

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

PLANNING COMMISSION

FEBRUARY 17, 2022

4444 WALBERT AVENUE, ALLENTOWN, PA 18104
GoToMeeting <https://global.gotomeeting.com/join/757430189>.

A G E N D A

	<u>Estimated Time</u>
<u>AGENDA ITEM #1 – CALL TO ORDER</u>	7:30 pm
<u>AGENDA ITEM #2 – PLEDGE OF ALLEGIANCE/ROLL CALL/MEETING RULES</u>	7:30 pm
<u>AGENDA ITEM #3 - APPROVAL OF MINUTES</u>	7:35 pm
Minutes of the January 20, 2022, meeting.....	page 2
<u>AGENDA ITEM #4 – COMPREHENSIVE PLAN PREVIEW</u>	7:40 pm
<u>AGENDA ITEM #5 – SUBDIVISION REVIEW</u>	
A. AllAboutTacos, LLC	7:45-8:30 pm
Major Plan 2022-102	
<u>Request For Preliminary/Final Plan Review</u>	page 9
1. Staff Presentation	
2. Applicant Presentation	
3. Courtesy of the Floor.	
4. Planning Commission Decision	
<u>AGENDA ITEM #6 – TRANSPORTATION INFRASTRUCTURE UPDATE</u>	8:30 pm
<u>AGENDA ITEM #7 – PLANNING COMMISSION ANNUAL REPORT</u>	page 45
<u>AGENDA ITEM #8 – COMPREHENSIVE PLAN UPDATE</u>	8:45 pm
<u>AGENDA ITEM #9 – COURTESY OF THE FLOOR</u>	8:55 pm
<u>AGENDA ITEM #10 – ADJOURNMENT</u>	9:00 pm

NOTE: Estimated time is only a guide. Applicants are expected to be on time.

TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA
PLANNING COMMISSION

REGULAR SESSION

MINUTES

JANUARY 20, 2022

The Regular Session of the South Whitehall Township Planning Commission was held on the above date in the Township Municipal Building located at 4444 Walbert Avenue, Allentown, Lehigh County, Pennsylvania.

Members in attendance:

William H. MacNair, Chairman
 Brian Hite, Vice-Chairman
 Alan Tope, Secretary
 Diane E. Kelly
 Mark Leuthe
 David Wilson

Staff members in attendance:

Gregg Adams, Planner
 David Manhardt, Director of Community Development
 Anthony Tallarida, Assistant Township Engineer
 Jennifer Alderfer, Assistant Township Solicitor

AGENDA ITEM #1 – CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL/READING OF MEETING RULES

Chairman MacNair called the meeting to order at 7:33 p.m. He announced that all meetings are electronically monitored. He then led the assembled in the Pledge of Allegiance.

Mr. Adams called roll and then read the Rules of the Conduct of the Meeting.

AGENDA ITEM #2 – APPROVAL OF MINUTES

Chairman MacNair announced that the minutes of the December 16, 2021, meeting were distributed prior to this evening's meeting for review and comment. Chairman MacNair asked the members if they had any changes to the minutes. Hearing none, Chairman MacNair called for a motion to approve the minutes as submitted. Mrs. Kelly made a motion to that effect. Mr. Tope seconded the motion and it passed unanimously, 6-0.

Chairman MacNair announced that Ruhe Subdivision Minor Plan 2013-201 has been withdrawn from the evening's agenda at the request of the applicant.

AGENDA ITEM #3 – SUBDIVISION REVIEW

A. Ridge Farm Final Plan Phase 1A Major Plan 2017-101 Request For Final Plan Review

Chairman MacNair polled the audience for interested parties other than the developer regarding the application to develop the properties located at Huckleberry Road PIN 548746422139. The following individuals indicated interest:

Steve Benton	1407 Springhouse Road
Jeffrey Epstein	3900 Hamilton Boulevard
Shawn Hubler	1115 North 30 th Street
Steve Ridgeway	3544 Shiloh Court

At the request of Chairman MacNair, Mr. Adams read the Community Development Department's recommendation into the record. The Department recommended that the Planning Commission time necessary to address the reviewing agencies' comments, contingent upon the applicant granting the Township a waiver from the timeframe in which to act upon the plan.

Attorney James Preston, Engineer Jason Engelhardt and Traffic Engineer Robert Hoffman were present to present the plan and answer questions. Attorney Preston started by introducing the plan.

Engineer Engelhardt described the plan and noted that the revised plan addresses two major comments regarding Final Plan Phase 1A: the traffic impact study and the stormwater management report. He noted that the submission package also contained landscaping plans and architectural elevations. He stated that he has received LVPC's Act 167 Consistency letter. He stated that the NPDES Permit application for the Phase 1 portion of the project has been submitted. He noted that recent submission of revised HOP plans to PennDOT. He reviewed the landscaping plans. He noted that the Parks and Recreation Board has reviewed the plans and requested that the HOA documents include language that permits the Township to hold public events in the Commercial Village Open Space. He reviewed the Gateway Sculpture and plaza. He reported that he received Thomas Comitta Associates TND review comments and has addressed most of them. He noted that there are only a few outstanding items remaining in the Geotechnical review letter. He stated that he is working through the Township Engineer's review comments.

Traffic Engineer Rob Hoffman reported that PennDOT is requiring four phases of traffic improvements for the project and reviewed the proposed Phase 1A traffic improvements. He noted that the improvements include the improvements to the entire portion of Walbert Avenue east of Cedar Crest Boulevard, signal work at Walbert Avenue/Cedar Crest Boulevard and at Walbert Avenue/Office Center Road, improvements to the east side of Cedar Crest Boulevard approximately 500 feet north and south of Walbert Avenue. He noted that PennDOT is requiring one Highway Occupancy Permit for the entire project and that all of the work related to the HOP is to

be secured prior to work commencing. He stated that the value of the work will be approximately \$12 million. He reviewed the remaining phases of traffic improvements: Phase 2 will include Walbert Avenue west of Cedar Crest Boulevard; Phase 3 will include Cedar Crest Boulevard north of Walbert Avenue, including the Huckleberry Road intersection; and Phase 4 will include Cedar Crest Boulevard south of Walbert Avenue.

Mr. Wilson inquired as to the timeline for the future Phasing Plans.

Engineer Engelhardt stated that Phase 1 includes the land below the steep slope of the ridgeline. He stated that the Sewage Facilities Planning Module is limited to Phase 1 and includes the Commercial Village and the Apartments. He stated that the developer is projecting a 10-year build-out with construction continuing throughout the process. He noted that Final Plan Phase 1B is anticipated to be submitted soon.

Mr. Leuthe inquired as to whether Walbert Avenue west of Cedar Crest is to be widened to the north.

Traffic Engineer Hoffman stated that it is.

Mr. Steve Ridgeway of 3544 Shiloh Court stated that he is the President of the Country Crossing Homeowners' Association and requested clarification on the proposed right-out onto Walbert Avenue from Yellowstone Road. He inquired as to when the prohibition on left-hand turns is to be instituted.

Traffic Engineer Hoffman stated that the prohibition will be instituted when the improvements to Walbert Avenue west of Cedar Crest Boulevard are complete.

Mr. Ridgeway stated that a representative of Kingston Associates, the land acquisition firm working with Kay Builders, told him that he needs to sign off on the prohibition now.

Traffic Engineer Hoffman opined that the issue is related to an easement required at the Yellowstone Road/ Walbert Avenue intersection.

Mr. Ridgeway agreed but inquired whether the modification to the intersection is scheduled for the immediate future or during a future phase.

Traffic Engineer Hoffman stated that the modification to the intersection is scheduled for the next phase of traffic improvements.

Mr. Ridgeway stated that the easement documents seem to indicate that the modifications are to be done sooner rather than later.

Mr. Wilson noted that all of the Final Plan phases are to go through the land development review process.

Mr. Adams agreed and reviewed the process.

Mrs. Kelly inquired as to the improvements proposed in Final Plan Phase 1A.

Mr. Adams stated that Final Plan Phase 1A proposes one 30,000 square-foot medical office; the construction of approximately 265 linear feet of Road F and the north side of the Walbert Avenue/Office Center Road intersection; the construction of

approximately 240 linear feet of Road G and the driveway onto Walbert Avenue; the construction of the entire commercial village “Main Street”; right-of-way improvements along the entire northern frontage of Walbert Avenue east of Cedar Crest Boulevard and along approximately 515 linear feet of the eastern frontage of Cedar Crest Boulevard north of Walbert Avenue; and associated stormwater management facilities.

Ms. Shawn Hubler of 1115 North 30th Street inquired as to why another medical office building is being planned when there are plenty nearby. She noted the stormwater issues at the northeast corner of Cedar Crest Boulevard and Walbert Avenue. She stated her concerns with construction activity, air quality issues and the length of time that the construction activity is scheduled to go on. She stated her preference for open space preservation. She stated her concerns with the number of waivers and deferrals for granted for the project. She stated that the project is too intense for the site.

Mr. Steve Benton of 1407 Springhouse Road questioned the accuracy and the age of the traffic studies.

Mr. Jeffrey Epstein, owner of 3900 Hamilton Boulevard, inquired as to the lack of convenient parking for the medical office patients. He inquired as to whether there are restaurants proposed.

Engineer Engelhardt stated that the parking for the medical office building is what is required under the Zoning Ordinance and the building is set back fifty feet from Walbert Avenue.

Mr. Epstein stated his concerns for additional traffic along Walbert Avenue and Cedar Crest Boulevard.

With no more comments, Attorney Preston ended the presentation and stated that he would grant the waiver from the time limitation to review the plan.

Mrs. Kelly made a motion to take the plan under advisement to afford the developer the time necessary to address the reviewing agencies’ comments.

Mr. Hite seconded, and the motion passed unanimously, 6-0.

AGENDA ITEM #4 – TRANSPORTATION INFRASTRUCTURE UPDATE

Mr. Tallarida reported no new updates.

AGENDA ITEM #5 – PLANNING COMMISSION ANNUAL REPORT

Mr. Adams reviewed the Draft 2021 Planning Commission Annual Report. He requested that the Planning Commission consider their 2022 Goals.

The Planning Commission suggested the adoption of the Comprehensive Plan, the start of the Official Map Update, the start of the Zoning Ordinance Update, and the continual update of the Sidewalk Inventory.

Director Manhardt stated that Community Development Intern Robert Emmanuel has updated the Inventory. He stated that he is now considering the best method for making the information public. He stated that he is considering releasing the Inventory to the Planning Commission as a GIS App first and then getting feedback. He stated that it could be similar to the Zoning Portal on the Township website and would have its own link.

Mr. Hite suggested that the app be tested first.

Mr. Wilson inquired as to the status of the call-in of the sidewalk deferrals at Broadway and Cetronia and along Crackersport.

Director Manhardt stated that letters have been sent to the businesses at Broadway and Cetronia and that responses have been received from PJ Whelihan's, St. Luke's and KRE II. He stated that he intended to have the Board of Commissioners approve the calling-in of the deferrals along Crackersport Road. He noted that there currently is no set procedure for calling in deferrals and that staff is working to establish the procedure to bring before the Board of Commissioners for their approval.

Mr. Hite suggested that whenever traffic counts are requested, pedestrian counts should also be requested.

Mr. Tallarida stated that the Township Engineer currently makes that request. He stated that he would check with PennDOT to see if they do the same.

Mr. Hite reported seeing more pedestrian traffic along Crackersport Road recently.

Chairman MacNair inquired as to how Community Outreach could be improved.

Mr. Hite suggested putting the PA MPC on the Township website.

Mr. Leuthe suggested linking to the PA MPC.

Director Manhardt opined that linking PA DCED's series of Planning Documents would also be useful, as they tend to be more user-friendly.

Chairman MacNair suggested adding Community Outreach as a 2022 Goal.

Mr. Hite made a motion that staff add the 2022 Goals to the Annual Report and return it to the Planning Commission in February for final approval.

Mrs. Kelly seconded, and the motion passed unanimously, 6-0.

AGENDA ITEM #6 – COMPREHENSIVE PLAN UPDATE

Director Manhardt stated that the next Comprehensive Plan Workshop would cover the Comp Plan Goals and Objectives. He stated that the Planning Commission would be reviewing and ranking the 2019 Guiding Principles, the Zoning Purposes and the 2009 Comp Plan Goals and Objectives. He stated that there was more background in the Working Document. He reviewed the online polling app. He stated that the

Planning Commission will rank the Goals and Objectives, staff will synthesize a clean list, the Planning Commission will add any missing goals, staff will separate goals from implementable actions and create a matrix showing the ranked Goals and the associated Implementation Actions.

AGENDA ITEM #7 – COURTESY OF THE FLOOR

Gregg Adams noted that AllAboutTacos LLC will be before the Planning Commission at their February 17th meeting. He noted that the Comprehensive Plan Workshop meeting is scheduled for Tuesday February 8th at 7:00 p.m.

AGENDA ITEM #8 – ADJOURNMENT

Chairman MacNair requested a motion to adjourn at 9:10 p.m. Mrs. Kelly made the motion. Mr. Hite seconded the motion and it passed unanimously, 6-0.

ADOPTED THIS DATE:

ATTEST:

Secretary

Chairman

AllAboutTacos LLC
MAJOR PLAN 2022-102

ATTACHMENTS

1. Memorandum
2. Site Plan
3. Submission Receipt dated January 24, 2022
4. Township Engineer Review dated February 11, 2022
5. Township Water & Sewer Engineer Review dated February 10, 2022
6. Township Geotechnical Consultant Review dated February 2, 2022
7. Public Works Department Review dated February 11, 2022
8. Community Development Department Review dated February 11, 2022
9. Zoning Officer Review dated February 9, 2022
10. Landscape and Shade Tree Commission Review dated January 25, 2022
11. LANTA Review dated January 20, 2022
12. Hamilton Boulevard Pedestrian Amenities and Streetscape Enhancement Plan Excerpt dated August 12, 2014

TO: PLANNING COMMISSION
FROM: GREGG ADAMS, PLANNER
SUBJECT: AllAboutTacos LLC
MAJOR PLAN 2022-102
REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW
DATE: FEBRUARY 14, 2022
COPIES: BOARD OF COMMISSIONERS, R. COPE, D. MANHARDT, L. HARRIER,
 J. ZATOR, ESQ., J. ALDERFER, ESQ, A. TALLARIDA, S. PIDCOCK,
 APPLICANT, SUB. FILE 2022-102

LOCATION AND INTENT:

An application to further develop the property located at 3750 Hamilton Boulevard. The plan proposes to renovate the existing restaurant, enclose the existing patio area with a 2,300 square foot addition, and remove 9 parking spaces and 732 square feet of impervious surface. The property is zoned Highway Commercial HC. John Pena and Elizabeth Huttie are the owners. AllAboutTacos, LLC is the equitable owner and applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

In 2014, interior renovations occurred prior to the opening of the new restaurant “Carmel Café”.

In 2003 and 2004, interior renovations occurred prior to the opening of the new restaurant “Mango’s”.

At their February 9, 1981, meeting, the Board of Commissioners, through Resolution 81-4, approved Major Plan 1981-147 Ambassador Restaurant, an 8,072 square-foot restaurant and 102 parking spaces on the 1.8183-acre tract.

REVIEWING AGENCIES COMMENTS:

- A. Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated February 11, 2022. Mr. Tallarida is not recommending engineering approval at this time. His comments pertain to plan detail, traffic, and outside agency approvals.
- B. Township Water & Sewer Engineer** – The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard’s review dated February 10, 2022. Mr. Newhard is not recommending engineering approval at this time. His comments pertain utility service and the provision of historical water use data.
- C. Township Geotechnical Consultant** – The comments of the Geotechnical Consultant are contained in Mr. Chris Taylor’s review dated February 2, 2022. His comments

pertain to plan detail and confirmation of adequate capacity of the existing stormwater management facility.

- D. **Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender’s review dated February 11, 2022. His comments pertain to plan detail and separation of fire and domestic water service.
- E. **Lehigh Valley Planning Commission** – The comments of the Lehigh Valley Planning Commission have not been received at the time of this writing.
- F. **Lehigh County Conservation District** – The comments of the Lehigh County Conservation District have not been received at the time of this writing.
- G. **Pennsylvania Department of Transportation** – The comments of the Pennsylvania Department of Transportation have not been received at the time of this writing.
- H. **Pennsylvania Department of Environmental Protection** - The applicant is to obtain approvals from the PA Department of Environmental Protection for Sewage Facilities Planning Module Exemption.
- I. **Landscape and Shade Tree Commission** –The Landscape and Shade Tree Commission reviewed the plan at its January 24, 2022, meeting. The Commission deferred review of the Landscaping Plan, pending the Planning Commission’s recommendation regarding the frontage improvements along Hamilton Boulevard.
- J. **Public Safety Committee** – The Public Safety Commission reviewed the plan at its February 7, 2022 meeting and reported no comments.
- K. **Parks and Recreation Board** – The Park and Recreation Board is scheduled to review the plan at its February 14, 2022, meeting.
- L. **Community Development Department** – The Department issued a submission receipt dated January 24, 2022, confirming that the application meets the submission requirements of the Subdivision and Land Development Regulations. The Department’s technical review is dated February 11, 2022, and provides comment pertaining to zoning issues, Public Safety, Open Space, Water and Sewer issues, E&SC Plan requirements, sidewalk and curbing, MS4 commentary, plan detail, and Official Map and Comprehensive Plan consistency.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

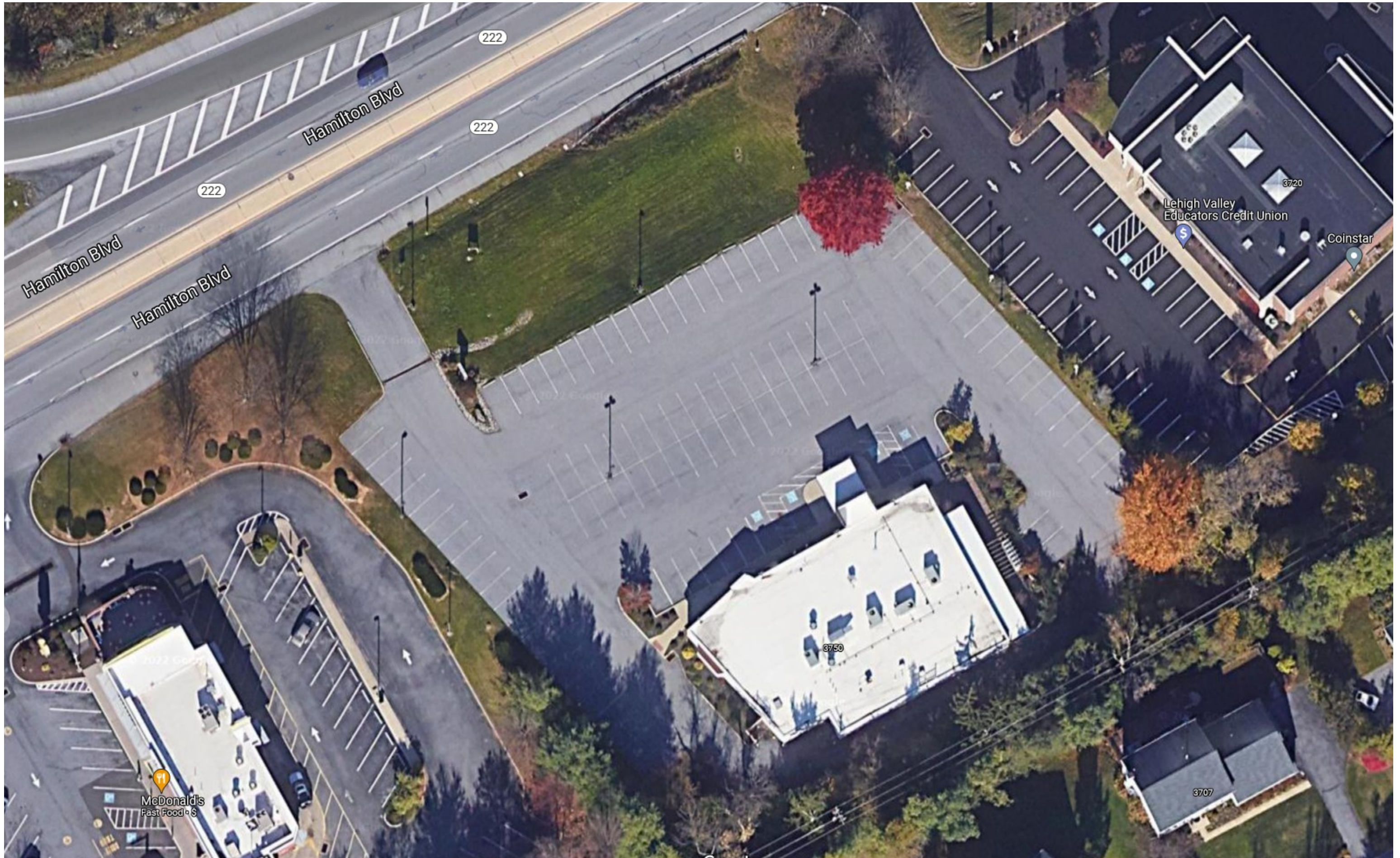
The Department recommends that the Planning Commission take the plan under advisement to afford the applicant the time necessary to address the reviewing agencies’ comments. Our recommendation is contingent upon the applicant granting the Township a waiver from the timeframe in which to act upon the plan.

