

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

**PLANNING COMMISSION**

**APRIL 21, 2022**

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

**A G E N D A**

	<b><u>Estimated Time</u></b>
<b><u>AGENDA ITEM #1</u> – CALL TO ORDER</b>	7:30 pm
<b><u>AGENDA ITEM #2</u> – PLEDGE OF ALLEGIANCE/ROLL CALL/MEETING RULES</b>	7:30 pm
<b><u>AGENDA ITEM #3</u> - APPROVAL OF MINUTES</b>	
Approval of the March 17 and March 29, 2022 Meeting Minutes ..... page 2	
<b><u>AGENDA ITEM #4</u> – COMPREHENSIVE PLAN PREVIEW</b>	7:35 pm
<b><u>AGENDA ITEM #5</u> – SUBDIVISION REVIEW</b>	
<b>A. Allentown Dunkin Drive-Thru</b>	7:40-8:20 pm
<b>Major Plan 2021-105</b>	
<b><u>Request For Preliminary/Final Plan Review</u> ..... page 15</b>	
1. Staff Presentation	
2. Applicant Presentation	
3. Courtesy of the Floor.	
4. Planning Commission Decision	
<b><u>AGENDA ITEM #6</u> – TRANSPORTATION INFRASTRUCTURE UPDATE</b>	8:20 pm
<b><u>AGENDA ITEM #7</u> – COMPREHENSIVE PLAN UPDATE</b>	8:50 pm
<b><u>AGENDA ITEM #8</u> – COURTESY OF THE FLOOR</b>	8:55 pm
<b><u>AGENDA ITEM #9</u> – ADJOURNMENT</b>	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**

**MARCH 17, 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  
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**

Chairman MacNair called the meeting to order at 7:32 p.m. He announced that all meetings are electronically monitored.

**AGENDA ITEM #2 – PLEDGE OF ALLEGIANCE/ROLL CALL/MEETING RULES**

Chairman MacNair led the assembled in the Pledge of Allegiance.

Mr. Adams called the roll and read the meeting rules.

**AGENDA ITEM #3 – APPROVAL OF MINUTES**

Chairman MacNair announced that the minutes of the February 17, 2022 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. Hite seconded the motion and it passed unanimously, 5-0.



Engineer Rodgers stated that the traffic flow is proposed to be free-flow entering and stop-controlled for exiting traffic. He noted that this will prevent back-ups possibly interfering with traffic at the entrance.

Mr. Hite inquired as to whether St. Luke's had a similar facility elsewhere.

Mr. Midlund stated that there is no technical difference between a hospital and the proposed short-stay center. He stated that St. Luke's has Ambulatory Surgery Centers in two other locations in the Valley. He stated that the Anderson Campus is the most similar to this one.

Mr. Wilson stated that the driveway design is an improvement. He noted that LANTA may want a bus stop along Cetronia Road.

Mr. Midlund stated that St. Luke's will provide a bus stop pad on the southeast corner of the property.

Attorney Bubba noted that the stop will also serve the Spring View residents and businesses. He opined that addressing the reviewing agencies' comments will not change the plan and requested a conditional approval recommendation.

Chairman MacNair stated that the Planning Commission wanted to see the revised plans and would not make a favorable recommendation this evening.

Michael Selig of 3816 Orefield Road inquired as to why St. Luke's is proposing this facility when there are similar facilities nearby.

Mr. Midlund stated that all of the facilities are interconnected and complementing. He stated that the projects for orthopedic needs in the near future are staggering. He noted that St. Luke's has a large orthopedic group, which may be moved to the proposed facility to allow opening in other St. Luke's facilities. He stated that St. Luke's may need to open another facility in a different part of the region.

Attorney Bubba noted that most new hospitals in the St. Luke's network needed expansion within a few years of opening.

Chairman MacNair requested action on the applicant's waiver/deferral requests.

Mr. Hite made a motion to recommend to the Board of Commissioners a waiver of SALDO Section 312-12(b)(15), the requirement to show existing contours within 400 feet of the tract.

Mrs. Kelly seconded, and the motion passed unanimously, 4-0, with Mr. Wilson abstaining.

Mrs. Kelly made a motion to recommend to the Board of Commissioners a waiver of SALDO Section 312-12(b)(19), the requirement to show existing man-made features within 400 feet of the tract.

Mr. Leuthe seconded, and the motion passed unanimously, 4-0, with Mr. Wilson abstaining.

Mrs. Kelly made a motion to recommend to the Board of Commissioners a waiver of SALDO Section 312-12(b)(20), the requirement to show location, character and elevation of any building within 100 feet of the tract.

Mr. Leuthe seconded, and the motion passed unanimously, 4-0, with Mr. Wilson abstaining.

Mrs. Kelly made a motion to recommend to the Board of Commissioners a waiver of SALDO section 312-12(b)(21), the requirement to show courses of travel within 400 feet of the tract.

Mr. Hite seconded, and the motion passed unanimously, 4-0, with Mr. Wilson abstaining.

Mr. Hite made a motion to take the plan under advisement to afford the applicant the time necessary to address the reviewing agencies' comments.

Mrs. Kelly seconded, and the motion passed unanimously, 4-0, with Mr. Wilson abstaining.

**B. Springfield Subdivision  
Major Plan 2022-105  
Request For Sketch Plan Review**

Chairman MacNair polled the audience for interested parties other than the developer regarding the An application to further develop the property located at 2493 North Cedar Crest Boulevard PIN 548824698560, 2976 Mauch Chunk Road PIN 548827802277, North Cedar Crest Boulevard PIN 548813031059, and North Cedar Crest Boulevard PIN 548803901857. The following individuals indicated interest:

James Burkhardt	3850 Orefield Road
Brian Chamberlain	3054 Orefield Road
Tyler Clement	2748 Suncrest Drive
Aiden and Derett Jepson	2729 Suncrest Drive
Joseph Kalinosky	3015 Suncrest Drive
William Meltzer	3226 Fallow Drive
Jacob Roth	1499 White Oak Road
Donald Sheatsley	1411 Hampton Road
Carl Smith	2865 Suncrest Drive
William Stanley	2913 Mauch Chunk Road
Dean Watron	3139 Seipels Station Road

At the request of Chairman MacNair, Mr. Adams read the Community Development Department's recommendation into the record. The Department recommended that the applicant utilize the comments of the reviewing agencies and those of the Planning Commission to assist in the preparation of the preliminary plans.

Attorney Joseph Bubba and Engineer Jill Smith were present to present the plan and answer questions. Attorney Bubba stated that there is a significant parcel zoned Industrial within the northern portion and the plan proposes to subdivide that parcel. He stated that the plan complies with the Zoning Ordinance and the proposed lots are to hold uses permitted in the Industrial zone. He stated that the Bronsteins have owned the land for over 100 years, and they needed to determine the future disposition of the land. He acknowledged the comments of the reviewing agencies and are aware of the water and sewer issues. He stated that the applicants have options to resolve the issues but have not yet decided the best path forward. He stated that the applicant wants to hear the comments of the community and Township. Mr. Wilson noted that the Township is currently involved in the Comprehensive Plan Update and is taking feedback from residents. He stated that farm preservation seems to be a high priority with residents and may impact future zoning changes. He inquired as to whether a Phase 1 environmental assessment has been completed.

Attorney Bubba stated that significant soil samplings have been completed.

Engineer Smith stated that Hanover Engineering has not done soil testing yet. She stated that Hanover has done soil probes to determine bedrock base and noted that the soils appear to be satisfactory for industrial development.

Attorney Bubba stated that JERAS Corporation may have engaged various firms in environmental studies.

Mr. Wilson recommended doing the environmental studies, as PA DEP will require them. He opined that road widening will be generally required. He inquired as to whether the applicants have had conversations with PennDOT yet.

