- 2021 &amp; 2019</b>	<b>%</b>
1103	10%
-374	-35%
-187	-35%



SOUTH WHITEHALL TOWNSHIP -- DEVELOPER PROJECTS SUMMARY November 10, 2021				
PROJECTS IN REVIEW STAGES (REVIEW INITIATED)				
PROJECT	OWNER/APPLICANT	LOCATION/ADDRESS	YEAR	REMARKS/STATUS
Nestle Purina Wastewater Treatment Upgrades	Nestle Purina PetCare Company	2050 Pope Road	2021	
Dunkin' Allentown Drive-Thru	Allentown Towne Center	4793 Tilghman Street	2021	
Kratzer Elementary School	Parkland School District	2200 Huckleberry Road	2021	November PC (11/18/2021)
Long's Water Technology	Carroll & Warrick, Inc.	1567 Hausman Road	2021	November PC (11/18/2021)
Ridge Farms Final Phase 1A	Kay Builders	Cedar Crest Blvd. / Walbert Ave. / Huckleberry Rd	2021	November PC (11/18/2021)
1569 Blue Barn Road – Sketch Plan (36 Twins)	Posocco Properties	1569 Blue Barn 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	
Mosaic Campus – Sketch Plan	Joseph & Nouhad Moussa	2947 North Cedar Crest Blvd	2020	
4828 Huckleberry Rd – Rezoning Request (RR / NC to HC)	Theodore and Lynn Lopsonzski	4828 Huckleberry Road	2019	
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	

<p align="center"><b>SOUTH WHITEHALL TOWNSHIP -- DEVELOPER PROJECTS SUMMARY</b>  <b>November 10, 2021</b></p>				
<p align="center">PROJECTS CONDITIONALLY APPROVED: CONSTRUCTION TO COMMENCE / PLANS TO BE RECORDED</p>				
PROJECT	OWNER/APPLICANT	LOCATION/ADDRESS	YEAR	REMARKS/STATUS
3810 & 3830 Huckleberry	Michael Prokup	3810 & 3830 Huckleberry Road	2021	
4815 Crackersport Road - Building Addition	Triple Net Investments LXIV, LLC	4815 Crackersport Road	2021	
1420 North 22nd Street – Minor Subdivision	Nidal Karadsheh	1420 North 22nd Street	2020	
Cedarbrook Senior Care & Rehab – Skilled Nursing Addition	County of Lehigh	Cedarbrook Road / Dorney Park Road	2020	
Luther Crest Retirement Community – Preliminary / Final Plan (76 Independent Living Apartments)	Luther Crest	800 Hausman Road	2020	
3926 Lime Kiln Road – Minor Subdivision	Anthony E. Hanna	3926 Lime Kiln Road	2020	
George Sam – Lot Line Adjustment	George Sam	2449 Walbert Avenue	2020	Mylars recorded.
Shia Ithna Asheri Jamaat of Pennsylvania – Major Plan	Shia Ithna Asheri Jamaat of Pennsylvania	1500 Ridgeview Avenue	2020	
1960 Harold Ave. – Preliminary / Final Plan (5 Townhouses)	Susan Pammer / Posocco Equities	1960 Harold Ave.	2019	Mylars recorded.
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	Mylars recorded.
1215 Hausman Rd Proposed Flex Building – Preliminary / Final Plan	Forge Development Group	1215 Hausman Road	2018	
Dorney Park Project 2019 (Accessory Dwelling Unit)	Dorney Park & Wildwater Kingdom	3830 Dorney Park Road	2018	
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.

<b>SOUTH WHITEHALL TOWNSHIP -- DEVELOPER PROJECTS SUMMARY</b> <b>November 10, 2021</b>				
PROJECTS UNDER CONSTRUCTION				
PROJECT	OWNER/APPLICANT	LOCATION/ADDRESS	YEAR	REMARKS/STATUS
Parkway Manor Elementary School Student Drop-off Improvements	Parkland School District	768 Parkway Road	2021	Under Construction.
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	Fonzone/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.
Chabad Lubavitch Building Addition – Waiver Request	Chabad Lubavitch of the Lehigh Valley, Inc.	4457 Crackersport Road	2016	Pre-Construction Conference held 9/10/2021. Under Construction.
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 - recommended start of Maintenance Period pending Twp/Sol approval.
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.