Planning Commission deadline date to act on the plan:

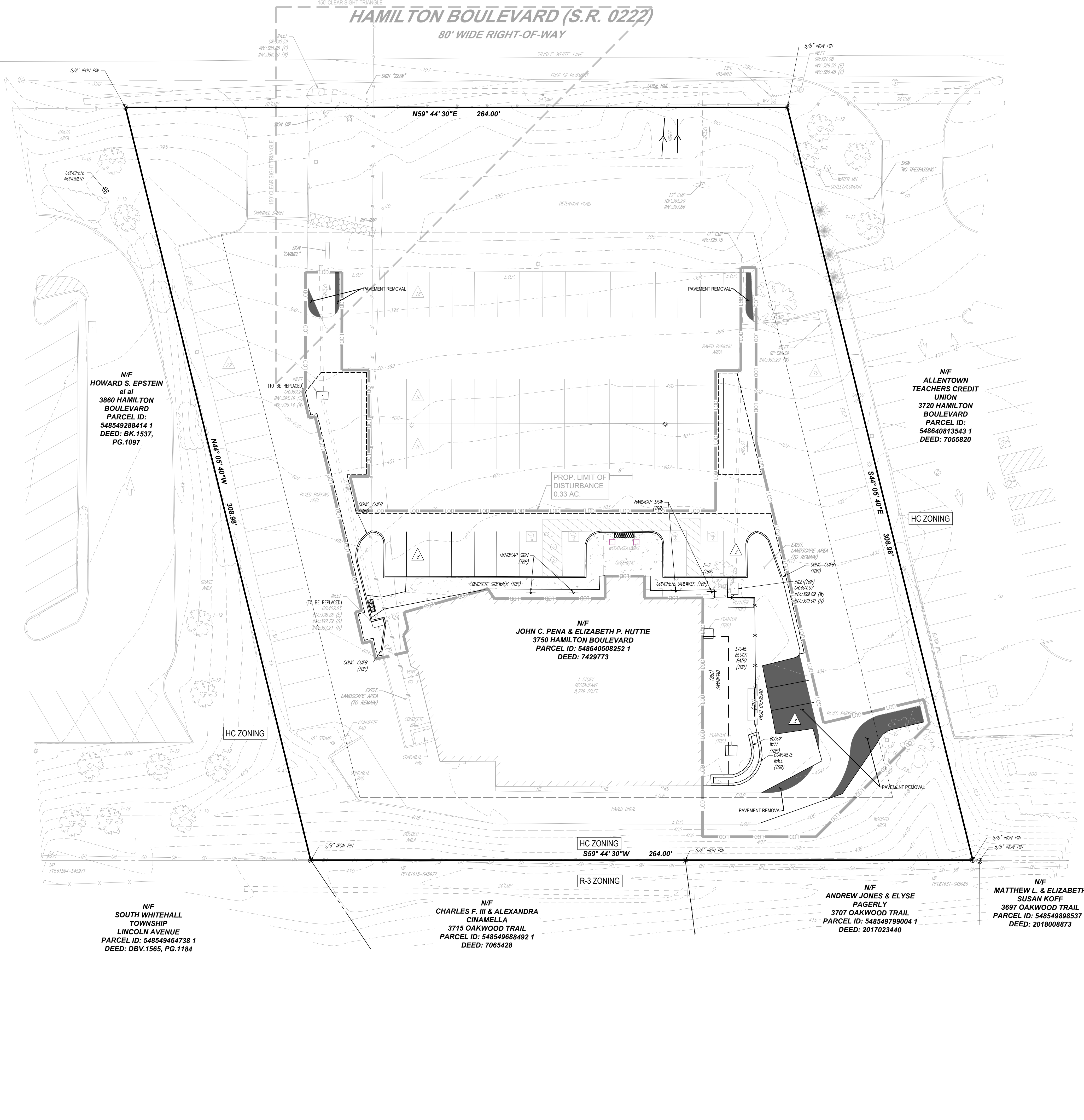
March 21, 2022

Board of Commissioners deadline date to act on the plan:

April 20, 2022



AllAboutTacos LLC Major Plan 2022-102 Aerial Image



HAMILTON BOULEVARD (S.R. 0222)
80' WIDE RIGHT-OF-WAY

N/F
HOWARD S. EPSTEIN
of or
3860 HAMILTON BOULEVARD
PARCEL ID: 548549288414 1
DEED: BK.1537, PG.1097

N/F
ALLENTOWN TEACHERS CREDIT UNION
3720 HAMILTON BOULEVARD
PARCEL ID: 548640813543 1
DEED: 7055820

N/F
JOHN C. PENA & ELIZABETH P. HUTTIE
3750 HAMILTON BOULEVARD
PARCEL ID: 548640508252 1
DEED: 7429773

N/F
SOUTH WHITEHALL TOWNSHIP
LINCOLN AVENUE
PARCEL ID: 548549464738 1
DEED: DBV.1565, PG.1184

N/F
CHARLES F. III & ALEXANDRA CINAMELLA
3715 OAKWOOD TRAIL
PARCEL ID: 548549688492 1
DEED: 7065428

N/F
ANDREW JONES & ELYSE PAGERLY
3707 OAKWOOD TRAIL
PARCEL ID: 548549799004 1
DEED: 2017023440

N/F
MATTHEW L. & ELIZABETH SUSAN KOFF
3697 OAKWOOD TRAIL
PARCEL ID: 54854988537 1
DEED: 2018008873

SURVEY SITE DATA:
PROPERTY OWNER: JOHN C. PENA & ELIZABETH P. HUTTIE
1448 STONERIDGE ROAD
ALLENTOWN, PA 18104
PROPERTY LOCATION: 3750 HAMILTON BOULEVARD
ALLENTOWN, PA 18103
PARCEL ID: 548640508252 1
DEED: 7429773
PARCEL AREA: 79,204 SQ. FT. / 1.8183 ACRES
TAX AUTHORITY: SOUTH WHITEHALL TOWNSHIP

- SURVEY NOTES:**
- DATE OF SURVEY: NOVEMBER 23, 2021.
 - A TITLE SEARCH HAS NOT BEEN FURNISHED TO THE SURVEYOR.
 - THE PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ETC. THAT ARE NOT NECESSARILY SHOWN ON THIS PLAN.
 - HORIZONTAL DATUM: PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010.00.
 - UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN REFERENCED FROM FIELD LOCATION AND PA ONE-CALL INFORMATION.
 - THE WATER SERVICE LINE TO THE BUILDING COULD NOT BE LOCATED.
 - UNDERGROUND UTILITIES SHOWN ARE FROM FIELD LOCATION.

- SURVEY REFERENCES**
- PLAN ENTITLED "BRUCE EPSTEIN HAMILTON BOULEVARD", PREPARED BY A. W. MARTIN ASSOCIATES, INC., DATED FEBRUARY 22, 1980, LAST REVISED JUNE 06, 1990, AND RECORDED IN THE LEHIGH COUNTY RECORDER OF DEEDS OFFICE AS MAJOR SUBDIVISION VOL 21, PAGE 64.
 - PLAN ENTITLED "SOUTH WHITEHALL ESTATES", PREPARED BY KEYSTONE CONSULTING ENGINEERS, INC., DATED FEBRUARY 25, 1988, LAST REVISED MAY 05, 1988, AND RECORDED IN THE LEHIGH COUNTY RECORDER OF DEEDS OFFICE AS MAJOR SUBDIVISION VOL. 27, PAGE 43.

LEGEND	
EXISTING	
PROPERTY LINE	---
ADJACENT PROPERTY LINE	- - - -
EASEMENT LINE	- . - . - .
SETBACK LINE	---
BUILDING	[Hatched Box]
RETAINING WALL	[Hatched Line]
CONCRETE CURB	[Dashed Line]
FENCE	[Dashed Line]
GUIDE RAIL	[Dashed Line]
TREELINE	[Dashed Line]
ACCESSIBLE SYMBOL	[Symbol]
CONCRETE MONUMENT/ IRON PIN	[Symbol]
SIGN	[Symbol]
PARKING COUNTOUR	[Symbol]
AREA LIGHT	[Symbol]
TREE	[Symbol]
DRAINAGE INLET	[Symbol]
STORM/SANITARY MANHOLE	[Symbol]
WATER/GAS VALVES	[Symbol]
ROOF DRAIN/CLEANOUT	[Symbol]
FIRE HYDRANT	[Symbol]
UTILITY POLE	[Symbol]
OVERHEAD UTILITY WIRES	[Symbol]
WATER LINE	[Symbol]
SANITARY SEWER	[Symbol]
STORM PIPE	[Symbol]
LIMIT OF DISTURBANCE	[Symbol]

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PY212109
DRAWN BY: CCP
CHECKED BY: MSL
DATE: 1/20/2022
CAD ID: PY212109-SPPD-0

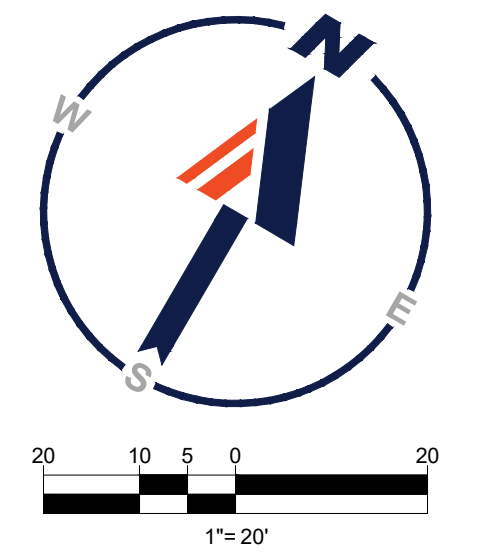
PROJECT:

PRELIMINARY/ FINAL LAND DEMOLITION PLANS
FOR
ALLABOUTACOS, LLC
PROPOSED RESTAURANT
3750 HAMILTON BOULEVARD
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY
ALLENTOWN, PENNSYLVANIA
T.M.P.# 548640508252

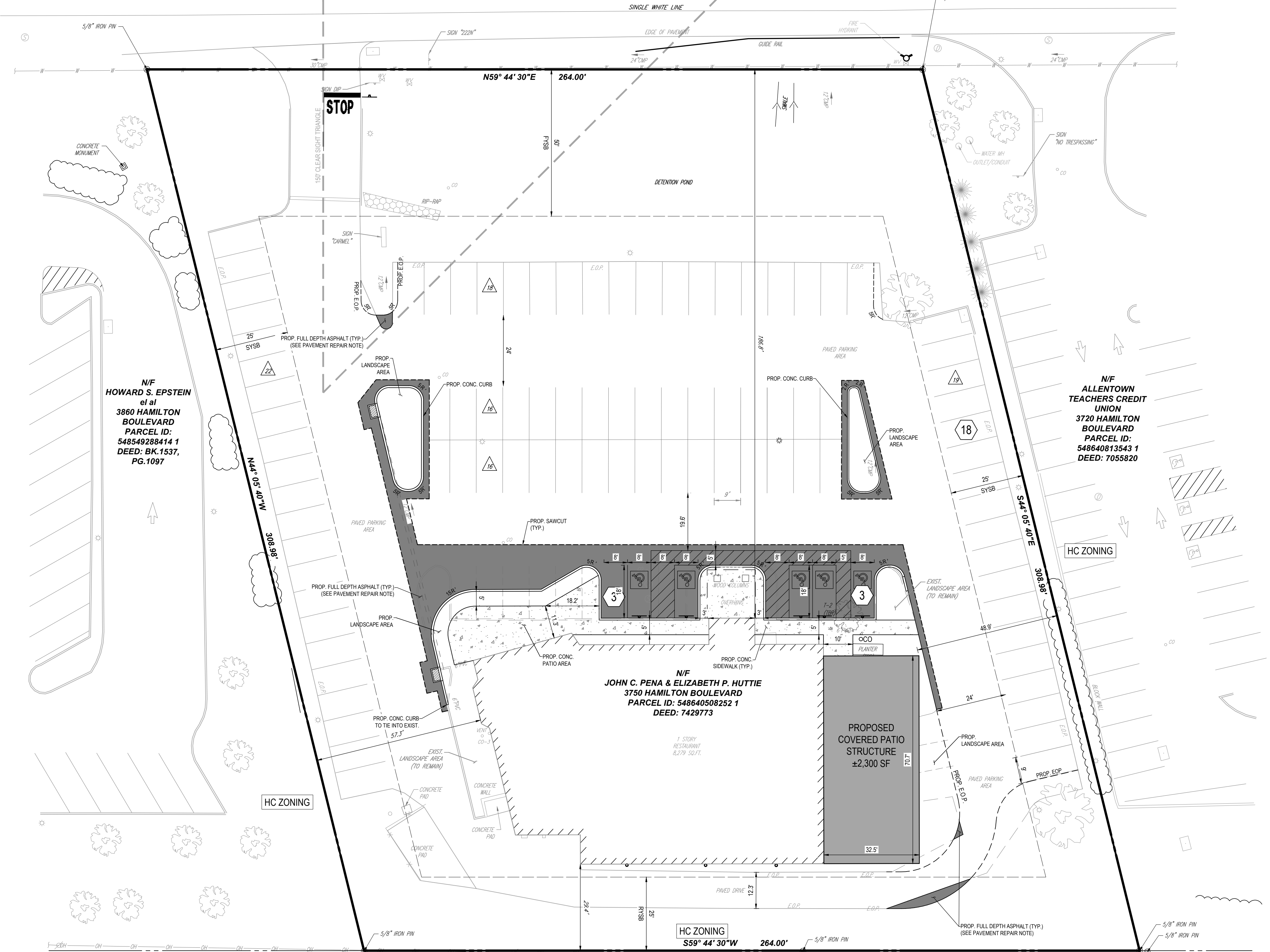
BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

M.E. JEITNER
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE002913
NEW JERSEY LICENSE NO. ZC60473800
DECEMBER LICENSE NO. 13113

SHEET TITLE:
EXISTING CONDITIONS/ DEMOLITION PLAN
SHEET NUMBER:
C-201
ORG. DATE - 1/20/2022



HAMILTON BOULEVARD (S.R. 0222)
80' WIDE RIGHT-OF-WAY



LEGEND

PROPOSED

PAVEMENT SAWCUT	---
BUILDING	[Solid Grey Box]
CONCRETE CURB	[Dashed Line]
FLUSH CURB	[Dotted Line]
ACCESSIBLE SYMBOL	[Wheelchair Icon]
SIDEWALK	[Hatched Area]
FULL DEPTH ASPHALT PAVEMENT	[Dark Grey Box]
SIGN	[Arrow Icon]
BOLLARD	[Dot Icon]
PARKING COUNT	[Circle with '18']

SITE SPECIFIC NOTES

- PROPERTY OWNER: JOHN C. PENA & ELIZABETH P. HUTTIE
1446 STONERIDGE ROAD
ALLENTOWN, PA 18104
- EXISTING PROPERTY INFORMATION: TPN 548640508252 1
3750 HAMILTON BOULEVARD, ALLENTOWN, PA 18103
ZONED HC
- APPLICANT/EQUITABLE OWNER: ALLABOUTACOS, LLC
C/O DONNY PETRIDIS
PO BOX 3163, ALLENTOWN, PA 18106
- HORIZONTAL DATUM - IS BASED ON PENNSYLVANIA STATE PLANE SOUTH COORDINATES, NAD 83.

(Rev. 1/2020)

ZONING

EXISTING ZONING: HIGHWAY COMMERCIAL
EXISTING USE: USE RESTAURANT, SIT-DOWN (PERMITTED BY-RIGHT WITHIN HC DISTRICT)
PROPOSED USE: USE RESTAURANT, SIT-DOWN (PERMITTED BY-RIGHT WITHIN HC DISTRICT)

SITE CALCULATION

SITE AREA: 79,204 SF
TOTAL SITE AREA: 79,204 SF

ZONING DISTRICT REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	1 AC.	79,204 SF	NO CHANGE
MIN. LOT DEPTH	N/A	300 FT.	NO CHANGE
MIN. YARD SETBACKS	-	-	-
FRONT	50 FT.	186.8 FT.	NO CHANGE
SIDE YARD (EA)	25 FT.	57.3 FT.	48.9 FT.
REAR	25 FT.	29.4 FT.	NO CHANGE
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	NO CHANGE
MAX. BUILDING COVERAGE	N/A	8,279 SQ FT	10,707 SQ FT
MAX. LOT COVERAGE	75%	51,905 SF (65.53%) 1.19 AC.	51,173 SF (64.6%) 1.17 AC.