Engineer Smith stated that there have been no discussions with PennDOT yet but opined that scoping meetings will be scheduled when appropriate. She noted that the applicant plans to do major road improvements and did include the Future Road from the South Whitehall township Official Map.

Attorney Bubba noted that the applicant has evaluated the railroad overpass issue.

Engineer Smith opined that the overpass would not have to be widened but there have been no discussions with PennDOT to confirm.

Mr. Wilson stated that the stormwater management areas seem small.

Engineer Smith stated that the stormwater management presented is to accommodate the public improvements only and each lot owner will be responsible for managing their own stormwater.

Mr. Wilson inquired as to whether a pre-packages sanitary sewerage treatment plan is proposed.

Engineer Smith stated that the sanitary sewerage issue is a difficult one and the applicant wants to start the conversation on that topic.

Attorney Bubba stated that, ideally, the applicant would like to expand the existing water and sewer services. He noted that Parkland high School has a package plan onsite.

Engineer Smith stated that sanitary sewer is still a major issue and water is less so.

Attorney Bubba stated that the lots are laid out to accommodate issues with bedrock and stormwater management.

Michael Selig of 3816 Orefield Road stated that he owns ten acres on the northern boundary of the development. He stated that traffic issues already exist on the road network, especially during rush hour. He opined that the railroad overpass will need to be widened.

Mr. Leuthe pointed out that the land is zoned Industrial.

Mr. Selig stated that the zoning could be changed.

William Meltzer of 3226 Fallow Drive stated his concerns for traffic. He noted that the area is served by wells, but the water level is dropping, and new development could lower the water levels even more.

Mr. Selig stated that his well is at 800 feet and some neighbors have wells at 1,000 feet. He opined that the nearby cement plant has lowered water levels.

Derett Jepson of 2729 Suncrest Drive stated that the 2009 Comprehensive Plan sought to preserve the character of existing neighborhoods. He stated that Industrial development of the area was not mentioned in the Comprehensive Plan. He also noted that the High School driveway has been the location of many traffic accidents.

Chairman MacNair pointed out that the T4 Character Area includes industrial development.

Mr. Jepson stated that it includes mixed uses, including residential.

Joseph Kalinosky of 3015 Suncrest Drive inquired as to the tenants that the applicant is targeting with this plan.

Attorney Bubba stated that the applicant is not targeting anyone, as it is too early in the process. He stated that the applicant would like to see pharmacological, health care, education, and light industrial. He stated that heavy industrial is not intended for the tract.

Mr. Kalinosky inquired as to whether the lots are to be leased or rented.

Attorney Bubba opined that the lots are to be long-term leases or sold.

Mr. Adams read the list of permitted Uses within the Industrial zoning district.

Tara Houser of 2913 Victoria Lane stated that she couldn't begrudge the Bronsteins the right to develop their land and was excited to learn that Hi Intensity Recreation was a permitted Use. She noted that there is a public/private recreation

facility in Maryland with which she is familiar, and it would be great to have a similar facility here. She noted her concerns with additional traffic. She stated that there is a proposal for 75 single family homes on 100 acres in North Whitehall Township that will impact both Orefield Road and Cedar Crest Boulevard. She noted that the Victoria Lane/Mauch Chunk Road intersection sees about an accident a week. She stated that she is glad Warehousing is not a permitted Use.

Mr. Wilson noted that the Comprehensive Plan influences Zoning.

Donald Sheatsley of 1411 Hampton Road stated his concerns with additional traffic and voiced his preference for a Trader Joe's.

William Stanley of 2913 Mauch Chunk Road inquired as to whether the applicant had any plans for the land on the east side of Mauch Chunk Road.

Attorney Bubba stated that he knew of no plans for that property.

Mr. Stanley opined that a new road could be constructed from Mauch Chunk Road east through that property to alleviate some traffic issues. He noted that North Whitehall Township has "No Trucks" signs on their local roads, forcing trucks onto South Whitehall roads.

Mr. Leuthe stated that PennDOT dictates the locations of traffic lights.

Director Manhardt pointed out that PennDOT has a program for public input called PennDOT Connects and invited the residents to participate.

Mr. Jepson inquired as to when the area was zoned Industrial.

Mr. Adams stated that it was since the 1970's or 80's. He stated that the 2009 Comprehensive Plan intends a rezoning of the land when public water and sewer are extended.

Director Manhardt read the description of the T4 Character Area.

Tyler Clement of 2748 Suncrest Drive stated his opposition to the plan, noting his concerns for additional traffic, water and sewer issues. He inquired as to whether the comments from the evening would be publicly accessible.

Mr. Adams stated that the approved meeting minutes are available on the Township website.

Director Manhardt noted that the meeting video recording will be available on the Township's YouTube channel.

Dean Watron of 3139 Seipels Station Road stated his agreement with the previous concerns for traffic and well water issues.

Jacob Roth of 1499 White Oak Road stated his concern with traffic and Parkland High School. He stated his preference for Uses that would produce less traffic. He requested that the applicant take heed of the more reasonable public comments.



Aiden Jepson of 2729 Suncrest Drive noted that the 2009 Comprehensive Plan described industrial Uses less than 40,000 square feet, particularly light industrial and research and development.

Mr. Adams read Table 4-4 of the 2009 Comprehensive Plan.

Mr. Hite requested an explanation of “TDR”.

Director Manhardt stated that Transfer of Development Rights is a planning tool that transfers development rights from a “sending area” in one part of the Township to a “receiving area” in another. He stated that the sending area is generally an area to be preserved. He stated that the Comprehensive Plan is a difficult process, balancing property rights with community needs and suggesting tools to ease implementation and build good neighborhoods.

Attorney Bubba stated that the applicants are unlike all the other landowners in the Lehigh Valley. He noted that TDRs typically need large landowners. He noted that the applicants are willing to dedicate open space, but the current zoning is Industrial, and they can only build permitted Uses. He stated that the process is negotiation. He stated that the applicant maintains all historic building in the Township except for the King George Inn.

Mr. Selig stated that the applicants have not maintained their historic structures well, which questions their credibility.

Mr. Hite pointed out that the evening’s agenda information package is available on the Township website.

Mrs. Kelly pointed out that the next Comprehensive Plan meeting is Tuesday April 12<sup>th</sup>.

#### **AGENDA ITEM #5 – TRANSPORTATION INFRASTRUCTURE UPDATE**

Mr. Tallarida stated that the current TIP goes into effect in October and that the Public Comment period is scheduled for May. He stated that he would review the current TIP and make comments to the Township.

Mr. Adams suggested reviewing it at the next Planning Commission meeting.

Mr. Tallarida stated that PA Walks has a May 13<sup>th</sup> application deadline for a \$20,000 grant for policies for walkable communities.

Director Manhardt stated that staff is looking at WalkWorks for a grant to continue the PennPraxis work for the Walbert Corridor.

Mr. Leuthe inquired as to the hold-up on the Dollar General sidewalk.

Mr. Tallarida stated that the plan has been submitted and comments were made available to the developer, but there has been no follow-up on their side.

He then noted that there is a multi-modal improvement projects grant of up to \$3 million available.

Director Manhardt stated that shovel-ready projects will get to the top of the infrastructure grants list.

Mr. Wilson stated that the design needs to get moving if the grant is to be secured.

Mr. Leuthe pointed out that some grants cover design work.

Director Manhardt agreed, and noted that the Hamilton Boulevard Corridor is his personal priority.

**AGENDA ITEM #6 – COMPREHENSIVE PLAN UPDATE**

Director Manhardt noted that there is nothing else to add to his preview.

**AGENDA ITEM #7 – CORRESPONDENCE**

No comments.

**AGENDA ITEM #8 – COURTESY OF THE FLOOR**

Mr. Adams stated that 1670 Church Road and Ridge Farm Final Plan Phase 1A will be reviewed at the March 29<sup>th</sup> Special Planning Commission meeting and that Allentown Dunkin Drive-Thru is returning for the April 21<sup>st</sup> Planning Commission meeting.

**AGENDA ITEM #9 – ADJOURNMENT**

Chairman MacNair requested a motion to adjourn at 9:13 p.m. Mrs. Kelly made the motion, Mr. Wilson seconded the motion and it passed unanimously.

**ADOPTED THIS DATE:**

**ATTEST:**

\_\_\_\_\_  
**Secretary**

\_\_\_\_\_  
**Chairman**



### **AGENDA ITEM #3 – COMPREHENSIVE PLAN UPDATE SUMMARY**

Director Manhardt stated that the Planning Commission survey of the Resource Protection Goals and Implementation Strategies has been completed and that staff will be synthesizing new goals based upon the survey results. He stated that staff will review the Overall Goals and create mapping for the Resource Protection discussion.

### **AGENDA ITEM #4 – SUBDIVISION REVIEW**

**A. 1670 Church Road Padda Property LLC  
Major Plan 2022-104  
Request For Sketch Plan Review**

Chairman MacNair polled the audience for interested parties other than the developer regarding the application to further develop the property located at 1670 Church Road. There was no response.

At the request of Chairman MacNair, Mr. Adams read the Community Development Department's recommendation into the record. The Department recommended that the applicant utilize the comments of the reviewing agencies and those of the Planning Commission to assist in the preparation of the preliminary plans.

Engineer Kevin Markell of Barry Isett Associates accompanied Gurpreet and Navjot Padda to present the plan and answer questions. He stated that the project is a renovation of the existing building at 1670 Church Road to accommodate a Motor Vehicle Repair Facility. He noted that the site would have an underground stormwater management facility and spray irrigation. He noted that Church Road is classified as an Arterial Road with a 40-foot half-width. He stated that the plan shows the required improvements. He stated that, at the northeastern corner of the property, the adjoining property has no right-of-way improvements. He suggested tapering the proposed improvements on the Padda property to meet the existing street edge at the adjoining property line. He suggested that the full-width cartway to the end of the property line may create a safety concern, as it would immediately end at a one-way road seventeen feet in width. He also noted that the required improvements would require grading within the railroad right-of-way. He stated that the applicant is looking to reduce the right-of-way improvements along the southwest portion of the property.

Chairman MacNair inquired as to the possible placement of a cul-de-sac.

Engineer Markell suggested that a cul-de-sac may be feasible at the southern portion of Church Road. He inquired as to whether a full-width cartway would still be required in that case.

Chairman MacNair stated that the size of the cartway could be discussed.

Mr. Wilson inquired as to whether the applicant would be willing to create a sketch plan showing a possible cul-de-sac design.

Engineer Markell stated that he would be willing to explore the idea.

Mr. Leuthe inquired as to where the deferral of improvements would be proposed south of the driveway.

Engineer Markell stated that the right-of-way improvements would be constructed to the driveway and then taper down immediately afterward.

Mr. Hite inquired as to the gate proposed near the driveway mouth. He stated his concerns for trucks queuing onto Church Road.

Engineer Markell stated that the purpose of the gate is to add screening of the vehicles and trailers stored within the storage area, as well as segregate the stored vehicles from the employee parking.

Mrs. Padda stated that there would potentially be up to five trucks parked in the storage area overnight. She noted that a vehicle may wait five to seven business days for a part to arrive.

Mr. Leuthe inquired as to whether any of the spaces would be rented out.

Mr. Padda stated that they would not.

Mr. Leuthe inquired as to whether private automobiles would be repaired onsite.

Mr. Padda stated that no automobiles would be repaired, only trucks.

Mr. Leuthe inquired as to whether any relief was requested for the off-street parking requirements.

Engineer Markell stated that relief was not requested for parking, but that he was not part of the original zoning appeal. He inquired as to whether the Planning Commission would like to see a sketch plan of right-of-way improvements with a cul-de-sac.

Mr. Hite suggested also submitting a narrative of the operations proposed onsite.

Mr. Leuthe inquired as to the water and sewer utilities.

Engineer Markell stated that both water and sewer are proposed to connect to the main at Hausman and Church and bring down Church Road.

Mr. Leuthe inquired as to whether the property in between would be invited to connect.

Engineer Markell stated that he believes that Liberty Metals was hooked to the Chapmans Road extensions.

Mr. Hite requested an approximate number of vehicle trips per day that are to be expected. He inquired as to whether there are any existing underground tanks.

Mr. Padda stated that there are none.

Engineer Markell stated that he would add the traffic to the narrative.

**B. Ridge Farm Final Plan Phase 1A  
Major Plan 2017-101  
Request For Final Plan Approval**

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. There was no response.

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 recommend preliminary/final plan approval to the Board of Commissioners subject to the applicant complying 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 addresses to the satisfaction of the Township Engineer, the comments of Mr. Anthony Tallarida, as contained in his review dated March 24, 2022.
3. That the applicant addresses to the satisfaction of the Township Geotechnical Consultant, the comments of Mr. Chris Taylor, as contained in his review dated March 4, 2022.
4. That the Applicant addresses to the satisfaction of the Township TND Consultant, the comments of Mr. Thomas Comitta, as contained in his review dated March 9, 2022.
5. That the applicant addresses to the satisfaction of the Community Development Department, the comments of Mr. Gregg Adams, as contained in his review dated March 24, 2022.
6. That the applicant addresses to the satisfaction of the Zoning Officer, the comments of Ms. Laura Harrier, as contained in her review dated March 25, 2022.
7. That the applicant complies with the January 10, 2022 recommendation of the Parks and Recreation Board.
8. That the applicant addresses all issues and obtains all approvals deemed necessary by the South Whitehall Township Board of Commissioners in so far as matters pertaining to the Township's water and sewer service are concerned.
9. If deemed to be necessary, that the applicant obtains a favorable review from the Lehigh Valley Planning Commission.
10. That the applicant obtains a letter from the Pennsylvania Department of Environmental Protection approving a sewage facility 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 Walbert Avenue.
12. 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 Cedar Crest Boulevard.
13. That the Applicant shall dedicate additional right-of-way for Walbert Avenue to achieve an ultimate right-of-way for an arterial road. The dedication of road right-of-way 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 shall be provided to the Township, with an Opinion of Record Title prepared by

Applicant's counsel, that indicates the right-of-way is free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.

14. That the Applicant shall dedicate additional right-of-way for Cedar Crest Boulevard to achieve an ultimate right-of-way for an arterial road. The dedication of road right-of-way 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 shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the right-of-way is free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.
15. That the Applicant shall dedicate additional right-of-way along the frontage of Huckleberry Road to achieve an ultimate right-of-way for a collector road east of Cedar Crest Boulevard and to achieve an ultimate right-of-way for an arterial road west of Cedar Crest Boulevard. The dedication of road rights-of-way 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 shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the rights-of-way are free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.
16. That the Applicant shall dedicate additional right-of-way along the frontage of Guth Road to achieve an ultimate right-of-way for a local road. The dedication of road rights-of-way 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 shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the rights-of-way are free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.
17. That the Applicant shall dedicate additional right-of-way along the frontage of Focht Avenue to achieve an ultimate right-of-way for a local road. The dedication of road rights-of-way 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 shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the rights-of-way are free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.
18. That the Applicant shall dedicate additional right-of-way along the frontage of Buchman Street to achieve an ultimate right-of-way for a local road. The dedication of road rights-of-way 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 shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the rights-of-way are free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.
19. That the applicant shall dedicate to the Township a utility easement of sufficient size in an area acceptable to the Township for accessing the sanitary sewer lines to be dedicated to the Township. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Easement in a form acceptable to the Township Solicitor, and an Opinion of Record Title prepared

by applicant's counsel indicating that the easement is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the easement that has been approved by the Township Engineer, a copy of the current deed for the property showing current ownership and cites the deed book volume and page reference.