PARKING REQUIREMENTS

1 SPACE PER EMPLOYEE + 1 PARKING SPACE PER EVERY 3 SEATS

REQUIRED	EXISTING	PROPOSED
(228 / 3 SEATS) + 20 EMPLOYEES = 96 SPACES	105	96*

*INCLUDING 3 ADA ACCESSIBLE & 2 ADA VAN ACCESSIBLE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: PY212109
DRAWN BY: CCP
CHECKED BY: MSL
DATE: 1/20/2022
CAD ID.: PY212109-SPPD-0

PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR

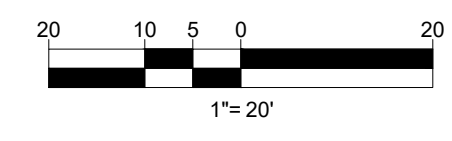
ALLABOUTACOS, LLC
PROPOSED RESTAURANT
3750 HAMILTON BOULEVARD
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY
ALLENTOWN, PENNSYLVANIA
T.M.P.# 548640508252

BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
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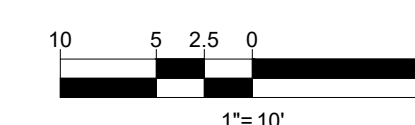
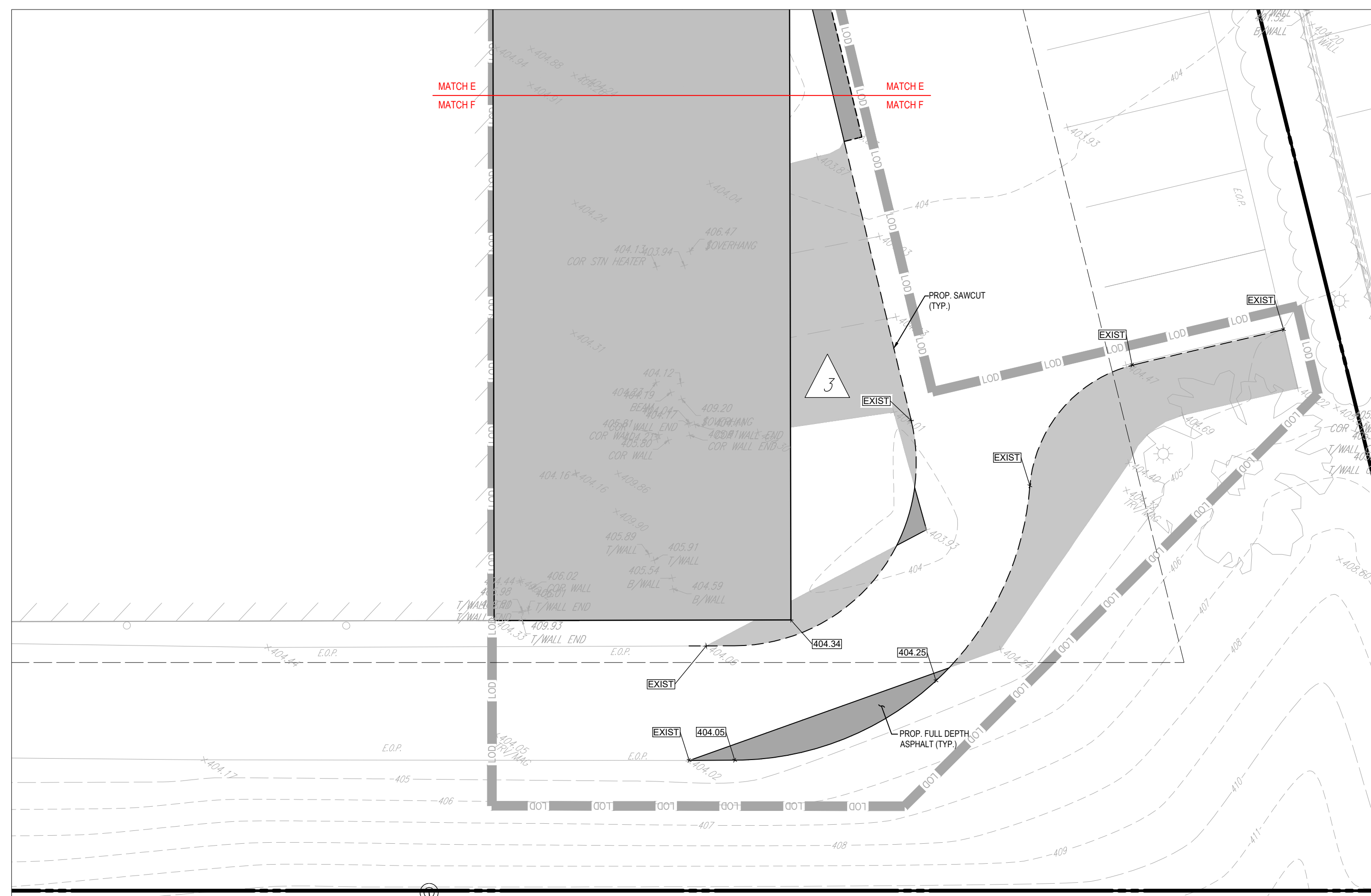
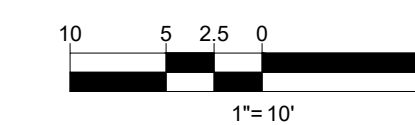
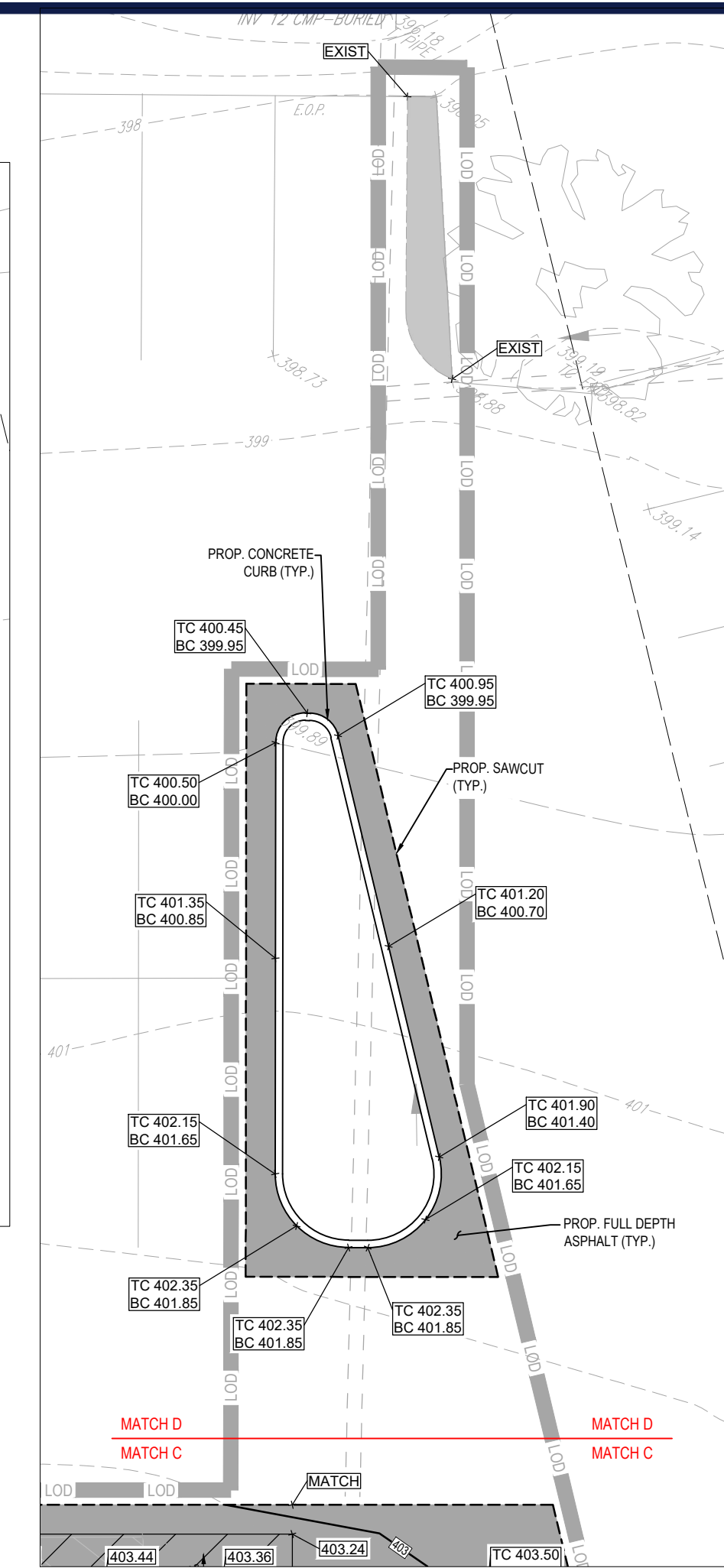
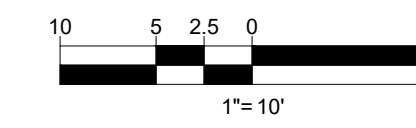
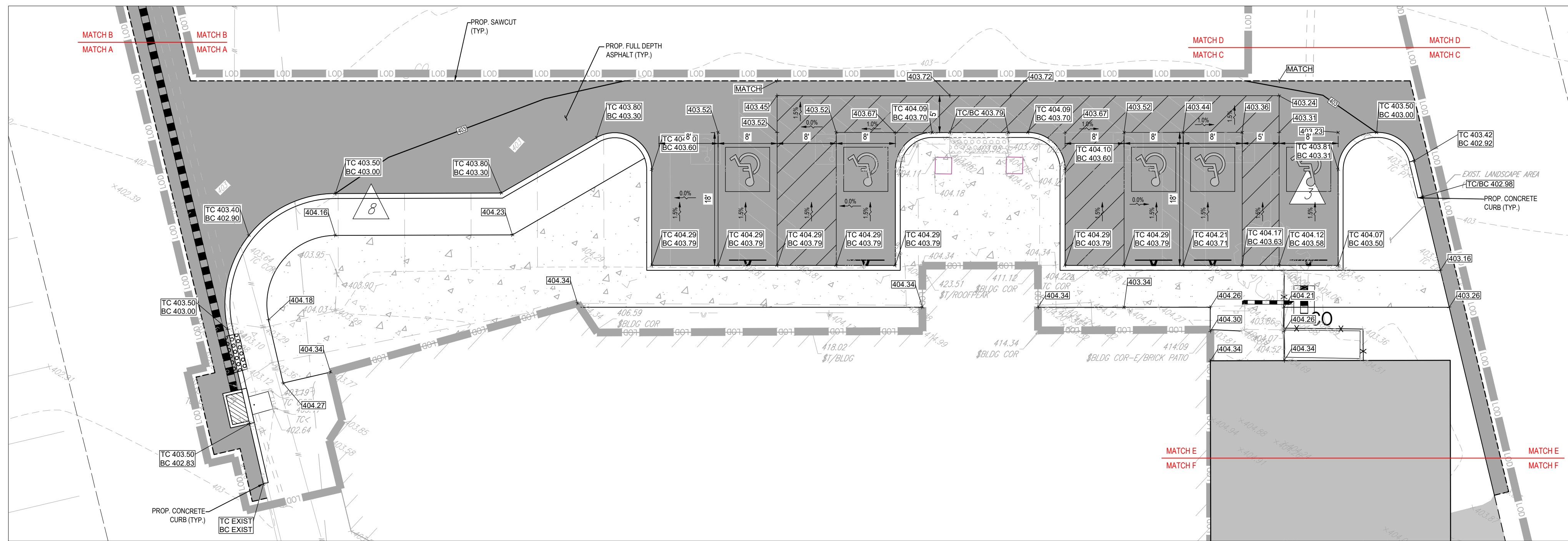
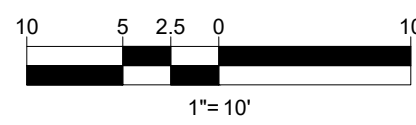
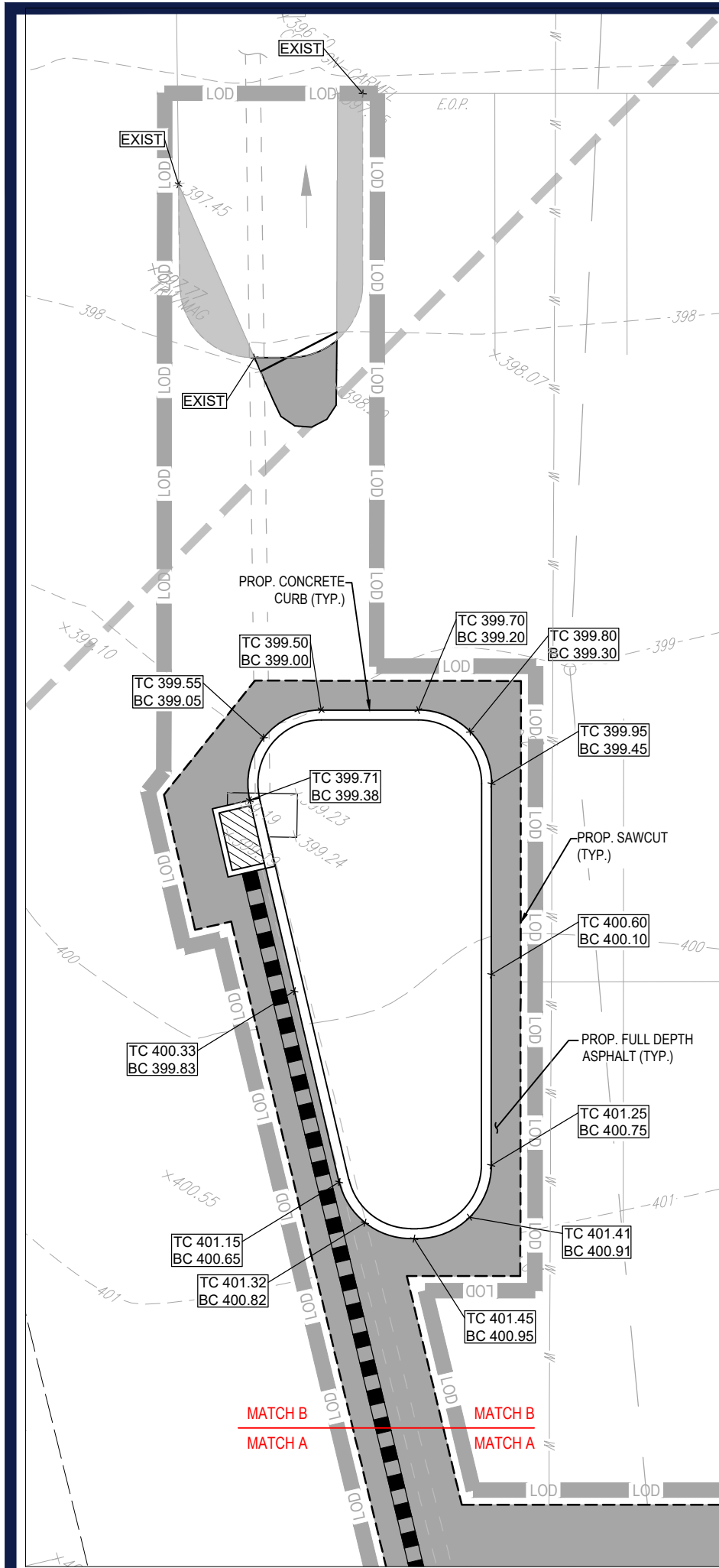
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PENNSYLVANIA LICENSE NO. PE000133
NEW JERSEY LICENSE NO. ZC000003800
DELETED LICENSE NO. 13113

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C-301

ORG. DATE - 1/20/2022



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LEGEND	
PROPOSED	
PAVEMENT SAWCUT	---
BUILDING	[Solid Grey Box]
CONCRETE CURB	[Double Line]
FLUSH CURB	[Single Line]
ACCESSIBLE SYMBOL	[Wheelchair Icon]
SIDEWALK	[Dashed Line]
SIGN	[Triangle]
BOLLARD	[Circle]
SPOT ELEVATION	[Circle with 'E']
LIMIT OF DISTURBANCE	[Dashed Line]



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PROJECT No.: PY212109
 DRAWN BY: CCP
 CHECKED BY: MSL
 DATE: 1/20/2022
 CAD I.D.: PY212109-SPPD-0

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
 FOR

ALLABOUTACOS, LLC
 PROPOSED RESTAURANT
 3750 HAMILTON BOULEVARD
 SOUTH WHITEHALL TOWNSHIP
 LEHIGH COUNTY
 ALLENTOWN, PENNSYLVANIA
 T.M.P.# 548640508252

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 BETHLEHEM, PA 18018
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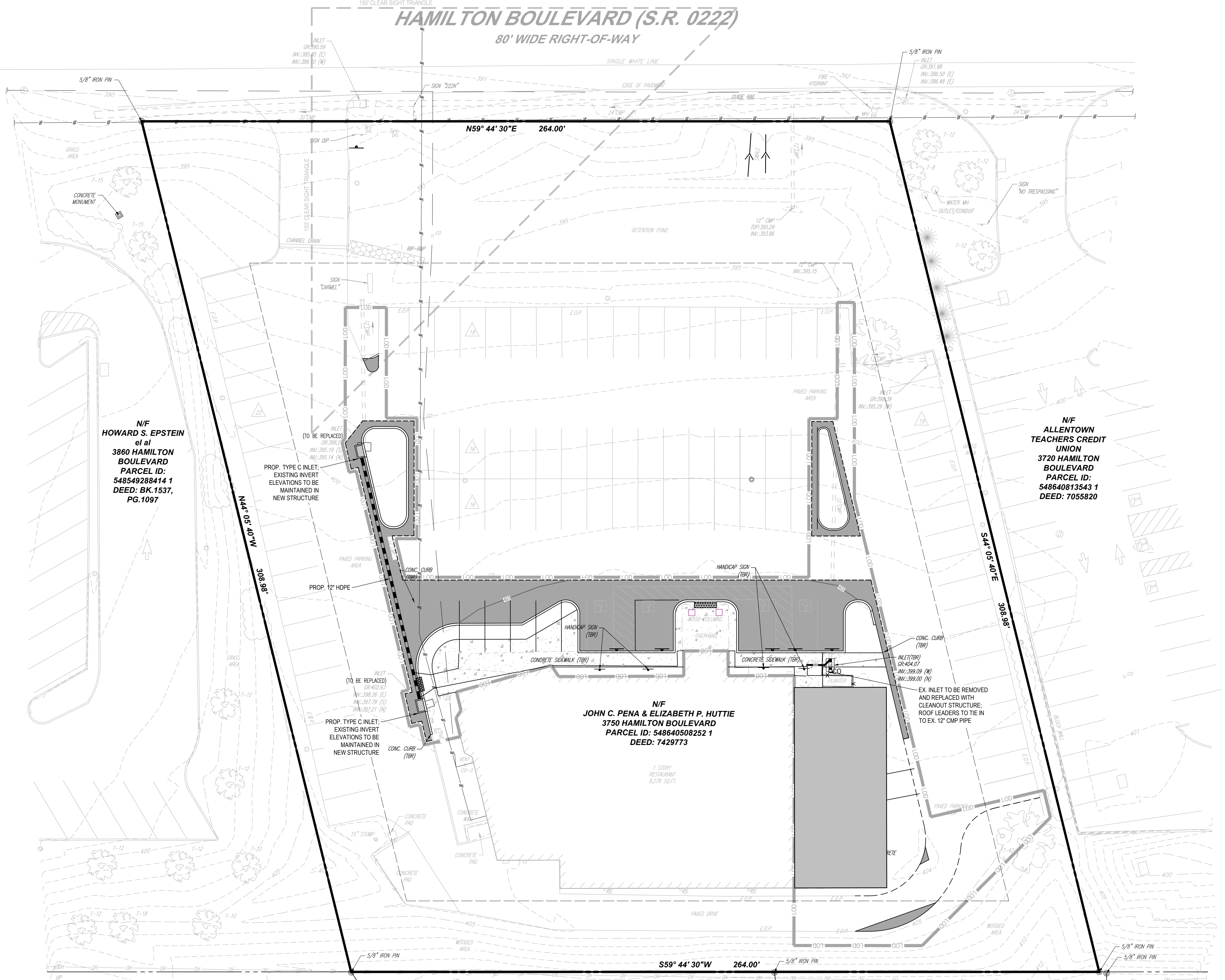
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 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. 25002133
 NEW JERSEY LICENSE NO. 2406473800
 DELAWARE LICENSE NO. 13113