20. That the applicant shall dedicate to the Township a utility easement of sufficient size in an area acceptable to the Township for accessing the water lines to be dedicated to the Township. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Easement in a form acceptable to the Township Solicitor, and an Opinion of Record Title prepared by applicant's counsel indicating that the easement is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the easement that has been approved by the Township Engineer, a copy of the current deed for the property showing current ownership and cites the deed book volume and page reference.
21. That the applicant shall dedicate a blanket easement for municipal stormwater inspection and maintenance to the Township. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Easement in a form acceptable to the Township Solicitor, and an Opinion of Record Title prepared by applicant's counsel indicating that the easement is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the easement that has been approved by the Township Engineer, a copy of the current deed for the property showing current ownership and cites the deed book volume and page reference.
22. That the bike/pedestrian paths along Walbert Avenue and Cedar Crest Boulevard located on private property be placed within a bike/pedestrian easement that ensures public access, places the maintenance responsibilities on the property owner or Homeowner's Association, and guarantees the Township the right, but not obligation, to maintain the path at the expense of the property owner or Homeowner's Association.
23. That the street trees along Walbert Avenue and Cedar Crest Boulevard located on private property be placed within a bike/pedestrian easement that places the maintenance responsibilities on the property owner or Homeowner's Association and guarantees the Township the right, but not obligation, to maintain the trees at the expense of the property owner or Homeowner's Association. In addition, the ordinance and/or plan approval obligation for maintaining and replacing street trees also shall apply to the trees being placed within the bike/pedestrian easement.
24. That the Applicant shall agree, upon satisfactory completion of all storm sewer, water, and sanitary sewer facilities shown on the plan as intended for dedication to the Township, to execute formal Bills of Sale for said facilities, so as to convey said facilities to the Township for nominal consideration.
25. That the Applicant address to the satisfaction of Township CD Director, Township Engineer and Township Solicitor that all rights deemed necessary by them for road access, road connections and rights of way indicated on the plans in the area of Buchman Street and Dawes Street have been obtained by Developer, and that opinions of record title, where deemed advisable by the Township Solicitor or Engineer, be provided.
26. 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.
27. If deemed to be necessary, that the Applicant shall ensure that the Township's right to enforce the speed limit on all private roads to be maintained by the HOA be guaranteed to the satisfaction of the Township.



28. That the Applicant shall secure all public improvements and execute all required agreements prior to the recording of the Plan. The Applicant shall restrict, by Deed Restriction or similar instrument approved by the Township Solicitor's office, the portion of the Ridge Farm tract proposed to be developed under the TND Residential Cluster Overlay beyond that which is to be constructed under the Final Plan Phase 1A to remain Open Space in perpetuity. Said open space is to be maintained by the HOA until such time that the Final Plan for the next Phase or sub-Phase is recorded. This Final Plan Phase 1A shall not be permitted to be recorded if this plan will cause the portion of the Ridge Farm tract proposed to be developed under the TND Residential Cluster Overlay as a whole to no longer comply with the TND Residential Cluster Overlay District regulations.
29. That this Final Plan Phase 1A shall meet the Active Open Space requirements of Section 350-31(f)(2)(C)(i)(a) by a means acceptable to the Township prior to the recording of the plan.
30. That, prior to the issuance of a temporary or permanent Certificate of Occupancy for the proposed medical office building, the Applicant shall complete to the satisfaction of PENNDOT the traffic improvements required by the PennDOT-approved HOP Plan which are associated with the medical office building being approved by Ridge Farm Final Plan Phase 1A (particularly including but not limited to the Office Center Road intersection signalization) or, alternatively, substantially complete traffic improvements required by the PennDOT-approved HOP Plan as determined by Township staff to be needed to address traffic generation of the medical office building.
31. As to any matters requiring solicitor review and approval of homeowner association (HOA) documentation or which Township staff or solicitor determine to be advisable for inclusion in such HOA documentation, the Plan may be recorded upon solicitor review and approval of language addressing such issues without actual recording of the HOA documentation in the office of the Recorder of Deeds of the Declaration of Planned Community or Declaration of Condominium containing such language. However, such Declaration shall be recorded to the satisfaction of the Township solicitor prior to a certificate of occupancy (temporary or permanent) being issued for the medical office building.
32. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.
33. 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.
34. 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.
35. 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.

Attorney James Preston, Engineer Jason Englehart and Traffic Engineer Robert Hoffman were present to present the plan and answer questions. Attorney Preston stated that he had no issues with the conditions, including the two new conditions recently added.

Mr. Leuthe made a motion to recommend preliminary/final plan approval to the Board of Commissioners subject to the applicant complying 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 addresses to the satisfaction of the Township Engineer, the comments of Mr. Anthony Tallarida, as contained in his review dated March 24, 2022.
3. That the applicant addresses to the satisfaction of the Township Geotechnical Consultant, the comments of Mr. Chris Taylor, as contained in his review dated March 4, 2022.
4. That the Applicant addresses to the satisfaction of the Township TND Consultant, the comments of Mr. Thomas Comitta, as contained in his review dated March 9, 2022.
5. That the applicant addresses to the satisfaction of the Community Development Department, the comments of Mr. Gregg Adams, as contained in his review dated March 24, 2022.
6. That the applicant addresses to the satisfaction of the Zoning Officer, the comments of Ms. Laura Harrier, as contained in her review dated March 25, 2022.
7. That the applicant complies with the January 10, 2022 recommendation of the Parks and Recreation Board.
8. That the applicant addresses all issues and obtains all approvals deemed necessary by the South Whitehall Township Board of Commissioners in so far as matters pertaining to the Township's water and sewer service are concerned.
9. If deemed to be necessary, that the applicant obtains a favorable review from the Lehigh Valley Planning Commission.

10. That the applicant obtains a letter from the Pennsylvania Department of Environmental Protection approving a sewage facility 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 Walbert Avenue.
12. 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 Cedar Crest Boulevard.
13. That the Applicant shall dedicate additional right-of-way for Walbert Avenue to achieve an ultimate right-of-way for an arterial road. The dedication of road right-of-way 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 shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the right-of-way is free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.
14. That the Applicant shall dedicate additional right-of-way for Cedar Crest Boulevard to achieve an ultimate right-of-way for an arterial road. The dedication of road right-of-way 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 shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the right-of-way is free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.
15. That the Applicant shall dedicate additional right-of-way along the frontage of Huckleberry Road to achieve an ultimate right-of-way for a collector road east of Cedar Crest Boulevard and to achieve an ultimate right-of-way for an arterial road west of Cedar Crest Boulevard. The dedication of road rights-of-way 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 shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the rights-of-way are free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.
16. That the Applicant shall dedicate additional right-of-way along the frontage of Guth Road to achieve an ultimate right-of-way for a local road. The dedication of road rights-of-way 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 shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the rights-of-way are free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.
17. That the Applicant shall dedicate additional right-of-way along the frontage of Focht Avenue to achieve an ultimate right-of-way for a local road. The dedication of road rights-of-way 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 shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the rights-of-way are free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.

18. That the Applicant shall dedicate additional right-of-way along the frontage of Buchman Street to achieve an ultimate right-of-way for a local road. The dedication of road rights-of-way 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 shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the rights-of-way are free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.
19. That the applicant shall dedicate to the Township a utility easement of sufficient size in an area acceptable to the Township for accessing the sanitary sewer lines to be dedicated to the Township. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Easement in a form acceptable to the Township Solicitor, and an Opinion of Record Title prepared by applicant's counsel indicating that the easement is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the easement that has been approved by the Township Engineer, a copy of the current deed for the property showing current ownership and cites the deed book volume and page reference.
20. That the applicant shall dedicate to the Township a utility easement of sufficient size in an area acceptable to the Township for accessing the water lines to be dedicated to the Township. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Easement in a form acceptable to the Township Solicitor, and an Opinion of Record Title prepared by applicant's counsel indicating that the easement is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the easement that has been approved by the Township Engineer, a copy of the current deed for the property showing current ownership and cites the deed book volume and page reference.
21. That the applicant shall dedicate a blanket easement for municipal stormwater inspection and maintenance to the Township. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Easement in a form acceptable to the Township Solicitor, and an Opinion of Record Title prepared by applicant's counsel indicating that the easement is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the easement that has been approved by the Township Engineer, a copy of the current deed for the property showing current ownership and cites the deed book volume and page reference.
22. That the bike/pedestrian paths along Walbert Avenue and Cedar Crest Boulevard located on private property be placed within a bike/pedestrian easement that ensures public access, places the maintenance responsibilities on the property owner or Homeowner's Association, and guarantees the Township the right, but not obligation, to maintain the path at the expense of the property owner or Homeowner's Association.
23. That the street trees along Walbert Avenue and Cedar Crest Boulevard located on private property be placed within a bike/pedestrian easement that places the maintenance responsibilities on the property owner or Homeowner's Association and guarantees the Township the right, but not obligation, to maintain the trees at the expense of the property owner or Homeowner's Association. In addition, the ordinance and/or plan approval obligation for maintaining and replacing street trees also shall apply to the trees being placed within the bike/pedestrian easement.
24. That the Applicant shall agree, upon satisfactory completion of all storm sewer, water, and sanitary sewer facilities shown on the plan as intended for dedication to the Township, to execute formal Bills of Sale for said facilities, so as to convey said facilities to the Township for nominal consideration.

25. That the Applicant address to the satisfaction of Township CD Director, Township Engineer and Township Solicitor that all rights deemed necessary by them for road access, road connections and rights of way indicated on the plans in the area of Buchman Street and Dawes Street have been obtained by Developer, and that opinions of record title, where deemed advisable by the Township Solicitor or Engineer, be provided.
26. 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.
27. If deemed to be necessary, that the Applicant shall ensure that the Township's right to enforce the speed limit on all private roads to be maintained by the HOA be guaranteed to the satisfaction of the Township.
28. That the Applicant shall secure all public improvements and execute all required agreements prior to the recording of the Plan. The Applicant shall restrict, by Deed Restriction or similar instrument approved by the Township Solicitor's office, the portion of the Ridge Farm tract proposed to be developed under the TND Residential Cluster Overlay beyond that which is to be constructed under the Final Plan Phase 1A to remain Open Space in perpetuity. Said open space is to be maintained by the HOA until such time that the Final Plan for the next Phase or sub-Phase is recorded. This Final Plan Phase 1A shall not be permitted to be recorded if this plan will cause the portion of the Ridge Farm tract proposed to be developed under the TND Residential Cluster Overlay as a whole to no longer comply with the TND Residential Cluster Overlay District regulations.
29. That this Final Plan Phase 1A shall meet the Active Open Space requirements of Section 350-31(f)(2)(C)(i)(a) by a means acceptable to the Township prior to the recording of the plan.
30. That, prior to the issuance of a temporary or permanent Certificate of Occupancy for the proposed medical office building, the Applicant shall complete to the satisfaction of PENNDOT the traffic improvements required by the PennDOT-approved HOP Plan which are associated with the medical office building being approved by Ridge Farm Final Plan Phase 1A (particularly including but not limited to the Office Center Road intersection signalization) or, alternatively, substantially complete traffic improvements required by the PennDOT-approved HOP Plan as determined by Township staff to be needed to address traffic generation of the medical office building.
31. As to any matters requiring solicitor review and approval of homeowner association (HOA) documentation or which Township staff or solicitor determine to be advisable for inclusion in such HOA documentation, the Plan may be recorded upon solicitor review and approval of language addressing such issues without actual recording of the HOA documentation in the office of the Recorder of Deeds of the Declaration of Planned Community or Declaration of Condominium containing such language. However, such Declaration shall be recorded to the satisfaction of the Township solicitor prior to a certificate of occupancy (temporary or permanent) being issued for the medical office building.
32. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.
33. 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.
34. 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.

35. 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.

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

#### **AGENDA ITEM #6 – TRANSPORTATION INFRASTRUCTURE UPDATE**

Mr. Tallarida stated that he had nothing new to report.

Director Manhardt stated that he met with representatives of PennDOT on the PA Route 309 Betterment Project and learned that the project is moving forward and has been pushed up due to the infrastructure bill. He stated that PennDOT has agreed to an open house public meeting, which they are now scheduling. He noted that the signal plan for Mauch Chunk Road Corridor is also moving forward. He stated that PennDOT will forward a plan to the Township, which will be posted on the Township website when it arrives.

Mr. Wilson inquired as to the Mauch Chunk Road Corridor meeting.

Director Manhardt stated that his impression is that it will be an open comment period with plans shown and comments being accepted on a website.

Mr. Wilson inquired as to the timeline of the PA Route 309 Betterment Project meeting.

Director Manhardt stated that the project is now working through the stormwater issues. He stated that the Township wants to make sure that the HOP office and the Engineering office are coordinating. He stated that both offices are now aware of the new development proposed along the project corridor.

**AGENDA ITEM #7 – COMPREHENSIVE PLAN UPDATE**

Director Manhardt stated he had nothing to add to his preview presentation.

**AGENDA ITEM #8 – COURTESY OF THE FLOOR**

None.

**AGENDA ITEM #9 – ADJOURNMENT**

Chairman MacNair requested a motion to adjourn at 8:17 p.m. Mrs. Kelly made the motion, Mr. MacNair seconded the motion and it passed unanimously.

**ADOPTED THIS DATE:**

**ATTEST:**

\_\_\_\_\_  
**Secretary**

\_\_\_\_\_  
**Chairman**

**DUNKIN ALLENTOWN DRIVE-THRU**  
**MAJOR PLAN 2021-105**  
**ATTACHMENTS**

1. Memorandum
2. Site Plan
3. Township Engineer Review dated April 14, 2022
4. Township Water and Sewer Engineer Review dated April 8, 2022
5. Township Geotechnical Consultant Review dated April 4, 2022
6. Public Works Department Review dated April 5, 2022
7. Community Development Department Review dated April 14, 2022
8. Public Safety Commission Review dated April 5, 2022
9. Landscape and Shade Tree Commission Review dated April 18, 2022
10. Parks and Recreation Board Review dated April 18, 2022
11. Lehigh Valley Planning Commission Review dated September 10, 2021
12. LANTA Review dated April 4, 2022
13. Applicant Correspondence:
  - A. Public Safety Review Response dated March 8, 2022
  - B. Traffic Statement Excerpt dated February 28, 2022



**TO: PLANNING COMMISSION**

**FROM: GREGG ADAMS. PLANNER**

**SUBJECT: DUNKIN ALLENTOWN DRIVE-THRU  
MAJOR PLAN 2021-105  
REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW**

**DATE: APRIL 18, 2022**

**COPIES: BOARD OF COMMISSIONERS, R. COPE, D. MANHARDT, L. HARRIER,  
J. ZATOR, ESQ., J. ADLERFER, ESQ, A. TALLARIDA, S. PIDCOCK,  
APPLICANT, SUB. FILE 2021-105**

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**LOCATION AND INTENT:**

An application to further develop the property located at 4793 Tilghman Street. The plan proposes to construct a drive-through window, a reconfigured drive-thru lane, two order/menu boards, an additional 4,310 square feet of impervious surface and stormwater management controls on a 3.37-acre portion of the 21.35-acre site. The subject property is served by public water and sewer and is zoned Highway Commercial (Special Height Limitation) HC-1. Allentown Towne Center Allentown, PA LP is the owner and applicant.