SHEET TITLE:

GRADING PLAN

SHEET NUMBER:
C-401

ORG. DATE - 1/20/2022



HAMILTON BOULEVARD (S.R. 0222)
80' WIDE RIGHT-OF-WAY

N/F HOWARD S. EPSTEIN
of or
3860 HAMILTON BOULEVARD
PARCEL ID: 548549288414 1
DEED: BK.1537, PG.1097

N/F ALLENTOWN TEACHERS CREDIT UNION
3720 HAMILTON BOULEVARD
PARCEL ID: 548640813543 1
DEED: 7055820

N/F JOHN C. PENA & ELIZABETH P. HUTTIE
3750 HAMILTON BOULEVARD
PARCEL ID: 548640508252 1
DEED: 7429773

N/F SOUTH WHITEHALL TOWNSHIP
LINCOLN AVENUE
PARCEL ID: 548549464738 1
DEED: DBV.1565, PG.1184

N/F CHARLES F. III & ALEXANDRA CINAMELLA
3715 OAKWOOD TRAIL
PARCEL ID: 548549688492 1
DEED: 7065428

N/F ANDREW JONES & ELYSE PAGERLY
3707 OAKWOOD TRAIL
PARCEL ID: 548549799004 1
DEED: 2017023440

N/F MATTHEW L. & ELIZABETH SUSAN KOFF
3697 OAKWOOD TRAIL
PARCEL ID: 54854988537 1
DEED: 201800873

LEGEND

PROPOSED

PAVEMENT SAWCUT	---
BUILDING	[Solid Grey Box]
CONCRETE CURB	[Double Line]
FLUSH CURB	[Single Line]
ACCESSIBLE SYMBOL	[Wheelchair Icon]
SIDEWALK	[Dashed Line]
SIGN	[Square with X]
BOLLARD	[Circle with Dot]
WATER LINE	[Line with W]
SANITARY SEWER	[Line with S]
STORM PIPE	[Line with S]
DRAINAGE INLET	[Square with X]
STORM PIPE	[Line with S]
LIMIT OF DISTURBANCE	[Dashed Line]

EXISTING WATER, SEWER, ELECTRIC AND TELCO SERVICES TO BE UTILIZED TO SERVICE THE PROPOSED RESTAURANT. SERVICE LINES TO BE INSPECTED TO THE SATISFACTION OF THE TOWNSHIP PRIOR TO REACTIVATION AND USE.



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PRELIMINARY FINAL LAND DEVELOPMENT PLANS
FOR
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PROPOSED RESTAURANT
3750 HAMILTON BOULEVARD
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY
ALLENTOWN, PENNSYLVANIA
T.M.P.# 548640508252

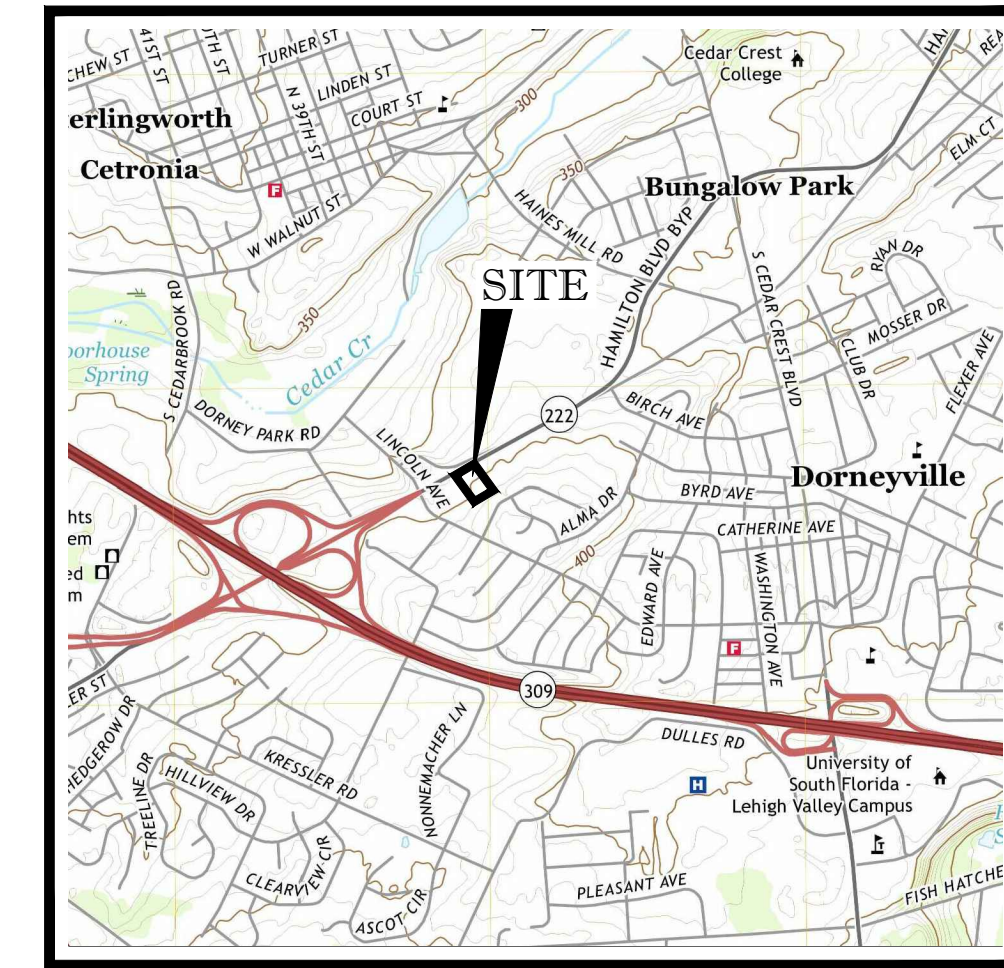
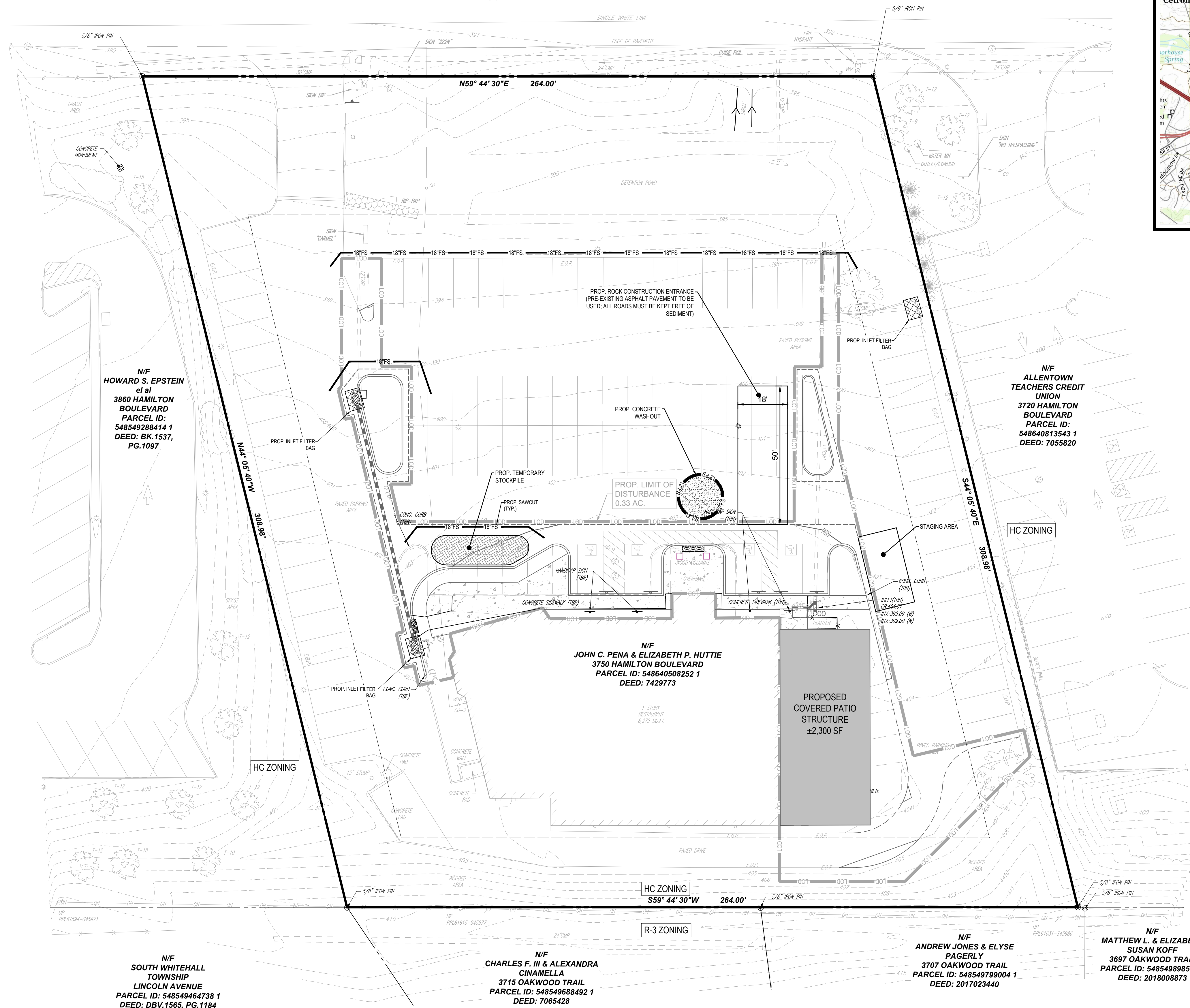
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SHEET TITLE:
UTILITY PLAN
SHEET NUMBER:
C-501
ORG. DATE - 1/20/2022

R:\PI\P212109\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\P212109-SPPD-0-LAYOUT.C-501 UTILITY

HAMILTON BOULEVARD (S.R. 0222)
80' WIDE RIGHT-OF-WAY



USGS MAP
SCALE: 1" = 2,000'
(ALLENTOWN WEST QUADRANGLE-2019)



SOIL MAP
SCALE: 1" = 1000'
SOURCE: US WEBSOILSURVEY

LEGEND
PROPOSED

PAVEMENT SAWCUT	---
BUILDING	▭
CONCRETE CURB	▬
FLUSH CURB	▬
ACCESSIBLE SYMBOL	♿
SIDEWALK	▬
SIGN	+
BOLLARD	•
WATER LINE	—•—
SANITARY SEWER	—•—
STORM PIPE	—•—
DRAINAGE INLET	▭
STORM PIPE	▭
PROP. COMPOST FILTER SOCK	▬
PROP. INLET FILTER BAG	▭
PROP. STOCKPILE	▭
LIMIT OF DISTURBANCE	▬

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CHECKED BY: MSL

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CAD ID: PY212109-SPPD-0

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PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR

ALLABOUTACOS, LLC

PROPOSED RESTAURANT

3750 HAMILTON BOULEVARD
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY
ALLENTOWN, PENNSYLVANIA
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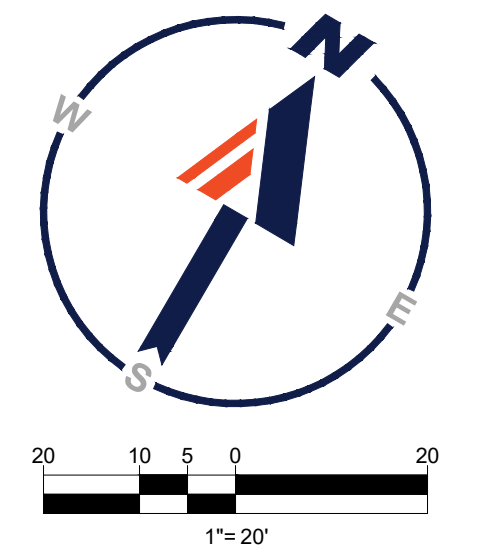
SHEET TITLE:

UTILITY PLAN

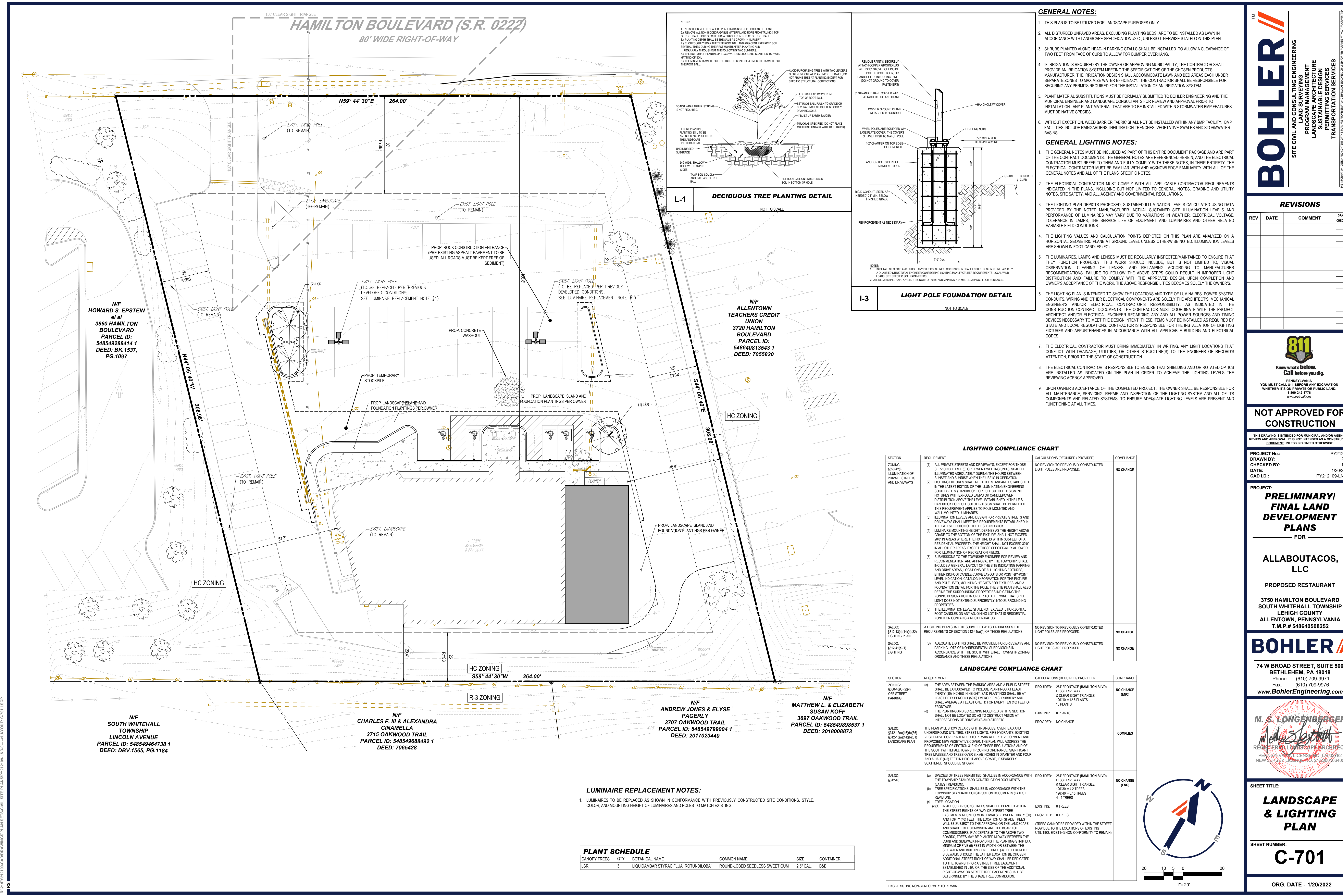
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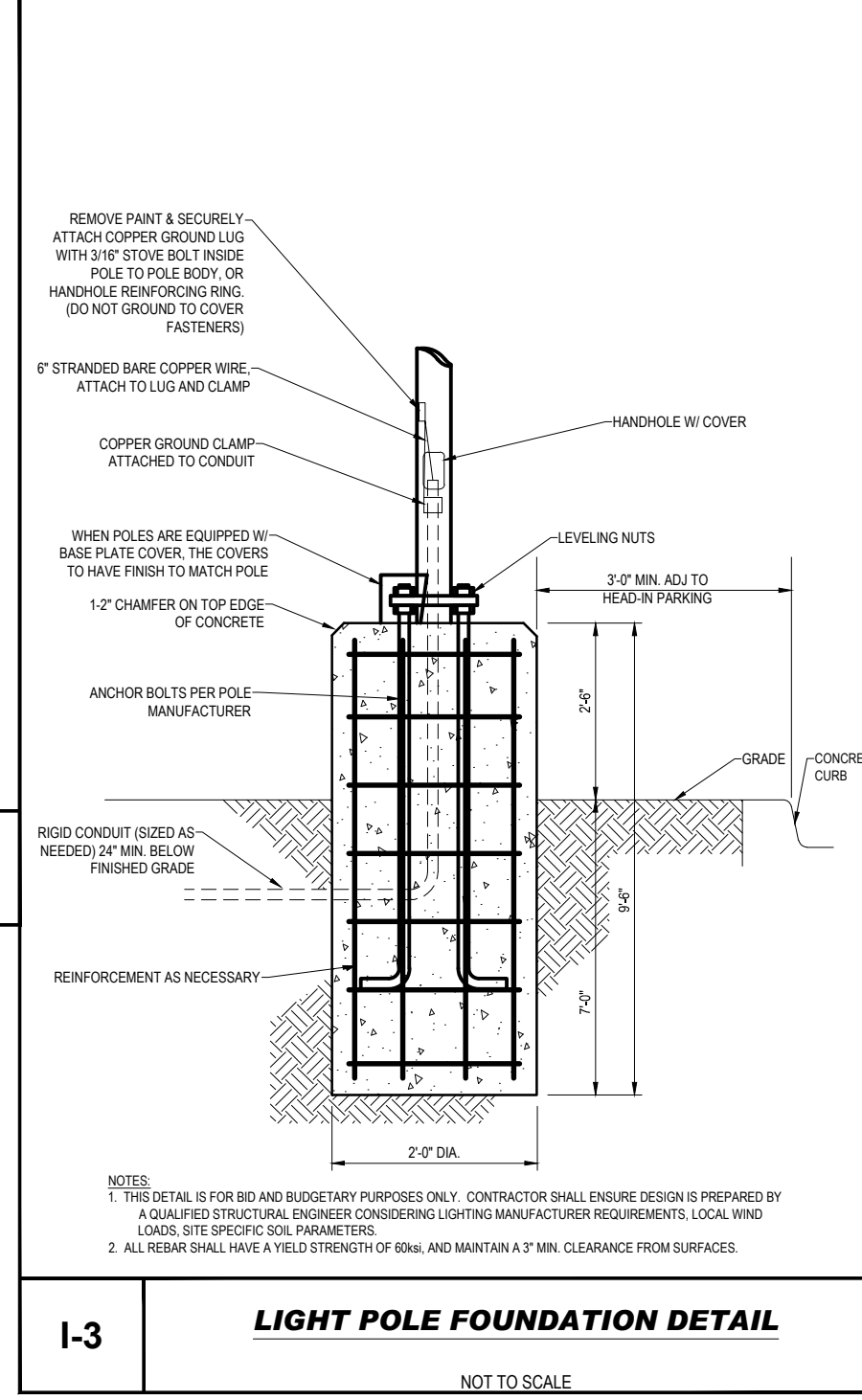
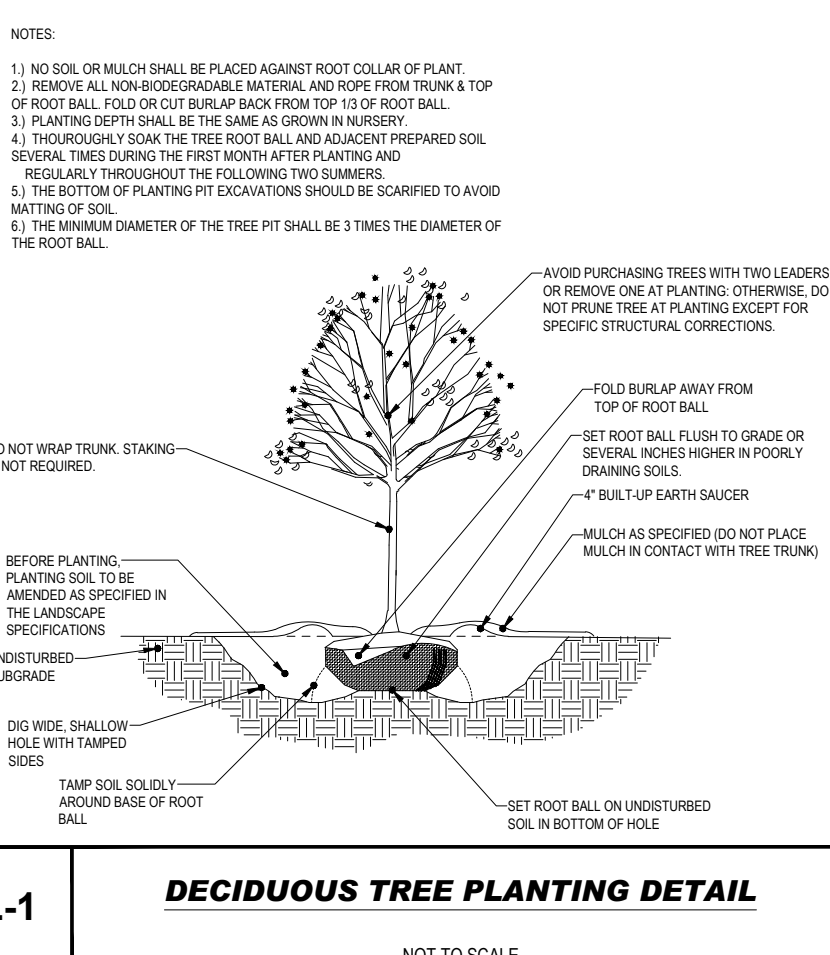
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- GENERAL NOTES:**
- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
 - ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
 - SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
 - IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
 - PLANT MATERIAL, SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
 - WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
- GENERAL LIGHTING NOTES:**
- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE ELECTRICAL CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. THE ELECTRICAL CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
 - THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
 - THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
 - THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDELES (FC).
 - THE LUMINAIRE, LAMP AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNER'S.
 - THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRE, POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECTS, MECHANICAL ENGINEERS AND/OR ELECTRICAL CONTRACTORS' RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FUTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
 - THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE ENGINEER OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
 - THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND/OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
 - UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS. TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