**PREVIOUS TOWNSHIP CONSIDERATION:**

At their September 16, 2021 meeting, the Planning Commission reviewed and took under advisement Dunkin Allentown Drive-Thru Major Plan 2021-105.

At their February 10, 1977 meeting, the Board of Commissioners, through Resolution 77-5, granted final approval of “K-Mart Expansion”. The plan proposed a 42,200 square-foot addition to the existing K-Mart Plaza.

At their July 9, 1973 meeting, the Board of Commissioners, through Resolution 73-36, approved the Subdivision Plan of Merchant’s National Bank of Allentown.

At their December 8, 1969 meeting, the Board of Commissioners, through Resolution 69-36, approved the Final Subdivision Plans of the K-Mart Shopping Center.

**REVIEWING AGENCIES COMMENTS:**

- A. Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated April 14, 2022. Mr. Tallarida is not recommending engineering approval at this time. His comments pertain to plan detail, waivers and deferrals, lighting plan requirement, sidewalk, accessibility, retaining walls, stormwater management, traffic, and outside agency approvals.

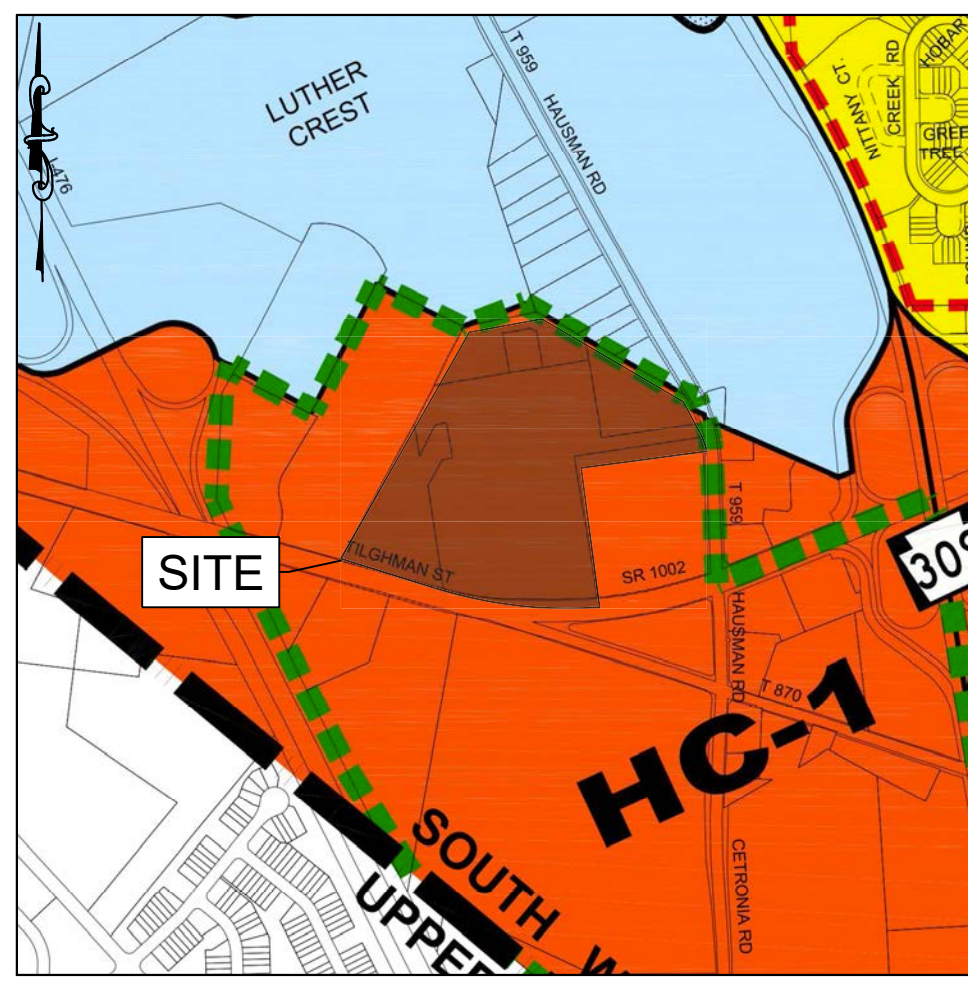
- B. **Township Water & Sewer Engineer** – The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard’s review dated April 8, 2022. His comments pertain to plan detail.
- C. **Township Geotechnical Consultant** – The comments of the Geotechnical Consultant are contained in Mr. Chris Taylor’s review dated April 4, 2022. His comments pertain to stormwater management and plan detail.
- D. **Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender’s review dated April 5, 2022. He reports no comments.
- E. **Public Safety Committee** – The Fire Inspector reported no comments. The Public Safety Commission reviewed the plan at its April 4, 2022 meeting and reported a number of traffic-related comments.
- F. **Landscape and Shade Tree Commission** –The Landscape and Shade Tree Commission reviewed the plan at its March 28, 2022 meeting. The Commission recommended that the applicant show a PennDOT clear-sight triangle and SALDO-compliant shade trees between the western property line and the nearby driveway onto Tilghman Street.
- G. **Parks and Recreation Board** – The Park and Recreation Board reviewed the plan at its September 13, 2021 meeting and recommended that fees in lieu of land dedication be required.
- H. **Lehigh Valley Planning Commission** –The Lehigh Valley Planning Commission’s comments are contained Ms. Becky Bradley’s review dated September 10, 2021. She reports that the application is inconsistent with the Regional Comprehensive Plan, specifically because it will create significant traffic congestion and safety issues.
- I. **Lehigh County Conservation District** – The comments of the Lehigh County Conservation District have not been received at the time of this writing.
- J. **Pennsylvania Department of Transportation** – The comments of the Pennsylvania Department of Transportation have not been received at the time of this writing.
- K. **Pennsylvania Department of Environmental Protection** - If applicable, the applicant is to obtain approvals from the PA Department of Environmental Protection for Sewage Facilities Planning.
- L. **LANTA** – The comments of the LANTA are contained in Molly Wood’s review dated April 4, 2022. Ms. Wood’s comments pertain to the location of the existing stop and ADA access to the existing stop.
- M. **Community Development Department** – The Department’s technical review is dated April 14, 2022 and provides comment pertaining to zoning issues, open space requirements, water and sewer, E&SC Plan requirements, sidewalks and curbing, MS4 requirements, plan detail, deferral requests, and Official Map and Comprehensive Plan consistency.

**COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:**

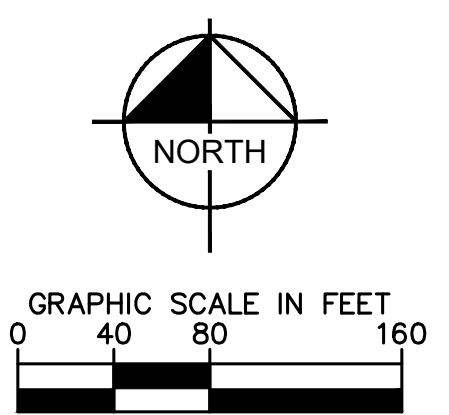
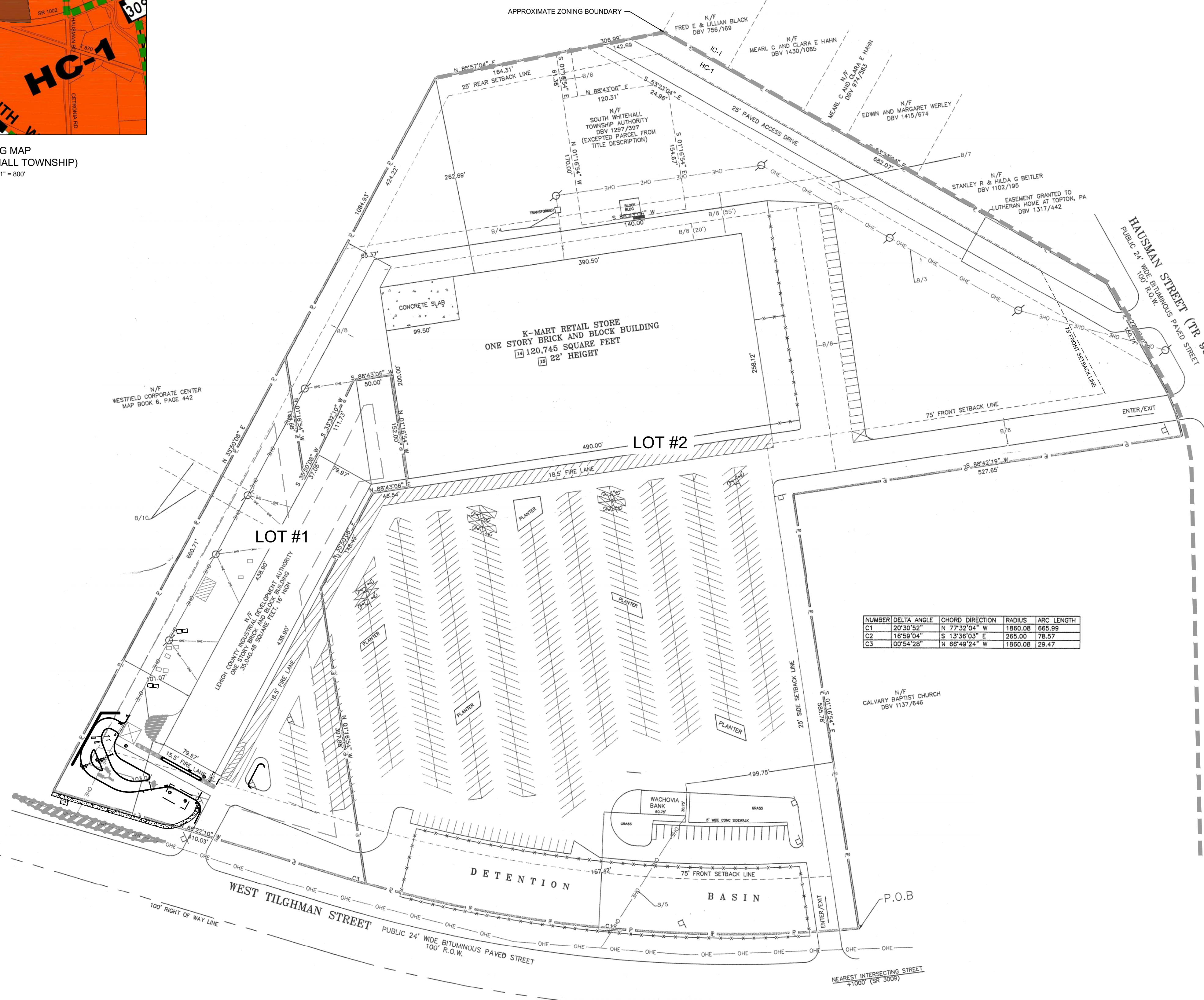
The Department recommends that the Planning Commission take the plan under advisement to afford the applicant the time necessary to address the reviewing agencies' comments. Our recommendation is contingent upon the applicant granting the Township a waiver from the timeframe in which to act upon the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

<b>Planning Commission deadline date to act on the plan:</b>	<b>May 16, 2022</b>
<b>Board of Commissioners deadline date to act on the plan:</b>	<b>June 15, 2022</b>

Plotted By: Kromer, Kim - Sheet Set: Dunkin Drive - Thru for Allentown Township, Layout: C-100, March 09, 2022, 01:37:04pm, K:\PHI\PRJ\112332000 - dunkin - allentown, pa\CAD\plan sheets\C-100 SITE PLAN.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ZONING MAP  
 (SOUTH WHITEHALL TOWNSHIP)  
 SCALE: 1" = 800'



**LEGEND**

— EXISTING PROPERTY LINE

- - - APPROXIMATE ZONING BOUNDARY

**GENERAL PLAN STATISTICS**

PROJECT ADDRESS: 4793 TILGHMAN STREET  
 SOUTH WHITEHALL TOWNSHIP  
 COMMONWEALTH OF PENNSYLVANIA

PARCEL ID: 547665046557 (LOT 1), 547665981814 (LOT 2)

OWNER/SUBDIVISION/  
 GRANTOR: GLAZER PROPERTIES  
 270 COMMERCE DRIVE  
 ROCHESTER, NY 14623  
 PH: 585-359-3000  
 CONTACT: ALAN RIPLEY

APPLICANT/  
 EQUITABLE OWNER: GLAZER PROPERTIES  
 270 COMMERCE DRIVE  
 ROCHESTER, NY 14623  
 PH: 585-359-3000  
 CONTACT: ALAN RIPLEY

SITE AREA: LOT #1: 3.73 ACRES (162,476 SQ. FT.)  
 LOT #2: 19.33 ACRES (842,224 SQ. FT.)

WATER & SANITARY  
 DISPOSAL SYSTEMS: PUBLIC

REFERENCE: ALTAIRNSP LAND TITLE SURVEY  
 PREPARED BY INTERNATIONAL LAND SERVICES, INC.  
 (DATED: 10/18/2004)

**DIMENSIONAL STANDARDS - LOT #1**

REQUIREMENTS	HIGHWAY COMMERCIAL 1 DISTRICT (HC-1)	EXISTING	PROPOSED
<b>YARD SETBACKS</b>			
MINIMUM FRONT YARD	75 FT	103.04 FT	103.04 FT (C)
MINIMUM SIDE YARD	25 FT	101.07 FT	101.07 FT (C)
MINIMUM REAR YARD	25 FT	0 FT	0 FT (ENC)
<b>MISCELLANEOUS</b>			
MINIMUM LOT AREA	1 ACRE	3.37 ACRES	3.37 ACRES (C)
MINIMUM LOT FRONTAGE	200 FT	410.0 FT	410.0 FT (C)
MAXIMUM IMPERVIOUS COVERAGE	75%	71.9%	74.4% (C)
MAXIMUM HEIGHT	70 FT	16 FT	16 FT (C)

**DIMENSIONAL STANDARDS - OVERALL SHOPPING CENTER**

REQUIREMENTS	HIGHWAY COMMERCIAL 1 DISTRICT (HC-1)	EXISTING	PROPOSED
<b>YARD SETBACKS</b>			
MINIMUM FRONT YARD	75 FT	86.6 FT	86.6 FT (C)
MINIMUM SIDE YARD	25 FT	184 FT	184 FT (C)
MINIMUM REAR YARD	25 FT	0 FT	0 FT (ENC)
<b>MISCELLANEOUS</b>			
MINIMUM LOT AREA	1 ACRE	21.35 ACRES	21.35 ACRES (C)
MINIMUM LOT FRONTAGE	200 FT	231.3 FT	231.3 FT (C)
MAXIMUM IMPERVIOUS COVERAGE	75%	72.3%	72.7% (C)
MAXIMUM HEIGHT	70 FT	22 FT	22 FT (C)

**LEGEND:**  
 (C) = COMPLIANT  
 (NC) = NON-COMPLIANT  
 (ENC) = EXISTING NON-COMFORMITY  
 (ENC-I) = EXISTING NON-COMFORMITY IMPROVEMENT

NO.	REVISIONS	DATE	BY
1			

PER ID REVIEW LETTER DATED 08/10/2021  
 KKK  
 03/11/2022

**Kimley-Horn**

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 PHILADELPHIA, PA 19102  
 PHONE: 267-687-0150  
 WWW.KIMLEY-HORN.COM