LIGHTING COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
ZONING: 330-401 ILLUMINATION OF PRIVATE STREETS AND DRIVEWAYS	(1) ALL PRIVATE STREETS AND DRIVEWAYS, EXCEPT FOR THOSE SERVING THREE (3) OR FEWER DWELLING UNITS, SHALL BE ILLUMINATED ADEQUATELY DURING THE HOURS BETWEEN SUNSET AND SUNRISE WHEN THE USE IS OPERATION. (2) LIGHTING FIXTURES SHALL MEET THE STANDARD ESTABLISHED IN THE LATEST EDITION OF THE ILLUMINATING ENGINEERING SOCIETY (I.E.S.) HANDBOOK FOR FULL CUTOFF DESIGN. NO FIXTURES WITH EXPOSED LAMPS OR CANDELPOWER DISTRIBUTION ABOVE THE LEVEL ESTABLISHED IN THE I.E.S. HANDBOOK FOR FULL CUTOFF DESIGN SHALL BE PERMITTED. THIS REQUIREMENT APPLIES TO POLE-MOUNTED AND WALL-MOUNTED LUMINAIRE. (3) ILLUMINATION LEVELS AND DESIGN FOR PRIVATE STREETS AND DRIVEWAYS SHALL MEET THE REQUIREMENTS ESTABLISHED IN THE LATEST EDITION OF THE I.E.S. HANDBOOK. (4) LUMINAIRE MOUNTING HEIGHT, DENOTES AS THE HEIGHT ABOVE GRADE TO THE BOTTOM OF THE FIXTURE. SHALL NOT EXCEED 20' IN AREAS WHERE THE FIXTURE IS WITHIN 300 FEET OF A RESIDENTIAL PROPERTY. THE HEIGHT SHALL NOT EXCEED 30' IN ALL OTHER AREAS, EXCEPT THOSE SPECIFICALLY ALLOWED FOR ILLUMINATION OF RECREATION FIELDS. (5) SUBMISSIONS TO THE TOWNSHIP ENGINEER FOR REVIEW AND RECOMMENDATION, AND APPROVAL BY THE TOWNSHIP, SHALL INCLUDE A GENERAL LAYOUT OF THE SITE INDICATING PARKING AND DRIVE AREAS, LOCATIONS OF ALL LIGHTING FIXTURES, EITHER ISOPUNCT/CANDELE CURVE LAYOUTS OR POINT-BY-POINT LEVEL INDICATION. CATALOG INFORMATION FOR THE FIXTURE AND POLE USED, MOUNTING HEIGHTS FOR FIXTURES, AND A FOUNDATION DETAIL FOR THE POLE. THE SITE PLAN SHALL ALSO DEFINE THE SURROUNDING PROPERTIES INDICATING THE ZONING DESIGNATION. IN ORDER TO DETERMINE THAT SPILL LIGHT DOES NOT EXTEND SUFFICIENTLY INTO SURROUNDING PROPERTIES. (6) THE ILLUMINATION LEVEL SHALL NOT EXCEED \$HORIZONTAL FOOT-CANDELES ON ANY ADJOINING LOT THAT IS RESIDENTIAL ZONED OR CONTAINS A RESIDENTIAL USE.	NO REVISION TO PREVIOUSLY CONSTRUCTED LIGHT POLES ARE PROPOSED.	NO CHANGE
SALDO: 3312-13(a)(1)(b)(2) LIGHTING PLAN	(8) ADEQUATE LIGHTING SHALL BE PROVIDED FOR DRIVEWAYS AND PARKING LOTS OF NON-RESIDENTIAL SUBDIVISIONS IN ACCORDANCE WITH THE SOUTH WHITEHALL TOWNSHIP ZONING ORDINANCE AND THESE REGULATIONS.	NO REVISION TO PREVIOUSLY CONSTRUCTED LIGHT POLES ARE PROPOSED.	NO CHANGE

LANDSCAPE COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
ZONING: 330-401(b)(2)(iv) OFF-STREET PARKING	(c) THE AREA BETWEEN THE PARKING AREA AND A PUBLIC STREET SHALL BE PLANTED TO INCLUDE PLANTINGS AT LEAST THIRTY (30) INCHES IN HEIGHT. SAID PLANTINGS SHALL BE AT LEAST FIFTY PERCENT (50%) EVERGREEN SHRUBBERY AND SHALL AVERAGE AT LEAST ONE (1) FOR EVERY TEN (10) FEET OF FRONTAGE. (d) PLANTING AND SCREENING REQUIRED BY THIS SECTION SHALL NOT BE LOCATED SO AS TO OBSTRUCT VISION AT INTERSECTIONS OF DRIVEWAYS AND STREETS.	REQUIRED: 264' FRONTAGE (HAMILTON BLVD) LESS DRIVEWAY & CLEAR SIGHT TRIANGLE 1267' ± 12.6 PLANTS 13 PLANTS EXISTING: 0 PLANTS PROVIDED: NO CHANGE	NO CHANGE (ENC)
SALDO: 3312-13(a)(1)(b)(3)(i) 3312-13(a)(1)(b)(3)(ii) LANDSCAPE PLAN	THE PLAN WILL SHOW CLEAR SIGHT TRIANGLES, OVERHEAD AND UNDERGROUND UTILITIES, STREET LIGHTS, TREE PERMANENTS, EXISTING VEGETATIVE COVER INTENDED TO REMAIN AFTER DEVELOPMENT AND PROPOSED NEW VEGETATIVE COVER. THE PLAN WILL ADDRESS THE REQUIREMENTS OF SECTION 332-40 OF THESE REGULATIONS AND OF THE SOUTH WHITEHALL TOWNSHIP ZONING ORDINANCE. SIGNIFICANT TREE MASSES AND TREES OVER 50 (50) INCHES IN DIAMETER AND FOUR AND A HALF (4.5) FEET IN HEIGHT ABOVE GRADE, IF SPARSELY SCATTERED, SHOULD BE SHOWN.	PROVIDED: 0 TREES REQUIRED: 0 TREES (TREES CANNOT BE PROVIDED WITHIN THE STREET ROW DUE TO THE LOCATIONS OF EXISTING UTILITIES. EXISTING NON-COMFORMITY TO REMAIN)	COMPLIES
SALDO: 3312-40	(a) SPECIES OF TREES PERMITTED SHALL BE IN ACCORDANCE WITH THE TOWNSHIP STANDARD CONSTRUCTION DOCUMENTS (LATEST REVISION). (b) TREE SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE TOWNSHIP STANDARD CONSTRUCTION DOCUMENTS (LATEST REVISION). (c) TREE LOCATION (6)(i) IN ALL SUBDIVISIONS, TREES SHALL BE PLANTED WITHIN THE STREET RIGHTS-OF-WAY OR STREET TREE EASEMENTS AT UNIFORM INTERVALS BETWEEN THIRTY (30) AND FORTY (40) FEET. THE LOCATION OF SHADE TREES WILL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE AND SHADE TREE COMMISSION AND THE BOARD OF COMMISSIONERS, IF ACCEPTABLE TO THE ABOVE TWO BOARDS, TREES MAY BE PLANTED BETWEEN THE CURB AND SIDEWALK PROVIDED THE PLANTING STRIP IS A MINIMUM OF FIVE (5) FEET IN WIDTH OR BETWEEN THE SIDEWALK AND BUILDING LINE. TREES (5) FEET FROM THE SIDEWALK SHOULD THE LATTER LOCATION BE CHOSEN. ADDITIONAL STREET RIGHTS-OF-WAY SHALL BE DEDICATED TO THE TOWNSHIP OR A STREET TREE EASEMENT ESTABLISHED IN LIEU OF THE SIZE OF THE ADDITIONAL RIGHTS-OF-WAY OR STREET TREE EASEMENT SHALL BE DETERMINED BY THE SHADE TREE COMMISSION.	REQUIRED: 264' FRONTAGE (HAMILTON BLVD) LESS DRIVEWAY & CLEAR SIGHT TRIANGLE 1267' ± 4.2 TREES 1264' ± 3.15 TREES 4 ± 5 TREES EXISTING: 0 TREES PROVIDED: 0 TREES	NO CHANGE (ENC)

LUMINAIRE REPLACEMENT NOTES:

- LUMINAIRES TO BE REPLACED AS SHOWN IN CONFORMANCE WITH PREVIOUSLY CONSTRUCTED SITE CONDITIONS, STYLE, COLOR, AND MOUNTING HEIGHT OF LUMINAIRE AND POLES TO MATCH EXISTING.

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
LSR	3	LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA*	ROUND-LOBED SEEDLESS SWEET GUM	2.5' CAL.	B&B

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PRELIMINARY/ FINAL LANDSCAPE PLANS FOR

ALLABOUTACOS, LLC

PROPOSED RESTAURANT

3750 HAMILTON BOULEVARD
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY
ALLENTOWN, PENNSYLVANIA
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BOHLER

74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

M. S. LONGENBERGER
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. 140592
NEW JERSEY LICENSE NO. 21A050066400

LANDSCAPE & LIGHTING PLAN

SHEET NUMBER:
C-701

ORG. DATE - 1/20/2022

SOUTH WHITEHALL TOWNSHIP¹⁹

4444 Walbert Avenue, Allentown, PA 18104-1699
www.southwhitehall.com • (610) 398-0401

January 24, 2022

Mr. Donny Petridis
Allaboutacos, LLC
P.O. Box 3163
Allentown, PA 18106

Re: Allaboutacos, LLC
Major Plan #2022-102
Land Development Plan Review

Dear Mr. Petridis:

A determination has been made that your application of January 19, 2022, for review of the above-referenced Land Development Plan substantially meets the submission and drawings requirements, as specified in the South Whitehall Township Subdivision and Land Development Ordinance (SALDO). This letter constitutes the "Submission Receipt", as specified in the SALDO.

Plan review comments from the Community Development Department, Public Works Department, and Township Engineer will be made separately.

The Planning Commission will consider the plan and the review comments at its regular meeting to be held on Thursday, February 17, 2022, at 7:30 p.m., in the Township Municipal Building.

If you have any questions, please call.

Sincerely,

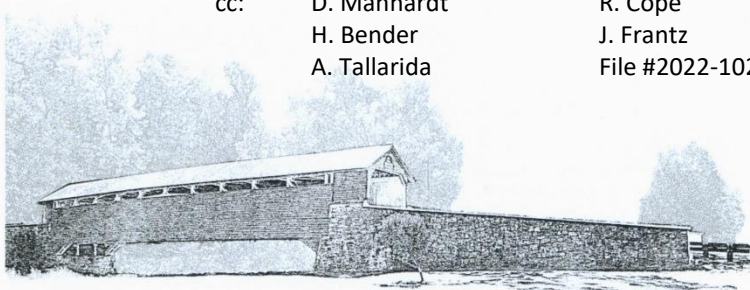
Gregg R. Adams
Planner

cc: D. Manhardt
H. Bender
A. Tallarida

R. Cope
J. Frantz
File #2022-102

L. Harrier
J. Alderfer, Esq.

M. Elias
S. Pidcock



SOUTH WHITEHALL TOWNSHIP²⁰

4444 Walbert Avenue, Allentown, PA 18104-1699
www.southwhitehall.com • (610) 398-0401

MEMORANDUM

TO: Mr. Gregg R. Adams via e-mail
Planner, Community Development Department
South Whitehall Township

FROM: Mr. Anthony F. Tallarida, P.E. *AFT*
Manager, Municipal Engineering Services

SUBJECT: South Whitehall Township
Allaboutacos, LLC
Preliminary/Final Land Development Plan Review
Major Plan 2022-102

DATE: February 11, 2022

COPIES: Mr. Randy Cope
Interim Township Manager
South Whitehall Township

Mr. David Manhardt, AICP
Director of Community Development
South Whitehall Township

Mr. Herb Bender
Public Works Manager
South Whitehall Township

Mr. Mike Elias
Public Works Utility and MS4 Program Coordinator
South Whitehall Township

Ms. Tracy J.B. Fehnel
Insurance Administrator & Executive Assistant
South Whitehall Township

TOWNSHIP ENGINEER

J. Scott Pidcock, P.E., R.A.

The Pidcock Company

2451 Parkwood Drive, Allentown, PA 18103-9608

Phone: (610) 791-2252 • Fax: (610) 791-1256

E-mail: info@pidcockcompany.com



- 2 -

Ms. Laura M. Harrier
Building Code Official/Zoning Officer
South Whitehall Township

Joseph A. Zator, II, Esq.
South Whitehall Township Solicitor
Zator Law

Jennifer R. Alderfer, Esq.
Assistant South Whitehall Township Solicitor
Zator Law

Mr. Matthew Longenberger
Project Manager
Bohler Engineering PA, LLC

Mr. Donny Petridis
Allaboutacos, LLC

(all via e-mail)

REPORT:

South Whitehall Township Ordinances:

Zoning Ordinance (ZO)

Subdivision and Land Development Ordinance (SALDO)

Stormwater Management Plan (SMP)

See attached list for documents reviewed.

Proposal:

2,300± square foot (s.f.) covered patio addition to an existing 8,200± (s.f.) restaurant;

Reduction in parking from 105 to 96 parking spaces;

Proposed parking lot landscape areas;

Highway Commercial (HC) Zoning District;

No stormwater management facilities proposed;

Existing Public Water;

Existing Public Sewer.

Waivers/Deferrals Granted:

No waivers requested.

Recommendation:

Engineering approval is not recommended subject to the zoning comments, department of public works comments, and the following comments being addressed.

jfw/acc

Enclosures

South Whitehall Township
Allaboutacos, LLC
Preliminary/Final Land Development Plan Review
Major Plan 2022-102

February 11, 2022

REVIEW COMMENTS

A. General

1. Property frontage improvements (as applicable) are required along Hamilton Boulevard (right-of-way dedication, curb, sidewalk, monuments, shade trees, etc.) (SALDO §312-26(a), §312-35(b), §312-12(b)(27), 312-36(f), §312-40 pertain), and should be shown on the Plans. Additionally, this project is located within the Township's Streetscape Enhancements Area. The Applicant should confirm any frontage improvements with the Township;
2. The Applicant should contact the Municipality's Building Code Office to confirm the applicability of ADA requirements as they relate to this project. Provide justification for the single curb ramp for all handicapped parking spaces;
3. Clarify the use of the extra pavement width on the northwest corner of the building. Additional signage or striping should be considered;
4. Certifications of central water and sanitary sewer should be provided, SALDO §312-12(a)(6) and §312-12(a)(7);
5. List the type of water and sewage disposal system to be used on a plan to be recorded, SALDO §312-12(b)(8)(d) and §312-12(b)(8)(e);
6. Revise the Location Map to show municipal boundaries, zoning district boundaries, watercourses, etc., SALDO §312-12(b)(9);
7. Provide a benchmark on the Plans and a vertical datum reference NAVD88 or applicable conversions, SALDO §312-12(b)(16);
8. Label any existing watercourse, wetlands, floodplains, etc., on the Plans, SALDO §312-12(b)(18);
9. List the soil types on the Plans, SALDO §312-12(b)(22);
10. Address any comments from the Township Shade Tree Commission to their satisfaction, SALDO §312-40 and §312-12(b)(28);
11. It appears the existing pipe may not connect to the inlets without the use of bends, fittings, extensions, etc. Additional detail should be provided;

12. Provide profiles of the proposed storm sewerage system, SALDO §312-12(b)(33) and §312-12(b)(34);
13. Provide a legal description for the property boundary, SALDO §312-14(b)(3);
14. Revise the Drawing Sheet Index and individual Sheet Numbers to match; and
15. Label the existing right-of-way on the Plans.

B. Traffic

1. Continued acceptability of the Highway Occupancy Permit (HOP) for the driveway should be confirmed and all correspondence with PENNDOT should be provided to the Township and our office, SALDO §312-12(a)(9);
2. Label the PENNDOT sight distance for the driveway connection to Hamilton Boulevard, SALDO §312-12(b)(24), and additionally, provide the correct Township clear sight triangle on the Landscape Plan for eastbound traffic on Hamilton Boulevard, SALDO §312-12(b)(36); and
3. Provide a trip generation comparing the existing use to the proposed use with the addition of the patio.

C. Policy and Information

1. Provide copies to the Township and our office of all correspondence, including all data submitted to outside agencies regarding required permits and approvals (e.g., PADEP Sewage Facilities Planning Module, PENNDOT HOP, Lehigh County Conservation District, etc.);
2. Add a note to the Plan indicating that the locations of existing utilities are the responsibility of the Developer/Design Engineer and the locations of such facilities have not been reviewed by The Pidcock Company or the Township. The Developer/Design Engineer is responsible for confirming the location of all utilities and avoiding conflicts of the same with proposed improvements. Significant efforts to resolve such conflicts, including but not necessarily limited to redesign, construction delays, utility relocations, etc., may result if conflicts with existing utilities are encountered during construction;
3. Address any comments from the Public Safety Committee to their satisfaction;
4. Matters pertaining to the design of water distribution and sanitary sewerage systems should be directed to the Township Department of Public Works. We have not reviewed these designs;
5. We defer to the Township Geotechnical Consultant to review all geotechnical aspects of the design. We would assume additional review of the stormwater

management system may be necessary at the time additional details are provided; and

6. We defer to the Township Electrical Consultant to review the site lighting. The Design Engineer should confirm that the light standard foundations will be adequate to support the light standards.

The comments noted above are the result of our engineering review. We have not reviewed items associated with legal, geotechnical, lighting, water/sanitary sewerage systems, environmental, building code, public safety, and other non-engineering issues, which should be reviewed by the appropriate Township Staff and Consultants.

South Whitehall Township
Allaboutacos, LLC
Preliminary/Final Land Development Plan Review
Major Plan 2022-102

List of Plans and Supplemental Information
Prepared by Bohler Engineering PA, LLC and
dated January 20, 2022

1. Cover Sheet, Sheet C-101;
2. Notes Sheet, Sheet C-102;
3. Existing Conditions/Demolition Plan, Sheet C-201;
4. Site Plan, Sheet C-301;
5. Grading Plan, Sheet C-401;
6. Utility Plan, Sheet C-501;
7. E&S Plan, Sheet C-601 (cursory review only);
8. E&S Notes, Sheet C-602 (cursory review only);
9. E&S Details, Sheet C-603 (cursory review only);
10. Landscape & Lighting Plan, Sheet C-701;
11. Details Sheet, Sheet C-901;
12. Truck Turning Template, Sheet C-1001; and
13. Stormwater Management Report.

In addition, we have also received the following documentation in support of the Application:

1. Township Escrow Agreement;
2. Township Escrow Account Form, dated January 19, 2022;
3. Taxpayer Identification Certification Form, dated January 19, 2022;
4. Certificate of Title, dated January 19, 2022;
5. LANTA Coordination Email;
6. Bohler Transmittal Letter (Township);
7. Bohler Transmittal Letter (LVPC); and
8. Subdivision & Land Development Application, dated January 19, 2022.



February 10, 2022

Mr. Gregg Adams, Planner
South Whitehall Township
4444 Walbert Avenue
Allentown PA 18104

Re: Proposed Commercial Development All About Tacos, LLC
Land Development #2022-102
Utility Plan Review
SSM File: 103400.0075

Dear Mr. Adams:

This correspondence is provided as a review of the Preliminary Land Development Plan submitted for the above referenced project designed by Bohler Engineering with drawings dated 1-22-2022. The site is located at 3750 Hamilton Blvd. and consist of an existing commercial building formerly used as a restaurant.

We have the following comments regarding the water and sanitary sewer utilities:

General Comments:

1. The building is currently served by SWT utilities. The applicant is utilizing the existing service lines to the building.

Water Comments:

1. No comment at this time.

Sanitary Sewer Comments:

1. The applicant should provide proposed water use data in order to determine is a new sewer planning module is required.

Please contact us should you have any questions, or require any additional information regarding our comments.

Sincerely,
Spotts, Stevens and McCoy

A handwritten signature in blue ink that reads "Jason M. Newhard".

Jason M. Newhard, CCM, LO
Construction Manager
Environmental Engineering
jason.newhard@ssmgroup.com

cc: Herb Bender, SWT
Mike Elias, SWT

50 YEARS **Hanover**Engineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944
 Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

February 2, 2022

Mr. Gregg Adams, Planner
 South Whitehall Township
 4444 Walbert Avenue
 Allentown, PA 18104-1699

RE: Geotechnical Engineering Review of
 Provided Documents
 AllAboutTacos, LLC Major Plan 2022-102
 South Whitehall Township, Lehigh County,
 Pennsylvania
 Hanover Project SWT22-11(002)

Dear Mr. Adams:

Hanover Engineering (Hanover) has reviewed the information received on January 21, 2022 via email transmission. Reviewed documents pertaining to the geotechnical aspects of the proposed project at the above-referenced site consisted of the following:

1. Report entitled "Stormwater Management Report," prepared by Bohler, dated January 20, 2022.
2. Engineering plan set entitled "Pre-Development Drainage Area Plan" and "Post-Development Drainage Area Plan", Sheets DA-1 and DA-2, prepared by Bohler, dated December 20, 2021.
3. Engineering plan set entitled "Preliminary/Final Land Development Plans for AllAboutTacos, LLC", Sheets C-101 through C-1001 (12 total), prepared by Bohler, dated January 20, 2022.

Based on our review, it is our understanding that the subject property contains an existing and vacated restaurant building with appurtenant paved parking and driveway areas, stormwater facilities, and utility services. We further understand that the applicant proposes to renovate the restaurant and construct site improvements including a proposed covered patio structure, landscape islands, minor parking improvements, and limited utility improvements. The applicant proposes to decrease the impervious area by approximately 732 square feet and states that, as a result, Stormwater Management controls are not required. We offer the following comments:

A. Land Development Plans

1. Section 312.12(b)(18) of the Subdivision and Land Development Ordinance: Provide and label the location of all significant features listed, or provide a note stating which features do not exist on the site.

Mr. Gregg Adams
Planner

2

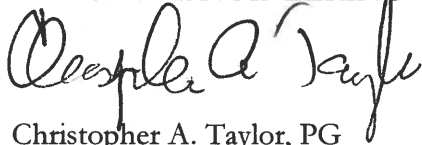
February 2, 2022

2. Section 312.12(b)(22) of the Subdivision and Land Development Ordinance: Provide soil types and mapped limits on the plans. A soil data table shall also be provided.
3. Several notes on Sheet C-102 refer to a geotechnical report. A copy of this report shall be provided to the Township.
4. On Sheet C-603, Preventative Measures Note 3 references Lower Macungie Township. This shall be changed to indicate South Whitehall Township. Notification to the Lehigh County Conservation District shall also be added.
5. On Sheet C-603, Soil Limitations and Resolutions Note 1 states "Weathered rock was encountered during the geotechnical engineer's exploration of the underlying soils within the proposed site". Any reporting of the referenced exploration work shall be provided to the Township.
6. The existing detention basin shall be investigated, and the consultant shall confirm that it has not lost size or depth due to siltation, sloughing, etc. and that it still has adequate capacity and integrity to serve the proposed project. Any required restoration work shall be specified on the plans.

We trust that this is the information that you require. Should you have any questions or concerns regarding this information, please do not hesitate to contact our office.

Respectfully,

HANOVER ENGINEERING

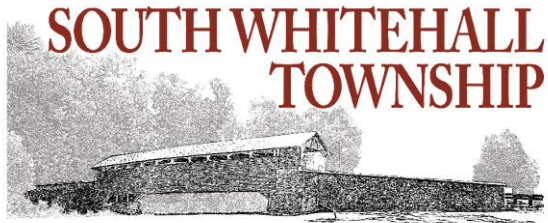


Christopher A. Taylor, PG

cat:cat/sas

S:\Projects\Municipal\WhitehallTownship\Sw22-11(002)-AllAboutTacos3750HamiltonBlvdMajorPlan2022-102\Docs\20220202-SWT Geotech, AllAboutTacos geotech cmt rev ltr 1.doc

cc: Mr. Dave Manhardt, Director of Community Development (via email)
Mr. Herb Bender, Public Works Director (via email)
Mr. Anthony F. Tallarida, PE, The Pidcock Company (via email)
Mr. Mark Gnall, PE, The Pidcock Company (via email)
Mr. Donny Petridis, AllAboutTacos, LLC
Mr. Michael E. Jeitner, PE, Bohler



INTEROFFICE MEMORANDUM

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: HERB BENDER, PUBLIC WORKS MANAGER

DATE: FEBRUARY 11, 2022

SUBJECT: ALL ABOUT TACOS, LLC MAJOR PLAN 2022-102

The Public Works Dept. reviewed the above project and has the following comments:

1. Please label sanitary sewer lateral on plans
2. Fire and Domestic water services need to be two separate taps from the main

SOUTH WHITEHALL TOWNSHIP³¹

4444 Walbert Avenue, Allentown, PA 18104-1699
www.southwhitehall.com • (610) 398-0401

February 11, 2022

Mr. Donny Petridis
Allaboutacos, LLC
P.O. Box 3163
Allentown, PA 18106

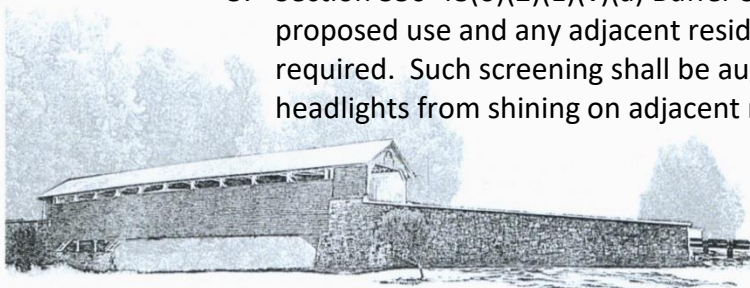
Re: Allaboutacos, LLC
Major Plan #2022-102
Land Development Plan Review

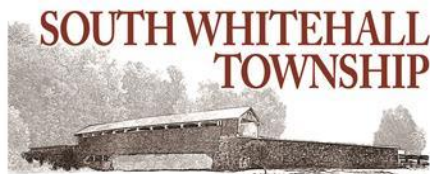
Dear Mr. Petridis:

The purpose of this letter is to report zoning and non-engineering related comments that are to be addressed. My comments follow:

Zoning

1. Section 350-48(r)(8)(D) Restaurant, Sit-Down. The parking calculation should be based on the greater of either 1.0 space for each 3.0 seats plus 1.0 space for each employee – OR – 1.0 space per 80 square feet of total floor area. The higher calculation (the 80 SF) would result in 133 parking spaces (rounded up); 96 are proposed. Additional parking is required. Show and label on the plan.
2. Section 350-48(r)(8)(D) Restaurant, Sit-Down. One (1) Large Parking Space (10 x 37) is required for parking areas containing more than 50 parking spaces, PLUS 1 Large Off-Street Loading Zone for a use greater than 5,000 square feet. Show and label on the plan.
3. Section 350-48(o)(2)(E)(iii)(a)(8). The acceptability of the ADA walkway extending into the drive aisle should be discussed with the Public Safety Committee.
4. Section 350-48(o)(2)(E)(iii)(c)(1). The minimum width of a drive aisle for two-way traffic is 24 feet. The Site Plan (C-301) shows markings distinguishing an ADA walking path extending approximately 5 feet into the 24-foot-wide drive aisle of the parking lot, thus reducing the drive aisle to under 20 feet.
5. Section 350-48(o)(2)(E)(v)(a) Buffer Strips. A buffer strip and screening between the proposed use and any adjacent residential lot in accordance with § 350-42(b). is required. Such screening shall be augmented as necessary to prevent the glare of headlights from shining on adjacent residential properties.





6. Section 350-42(b) Buffer Strips. (1) In general, between dissimilar types of uses (i.e. Residential, Commercial, Industrial, or Institutional), a minimum fifteen (15) foot wide Buffer strip shall be established and maintained along all Lot Lines which are not along public Street Right-of-Way lines (including limited access highways) for all uses except Single Detached Dwelling Unit Dwellings, Two-unit Dwellings, Three-flats, and Townhouses.
7. Section 350-48(o)(2)(E)(v)(b) Landscaping. Provide one shade tree for every 10 parking spaces located in a planned manner within or adjacent to the parking lot areas. Where more than 50% of a parking area is effectively precluded from planting shade trees because of an overhead power line electric utility restriction, the foregoing shade tree requirement shall not apply to those spaces located within the area that is restricted by such electric utility requirement; provided, however, that substitute plantings as may be deemed to be appropriate by the Township may be required to the extent they are not in conflict with the utility restriction. The Township shall have the right to confirm specific landscaping restrictions with the utility company.

Fire Inspector

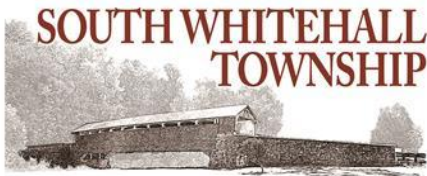
1. The Fire Marshal reports no comments. The Fire Marshal reports that, at their February 7, 2022, meeting, the Public Safety Commission and the Fire Chiefs made no comment to the plan.

Open Space and Recreation

1. The plan will be forwarded to the Parks and Recreation Board for a recommendation on how the applicant might best meet the Open Space and Recreation Requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. For nonresidential developments a fee shall be Twenty-Five Cents (\$0.25) per square foot of additional proposed impervious coverage (post-development impervious surface minus pre-development impervious surface) in lieu of the requirement for public dedication of land. Please provide the additional square footage of impervious surface with the next plan submission so that the fee can be calculated. The plan proposes a reduction in the amount of impervious surface on the site, therefore the anticipated Open Space Fee would be \$0.00.

Water & Sewer

1. The applicant is to request allocations for water and sewer from the South Whitehall Township Board of Commissioners. Please be aware that the Board of Commissioners

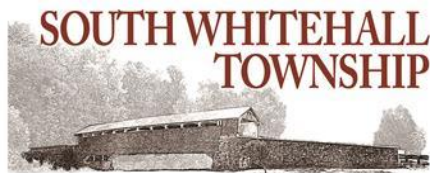


now charges both allocation fees and tapping (connection) fees. The applicant must address all water and sewer service issues, and obtain all approvals deemed necessary by the South Whitehall Township Board of Commissioners. You are advised to contact the Township Public Works Manager Herb Bender, as soon as practicable, to learn of, or confirm any or all of:

- a. The amount of any water and/or sewer **allocation fees**. The application is available on the Township website under Water/Sewer Forms/FAQs/Links. The fee for the allocation(s) will be due with the submission of the application;
 - b. The amount of any water and/or sewer **connection fees**. The fees are due at or before the building permit is to be issued. Application is also available on the Township website under Water/Sewer Forms/FAQs/Links;
 - c. The amount of any **contributions** that would cover the cost of extending the water and/or sewer system so that it can serve your development.
2. The applicant is to contact the PA Department of Environmental Protection to determine what Sewage Facility Planning requirements are to be met for this development.
 3. An Erosion and Sediment Control Plan is required for any earth disturbance activity of more than 5,000 square feet pursuant to Section 296-11(B) of the South Whitehall Township Codified Ordinance (Stormwater Management Plan).

Legal and Other

1. Township policy with regard to the deferral of sidewalk and curbing has changed and deferrals shall no longer be granted. The applicant should be prepared to discuss compliance with SALDO Section 312-35(b)(3)(A)(ii).
2. The Township Solicitor and Township Engineer may want to comment upon the legal requirements of the MS4 program with regard to any private stormwater management facilities.
3. That the plan be amended to include a note referencing the "State Highway Law" pursuant to Section 508.6 of the PA Municipalities Planning Code and Section 312-12(a)(9) of the Subdivision and Land Development Ordinance.
4. If a dumpster is to be used, the location shall be identified on the plan and screened and buffered in accordance with Section 350-42(b) of the Zoning Ordinance and Section 288-4(c) of the Codified Ordinances.



5. Please consider the following in placement locations for street trees:
 - a. Placement over inlets should be avoided;
 - b. Provide ample clearance from streetlights and hydrants.
6. A note shall be added to the plan (on Sheet C-701 in the Construction Notes section) stating that a building permit is required for light pole foundations prior to installation.
7. The zoning information block on the plan should be amended to include a note indicating the number of floors in each building shown and whether or not a basement will be included in each building. If so, the square footage of the basement may be counted towards parking requirements.
8. That a note be added to the site plan stating that the applicant is responsible for joining the PA One Call system and is responsible for the marking of all underground utilities prior to the utilities being formally accepted by and dedicated to the Township.
9. Confirmation of a plan submittal to PennDOT shall be provided.
10. Signature Blocks and Certifications to appear on each plan sheet to be recorded.

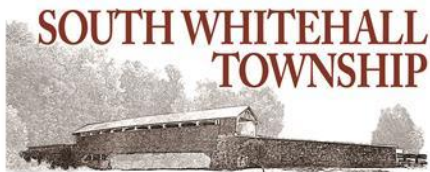
Waiver and Deferral Request Commentary

1. No waiver/deferral requests were submitted.

Official Map & Comprehensive Plan

1. The Official Map depicts the subject parcel as underlain by karst geology and fronted by a Principle Arterial Road (Hamilton Boulevard)
2. The Comprehensive Plan envisions a D-2 Larger Format Commercial Character Area, which includes compact mixed-use development, retrofits with small-scale commercial and open space, pedestrian connectivity, and a mix of dwellings including multi-family, live-work units, traditional neighborhood development and transit-oriented development.

Your plan is scheduled to be reviewed by the Planning Commission on Thursday, February 17, 2022, at 7:30 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue.



If you have any questions, please call.

Sincerely,

Gregg R. Adams
Planner, Community Development Department
South Whitehall Township
610.398.0401
adamsg@southwhitehall.com

cc: D. Manhardt
H. Bender
A. Tallarida

R. Cope
J. Frantz
File #2022-102

L. Harrier
J. Alderfer, Esq.

M. Elias
S. Pidcock



MEMORANDUM

TO: Planning Commission
FROM: Gregg Adams, Planner
DATE: January 25, 2022
SUBJECT: Subdivision Plan Review
AllAboutTacos, LLC
Major Plan 2022-102
Plan dated January 20, 2022

COPIES: Landscape and Shade Tree Commission, D. Manhardt, A. Tallarida,
J. Alderfer, S. Pidcock, Applicant

At their January 24, 2022 meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and recommended the following:

The Commission deferred the review of the Landscaping Plan until the Planning Commission makes a recommendation on the right-of-way improvements to Hamilton Boulevard.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gregg Adams", written over a horizontal line.

Gregg Adams, Planner
Community Development Department

Melissa Bean

From: Molly Wood <mwood@lantabus-pa.gov>
Sent: Thursday, January 20, 2022 11:33 AM
To: Melissa Bean
Cc: Matthew Longenberger; Jenny Troxell; py212109@nf.bohlereng.com
Subject: RE: Proposed Restaurant Expansion located at 3750 Hamilton Boulevard (PA Route 222), South Whitehall Township

EXTERNAL: Use caution with attachments and links.

Melissa,

Thank you for sharing the plan and project description, I appreciate it. LANTA has no comments based on our current service and bus stops.

Thanks again,
Molly

**Molly S. Wood, AICP**

Planner/Land Use Specialist
Lehigh and Northampton Transportation Authority
1060 Lehigh Street, Allentown, PA 18103
PH: 610-439-1376
mwood@lantabus-pa.gov
www.lantabus.com

Follow LANta on: [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#)

From: Melissa Bean <mbean@bohlereng.com>
Sent: Wednesday, January 19, 2022 3:36 PM
To: Molly Wood <mwood@lantabus-pa.gov>
Cc: Matthew Longenberger <mlongenberger@bohlereng.com>; Jenny Troxell <jtroxell@bohlereng.com>; py212109@nf.bohlereng.com
Subject: Proposed Restaurant Expansion located at 3750 Hamilton Boulevard (PA Route 222), South Whitehall Township

Warning! This email has been received from an external domain. Do not click any links or open any attachments unless you are expecting such a message with an attachment from this sender. Original Message:
Good afternoon,

I am writing to inform you of a Proposed Restaurant Expansion located at 3750 Hamilton Boulevard (PA Route 222) in South Whitehall Township, Lehigh County, PA. The site has an existing restaurant and the applicant proposes as +/- 2,300 SF expansion with associated reconfiguration of the adjacent parking, lighting, and landscaping. The Draft Site Plan is attached for your reference. The closest LANTA bus stops are in front of the Speedway located at 3890 Hamilton Boulevard and in front of the Four Points by Sheraton located at 3712 Hamilton Boulevard. No changes are proposed to the frontage of this site.

Please provide any comments in relation to LANTA services.

Thank you,

Melissa Bean

Program Manager

74 W. Broad Street Suite 500

Bethlehem, PA 18018

o 610-709-9971 x5114 / mbean@bohlereng.com

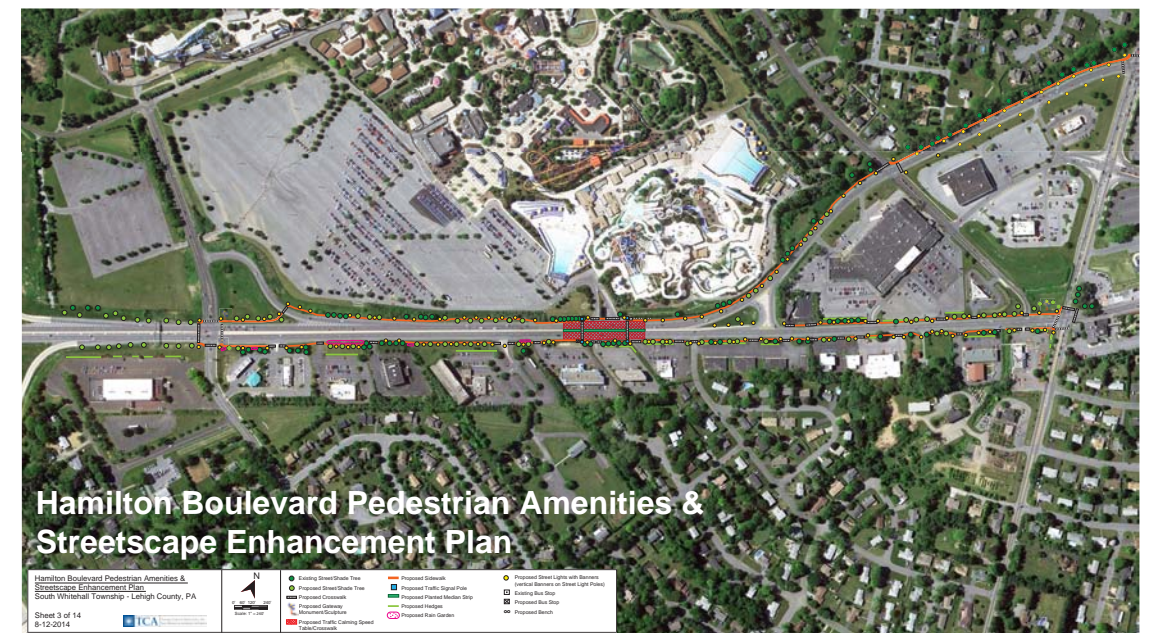
www.BohlerEngineering.com



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HAMILTON BOULEVARD PEDESTRIAN AMENITIES & STREETScape ENHANCEMENT PLAN

South Whitehall Township- Lehigh County, Pennsylvania



Key Elements:

The Key Elements of this Pedestrian Amenities & Streetscape Enhancement Plan include:

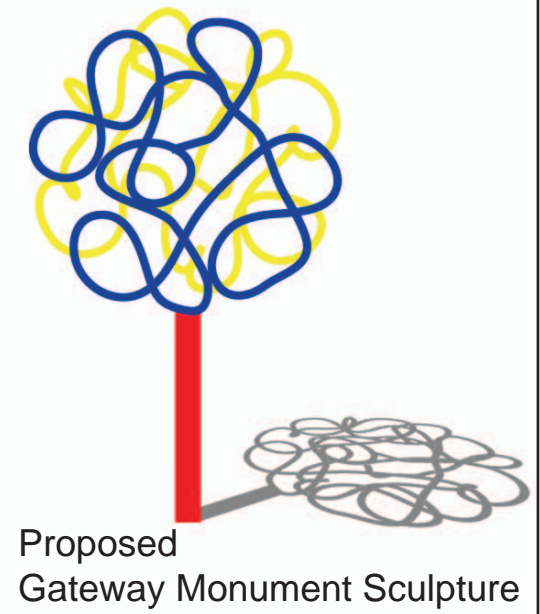
- the addition of Pedestrian Amenities in the form of elements such as Sidewalks, Crosswalks, Benches, and Bus Stops.
- the addition of Streetscape Enhancements in the form of such elements as Street Trees, Street Lights, Banners, Gateway Monuments, and Traffic Calming.

Problem Statement:

The existing Hamilton Boulevard Corridor is not pedestrian-friendly. The Corridor could be transformed to become more functional and attractive to both Pedestrians and Motorists.

Proposed Goals:

- To create an attractive, appealing, and safe environment for Pedestrians and Motorists.
- To transform the Corridor to become a more "Complete Street".



Existing Street Views



Western Gateway (looking East)



Midway (looking East)



Eastern Gateway (looking West)

Sections Showing Pedestrian Amenities & Streetscape Enhancements



Proposed Western Gateway Enhancements



Proposed Midway Enhancements



Proposed Eastern Gateway Enhancements

**Hamilton Boulevard Pedestrian Amenities & Streetscape Enhancement Plan
South Whitehall Township - Lehigh County, PA**

**PEDESTRIAN & STREETScape ENHANCEMENT
FEATURES FOR CONSIDERATION**
August 12, 2014

- Banners (vertical on Street Light poles) – as colorful accent features
- Benches – to reinforce a pedestrian friendly atmosphere
- Bus Stops – to diversify transportation modes
- Crosswalks – to link the pedestrian network
- Gateway Monument/Sculpture – to “bookend” the east & west “portals”
- Hedges – as parking lot screens
- Planted Median Strip – in the central Crosswalk area
- Rain Gardens – as green infrastructure
- Sidewalks – as a continuous pedestrian amenity
- Street Lights – to complement pedestrian orientation and scale
- Street Trees/Shade Trees – as a unifying thematic element
- Traffic Calming Speed Table/Crosswalk – to help “anchor” the mid-way pedestrian crossing
- Traffic Signal Poles – to enable new mid-way Crosswalk

**Hamilton Boulevard Pedestrian Amenities & Streetscape Enhancement Plan
South Whitehall Township - Lehigh County, PA**

**PEDESTRIAN & STREETScape ENHANCEMENT
FEATURES FOR CONSIDERATION**
August 12, 2014

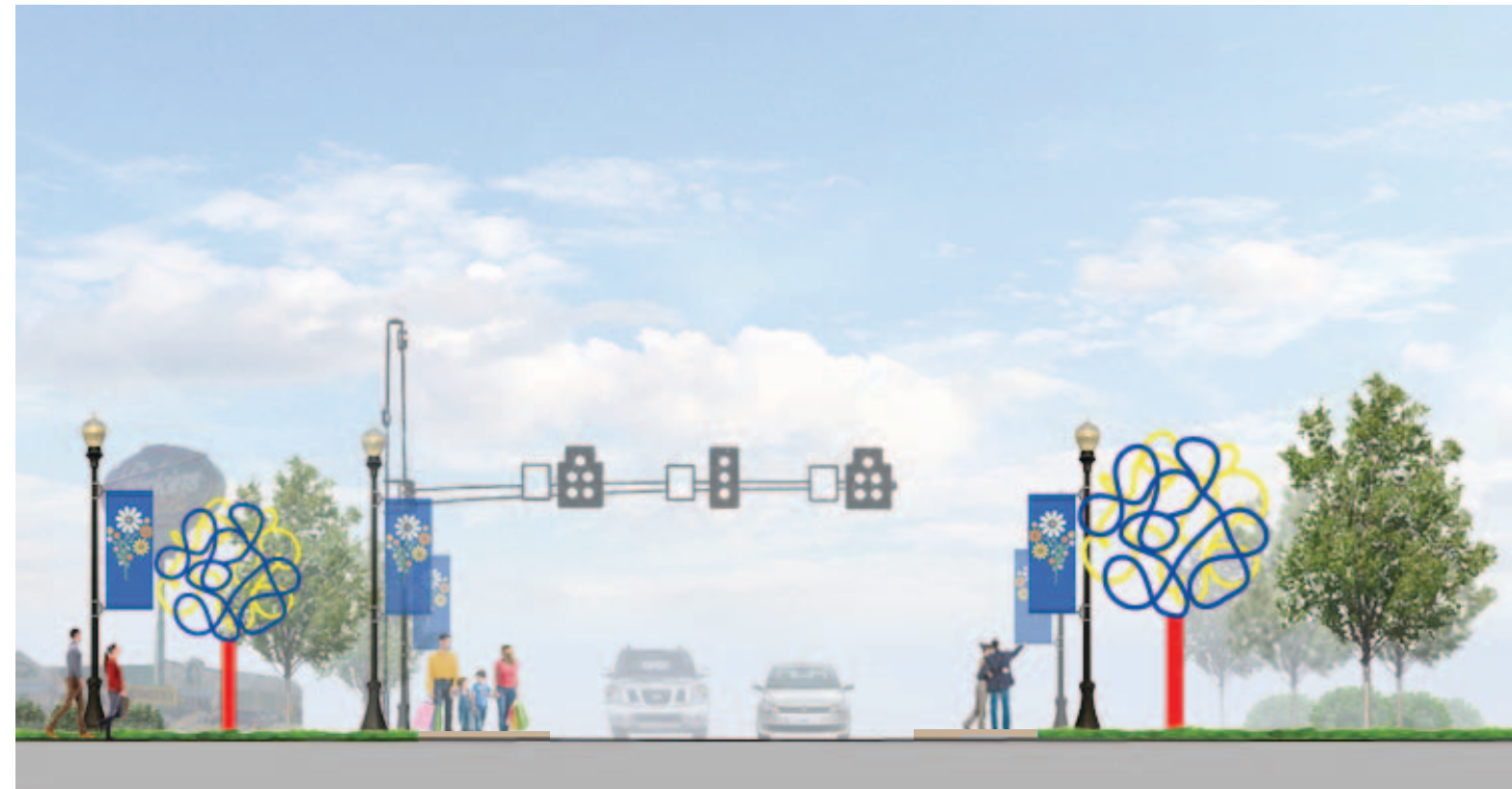
	“WOW INDEX”		
	Very High	High	Medium
Banners (vertical on Street Light poles)		X	
Benches			X
Bus Stops			X
Crosswalks	X		
Gateway Monument/Sculpture	X		
Hedges		X	
Planted Median Strip	X		
Rain Gardens		X	
Sidewalks	X		
Street Lights		X	
Street Trees/Shade Trees	X		
Traffic Calming Speed Table/Crosswalk	X		
Traffic Signal Poles		X	



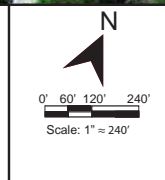
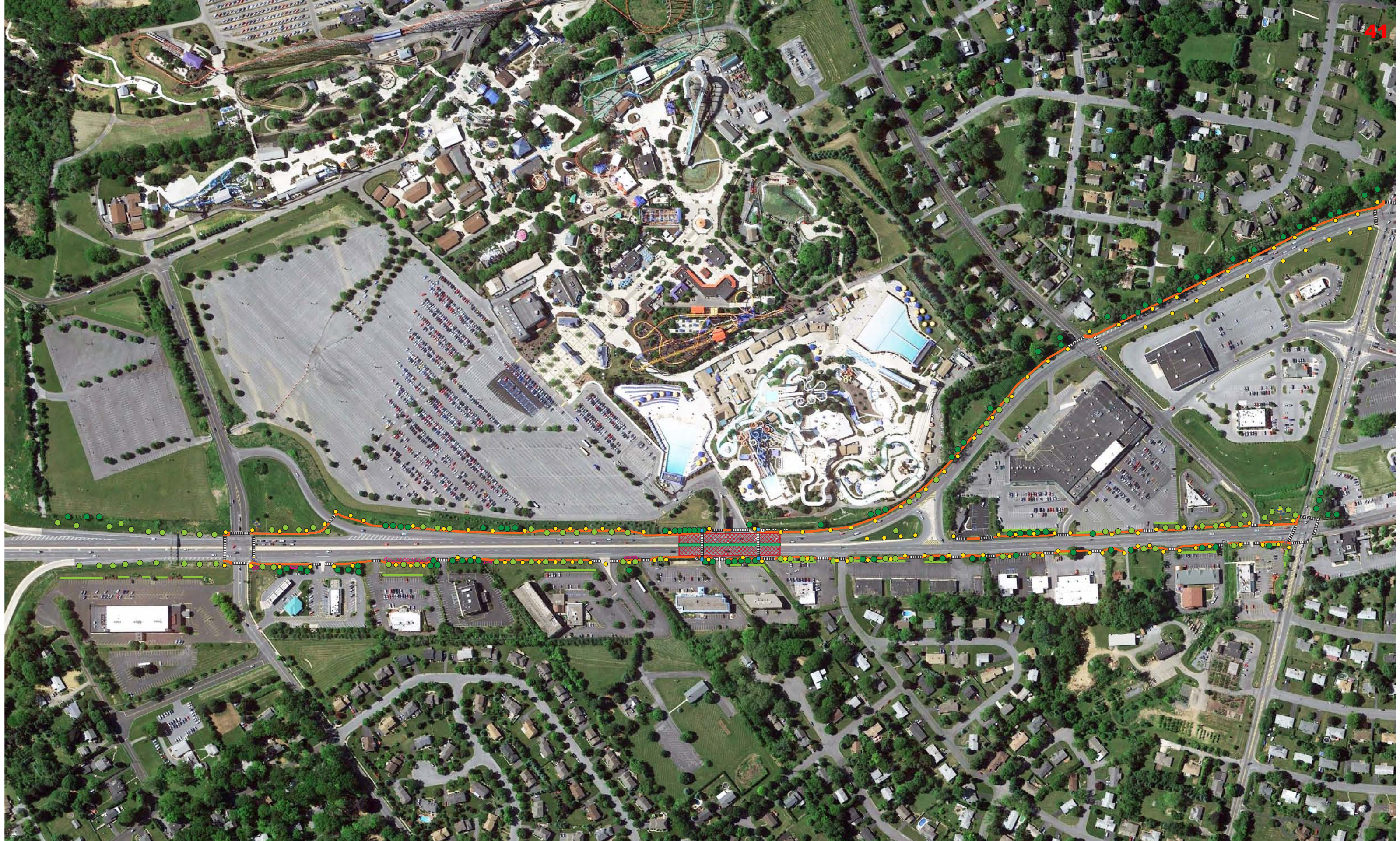
Proposed Midway Section: Showing Pedestrian & Streetscape Enhancements



Proposed Western Gateway Section: Showing Pedestrian & Streetscape Enhancements

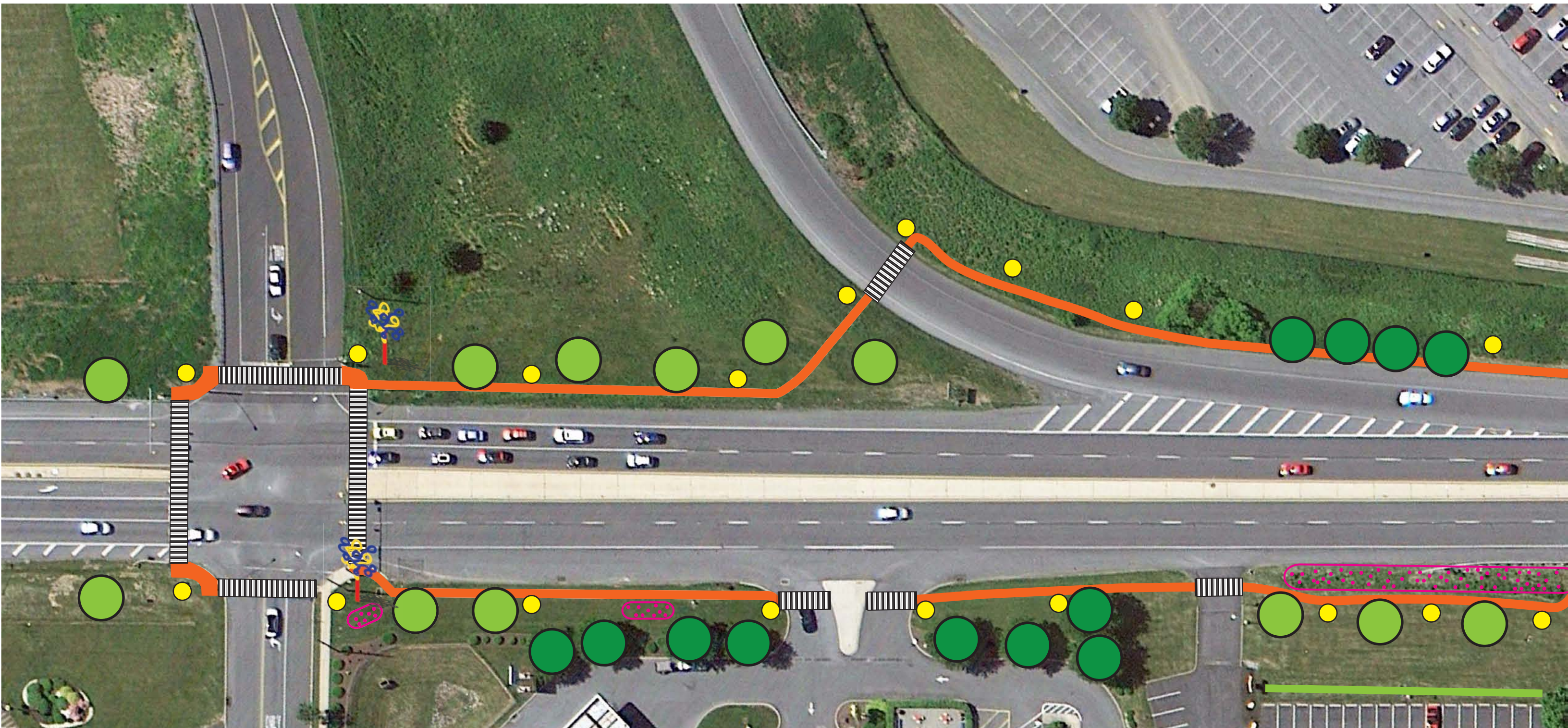


Proposed Eastern Gateway Section: Showing Pedestrian & Streetscape Enhancements



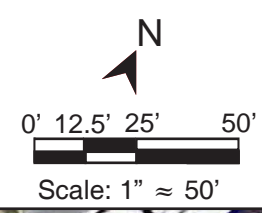
- | | | |
|--|---------------------------------|--|
| ● Existing Street/Shade Tree | — Proposed Sidewalk | ● Proposed Street Lights with Banners (vertical Banners on Street Light Poles) |
| ● Proposed Street/Shade Tree | — Proposed Traffic Signal Pole | □ Existing Bus Stop |
| ▬ Proposed Crosswalk | — Proposed Planted Median Strip | ⊠ Proposed Bus Stop |
| ■ Proposed Gateway Monument/Sculpture | — Proposed Hedges | ∞ Proposed Bench |
| ▨ Proposed Traffic Calming Speed Table/Crosswalk | ⊙ Proposed Rain Garden | |





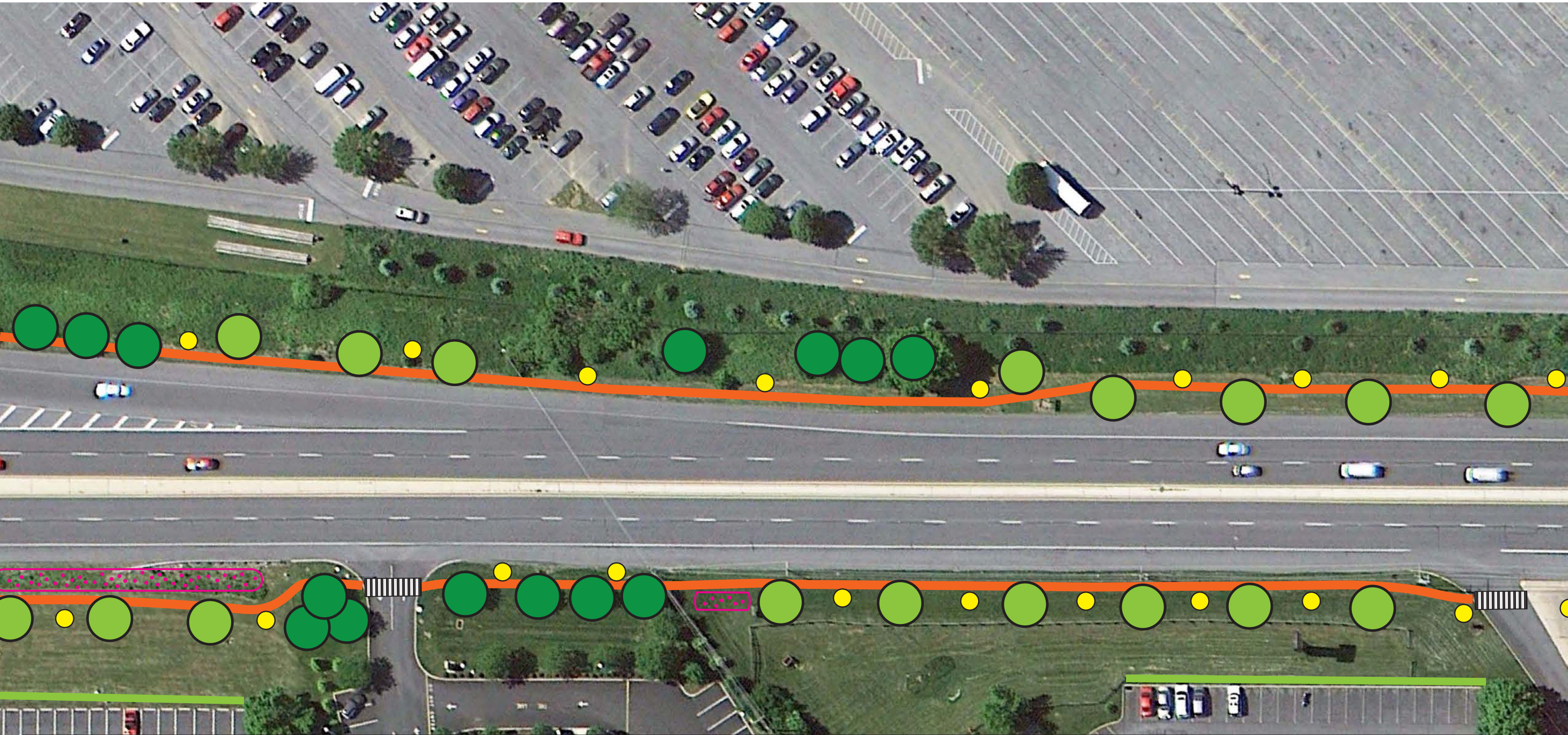
Hamilton Boulevard Pedestrian Amenities & Streetscape Enhancement Plan
 South Whitehall Township - Lehigh County, PA

Sheet 6 of 14
 8-12-2014



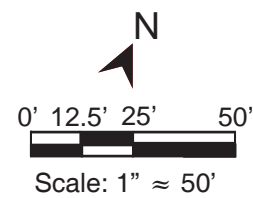
- | | | | |
|-------------------------------------|--|--|-------------------|
| Existing Street/Shade Tree | Proposed Traffic Calming Speed Table/Crosswalk | Proposed Hedges | Proposed Bus Stop |
| Proposed Street/Shade Tree | Proposed Sidewalk | Proposed Rain Garden | Proposed Bench |
| Proposed Crosswalk | Proposed Traffic Signal Pole | Proposed Street Lights with Banners (vertical Banners on Street Light Poles) | |
| Proposed Gateway Monument/Sculpture | Proposed Planted Median Strip | Existing Bus Stop | |

#2



Hamilton Boulevard Pedestrian Amenities & Streetscape Enhancement Plan
 South Whitehall Township - Lehigh County, PA

Sheet 7 of 14
 8-12-2014



- | | | | |
|-------------------------------------|--|--|-------------------|
| Existing Street/Shade Tree | Proposed Traffic Calming Speed Table/Crosswalk | Proposed Hedges | Proposed Bus Stop |
| Proposed Street/Shade Tree | Proposed Sidewalk | Proposed Rain Garden | Proposed Bench |
| Proposed Crosswalk | Proposed Traffic Signal Pole | Proposed Street Lights with Banners (vertical Banners on Street Light Poles) | |
| Proposed Gateway Monument/Sculpture | Proposed Planted Median Strip | Existing Bus Stop | |

PLANNING COMMISSION MEMBERS

William H. MacNair, *Chairman*

Brian Hite, *Vice-Chairman*

Alan Tope, *Secretary*

Diane E. Kelly

Mark Leuthe (from July 7)

Matthew Mulqueen (through December 16)

David Wilson

Gregg R. Adams, *Planner*

Jennifer Alderfer, *Board Solicitor*

Lisa Pereira, *Conflict Board Solicitor*

Anthony F. Tallarida, *Board Engineer*

David Tetterer, *Conflict Board Engineer*

Section 207 MPC

“The commission shall keep a full record of its business and shall annually make a written report by March 1 of each year of its activities to the governing body”

Roles and Responsibilities

To evaluate and make recommendations on matters related to:

Land Development

Subdivisions

Zoning Ordinance Text Changes

Zoning Map Amendments

Rezoning Requests

SALDO Amendments

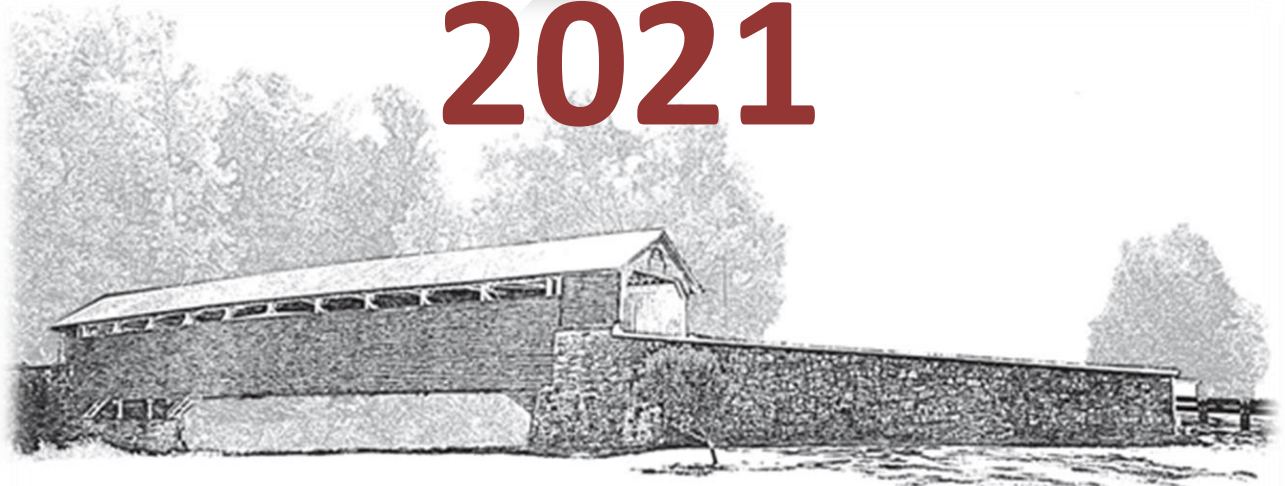
Comprehensive Plan Revisions

Official Map Amendments

Conditional Use Requests

South Whitehall Township, Pennsylvania PLANNING COMMISSION ANNUAL REPORT FOR

2021



The South Whitehall Township Planning Commission is pleased to present their 2021 Annual Report. This report has been prepared by the Planning Commission pursuant to Section 207 of the Pennsylvania Municipal Planning Code.

The South Whitehall Township Planning Commission is a seven-member Board, comprised of Township residents, all appointed by the South Whitehall Township Board of Commissioners. The Planning Commission generally meets the third Thursday of each month to conduct public business.

A. Activity Overview

In 2021, the South Whitehall Township Planning Commission conducted twelve regular meetings. The Planning Commission reviewed:

- Eleven Major Plans
- Two Minor Plans
- Two Zoning Ordinance Amendments
- One Conditional Use

Due to the COVID pandemic, all public meetings before June 17, 2021 were conducted in a virtual setting.

B. 2021 Comprehensive Plan Update

The Planning Commission received monthly staff reports related the progress of the Comprehensive Plan update at their monthly public meetings. The Planning Commission received the Phase IV Working Groups' Recommendations at their August 19, 2021 meeting.

C. Planning Commission 2021 Goals and Aspirations Progress Report

- Complete and Adopt the Comprehensive Plan – In progress
- Complete and Adopt the new Official Map - Uncompleted
- Start the Zoning Ordinance Review - Uncompleted
- Update the Sidewalk Inventory - Completed
- Continue Community Outreach and Education – In progress

D. Planning Commission 2022 Goals and Aspirations

- Complete the Comprehensive Plan Update
- Start the Official Map Update
- Start the Zoning Ordinance Update
- Continue to Update the Sidewalk Inventory and Make Available to the Planning Commission
- Continue Educational Outreach to the Community

E. Planning Commission 2021 Meeting Review

Thursday, January 21, 2021

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Non-Res)
2020-110	Mosaic Campus	Sketch	No Action Taken					

Thursday, February 18, 2021

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)
2020-601	Premier Center Luxury Apartments	Conditional Use	Recommend Denial Unanimously					
2018-106	Proposed Flex Building 1215 Hausman Road	Preliminary/ Final	Recommended Taking The Plan Under Advisement Unanimously					

Thursday, March 18, 2021

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)
2020-503	Motor Vehicle Service Facility Text Amendment	Zoning Amendment	Recommended Approval 5-1					
2020-108	Skilled Nursing Addition For Cedarbrook Senior Care And Rehab	Preliminary/ Final	Recommended Taking The Plan Under Advisement Unanimously					
2021-501	No-Impact/Low-Impact Home-Based Business Text Amendment	Zoning Amendment	Recommended Taking The Plan Under Advisement Unanimously					

Thursday, April 15, 2021

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
2021-102	Nestle Purina Wastewater Treatment Upgrades	Preliminary/ Final	Recommended Approval Unanimously	10	3	312-12(b)(15)	7	312-35(b)(3)		21,921
						312-12(b)(21)		312-35(b)(3)(A)(i)(1)		
						312-13(f)(3)		312-35(b)(3)(A)(i)(1)		
								312-35(b)(3)(A)(i)(2)		
							312-35(b)(3)(A)(ii)(1)(A)			
								312-35(b)(3)(A)(ii)(1)(A)		
								Section 312-40		
2013-201	Ruhe Subdivision	Preliminary/ Final	Recommended Taking The Plan Under Advisement Unanimously							

Thursday, May 20, 2021

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
2018-106	Proposed Flex Building 1215 Hausman Road	Preliminary/ Final	Recommended Approval Unanimously	17	3	296-12.l(4)(e)				90,100
						312-35(b)(3)(A)(iv)				
						312-36(c)(5)(A)				
2021-501	No-Impact/Low-Impact Home-Based Business Text Amendment	Zoning Amendment	Recommended Taking The Plan Under Advisement Unanimously							

Thursday, June 17, 2021

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)		
2020-203	3926 Lime Kiln Road	Preliminary/ Final	Recommended Approval Unanimously	8	8	312-23(a)(13)	5	2		
						312-23(b)(20)				312-35(b)(3)(A)(i)
						312-23(b)(21)				312-35(b)(3)(A)(ii)
						312-23(b)(31)				312-35(b)(3)(B)(i)
						312-35(d)				312-35(b)(3)(C)(i)
						312-36(c)(4)(A)				312-40
						312-36(c)(5)(B)				
						312-36(d)				
2017-101	Ridge Farm	Preliminary/ Final	Recommended Taking The Plan Under Advisement Unanimously							
2021-501	No-Impact/Low-Impact Home-Based Business Text Amendment	Zoning Amendment	Recommended Approval 5-1							

Thursday July 15, 2021

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)		
2021-103	Kratzer Elementary School	Preliminary/ Final	Recommended Taking The Plan Under Advisement Unanimously							
2013-201	Ruhe Subdivision	Preliminary/ Final	Recommended Taking The Plan Under Advisement Unanimously							
2020-108	Skilled Nursing Addition For Cedarbrook Senior Care And Rehab	Preliminary/ Final	Recommended Approval Unanimously	17	7	312-12(b)(15)	2		141,625	
						312-12(b)(21)				312-35(b)(3)
						312-12(b)(10)				312-40(c)(1)
						312-36(c)(4)(B)(i)				
						312-39(d)(2)				
						312-39(d)(4)				
296 Appendix G										

Thursday, August 19, 2021

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
	Comprehensive Plan Working Groups Recommendations									
2021-104	Building Addition 4815 Crackersport Road	Preliminary/ Final	Recommended Approval Unanimously	14	3	312-12(b)(15) 312-12(b)(20) 312-12(b)(21)				13,500

Thursday September 16, 2021

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
2021-105	Dunkin Allentown Drive-Thru	Preliminary/ Final	Recommended Taking The Plan Under Advisement Unanimously							
2021-106	Long's Water Technology	Preliminary/ Final	Recommended Taking The Plan Under Advisement Unanimously							
2017-101	Ridge Farm	Preliminary/ Final	Recommended Taking The Plan Under Advisement Unanimously							

Thursday, October 21, 2021

Project #	Project Name	Plan type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
2020-103	Proposed Commercial Development 1810 PA Rte 309	Preliminary/ Final	Recommended Taking The Plan Under Advisement Unanimously							
2017-101	Ridge Farm	Preliminary/ Final	Recommended Approval Unanimously	35	11	312-39(d)(2) 312-39(d)(2) 312-35(a)(6)(E)(i) 312-36(c)(4)(B)(iii) 312-35(b)(2)(B)(iii) 312-35(b)(3)(A)(v) 312-35(a)(6)(E)(i) 312-35(b)(3)(A)(ii) 312-40(c) 312-35(b)(3)(A)(viii)(1)(B)(ii) 312-39(d)(2)	3	312-35(b)(3)(B)(i) 312-35(b)(3)(A)(i) 312-35(b)(3)(A)(viii)	402 (plus 468 apartment units)	67,200

Thursday, November 18, 2021

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
2021-103	Kratzer Elementary School	Preliminary/ Final	Recommended Approval Unanimously	17	7	312-12(b)(15) 312-12(b)(20) 312-12(b)(21) 296-9.J 296-9.K 296-12.I(3) 296-12.I(4)	2	312-26(a) 312-35(b)		18,635
2021-106	Long's Water Technology	Preliminary/ Final	Recommended Taking The Plan Under Advisement Unanimously							
2017-101	Ridge Farm Final Plan Phase 1A	Final	Recommended Taking The Plan Under Advisement Unanimously							

Thursday, December 16, 2021

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
2021-107	Dorneyville Shopping Center Fast Casual Restaurant	Preliminary/Final	Recommended Taking The Plan Under Advisement Unanimously							
2021-106	Long's Water Technology	Preliminary/Final	Recommended Approval Unanimously	22	3	312-12(b)(15)	6	312-35(b)(3)(A)(i)(1)		5,600
						312-12(b)(21)		312-35(b)(3)(A)(ii)(1)(A)		
						312-35(b)(3)(A)(iv)		312-35(b)(3)(C)(i)		
								312-41(a)(1)(A)		
	312-35(b)(3)(A)(iii)									
	312-40									

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