KHA PROJECT  
 112332000

DATE  
 08/04/2021

SCALE AS SHOWN  
 DESIGNED BY AAC  
 DRAWN BY KKK  
 CHECKED BY AAC

**OVERALL SITE PLAN**

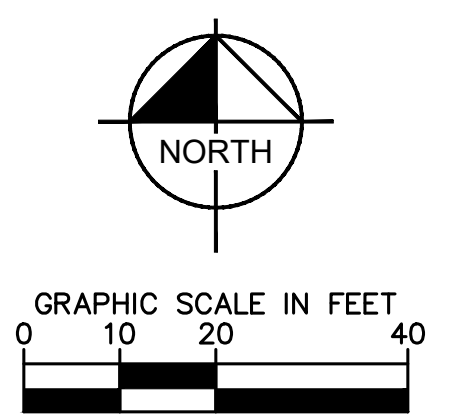
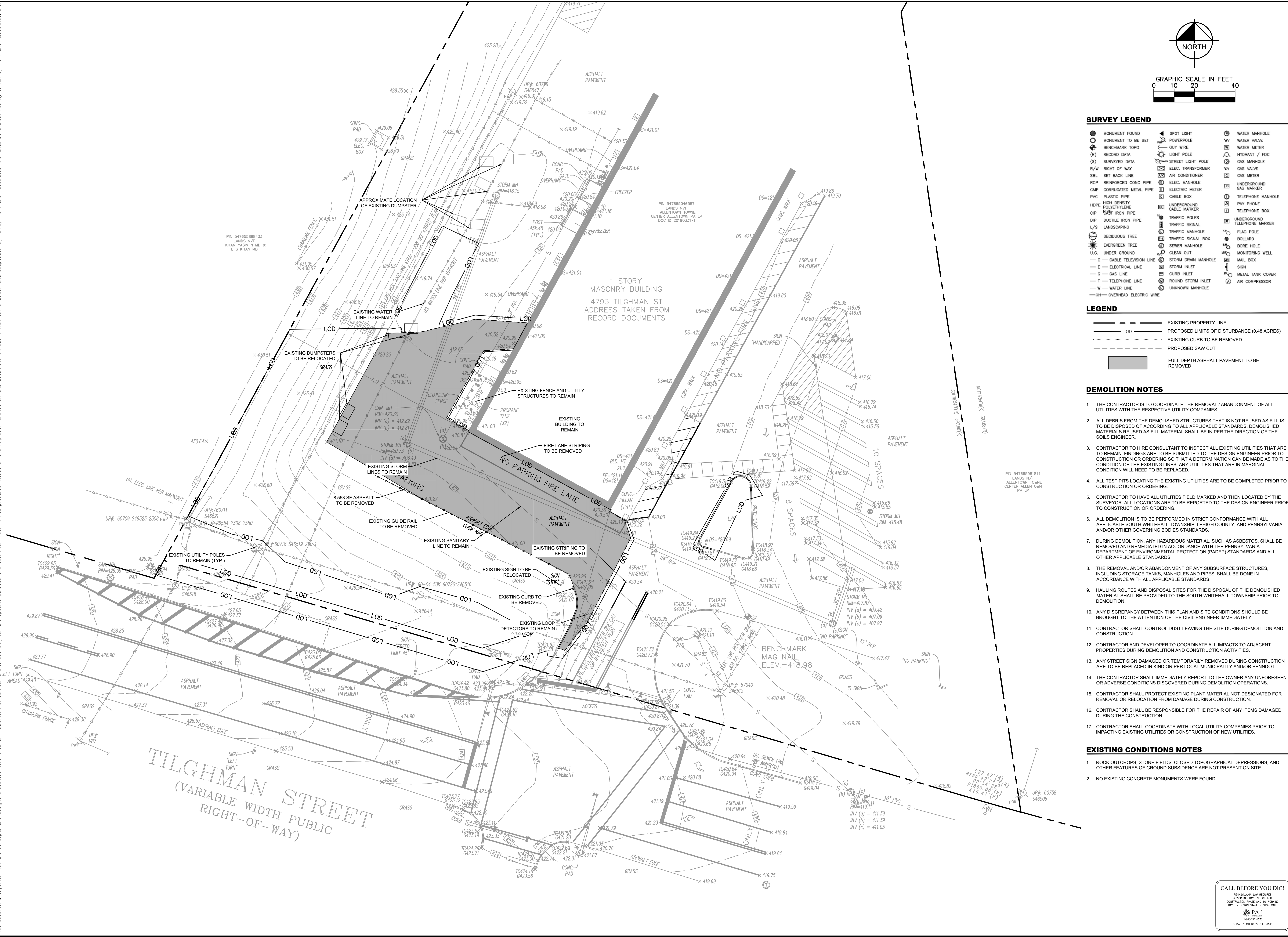
**DUNKIN ALLENTOWN DRIVE-THRU**  
 PREPARED FOR  
**GLAZER PROPERTIES**  
 SOUTH WHITEHALL TOWNSHIP PENNSYLVANIA

SHEET NUMBER  
**C-100 (3 OF 19)**

CALL BEFORE YOU DIG!  
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STATE - STOP CALL

PA 1  
 386-321776  
 SERIAL NUMBER: 2021103511

Plotted By: Krammer, Kim - Sheet Set: Dunkin Drive-Thru for Allentown Township, Loveland, OH - 03/22/2022 01:35:35pm - K:\PHI\PRJ\12332000 - dunkin - Allentown, PA CAD plan sheets - C-050 EXISTING CONDITIONS AND DEMO PLAN.dwg



**SURVEY LEGEND**

● MONUMENT FOUND	⚡ SPOT LIGHT	⊕ WATER MANHOLE
○ MONUMENT TO BE SET	⚡ POWERPOLE	⊕ WATER VALVE
○ BENCHMARK TOPO	⚡ GUY WIRE	⊕ WATER METER
(R) RECORD DATA	⚡ LIGHT POLE	⊕ HYDRANT / FDC
(S) SURVEYED DATA	⚡ STREET LIGHT POLE	⊕ GAS MANHOLE
R/W RIGHT OF WAY	⚡ ELEC. TRANSFORMER	⊕ GAS VALVE
SBL SET BACK LINE	⚡ AIR CONDITIONER	⊕ GAS METER
RCP REINFORCED CONC PIPE	⚡ ELEC. MANHOLE	⊕ UNDERGROUND GAS MARKER
CMP CORRUGATED METAL PIPE	⚡ ELECTRIC METER	⊕ TELEPHONE MANHOLE
PVC PLASTIC PIPE	⚡ CABLE BOX	⊕ PAY PHONE
HDPE HIGH DENSITY POLYETHYLENE	⚡ UNDERGROUND CABLE MARKER	⊕ TELEPHONE BOX
CIP CAST IRON PIPE	⚡ TRAFFIC POLES	⊕ UNDERGROUND TELEPHONE MARKER
DIP DUCTILE IRON PIPE	⚡ TRAFFIC SIGNAL	⊕ TELEPHONE MARKER
L/S LANDSCAPING	⚡ TRAFFIC MANHOLE	⊕ FLAG POLE
⊕ DECIDUOUS TREE	⚡ TRAFFIC SIGNAL BOX	⊕ BOLLARD
⊕ EVERGREEN TREE	⚡ SEWER MANHOLE	⊕ BORE HOLE
U.G. UNDER GROUND	⚡ CLEAN OUT	⊕ MONITORING WELL
— C — CABLE TELEVISION LINE	⚡ STORM DRAIN MANHOLE	⊕ MAIL BOX
— E — ELECTRICAL LINE	⚡ STORM INLET	⊕ SIGN
— G — GAS LINE	⚡ CURB INLET	⊕ METAL TANK COVER
— T — TELEPHONE LINE	⚡ ROUND STORM INLET	⊕ AIR COMPRESSOR
— W — WATER LINE	⚡ UNKNOWN MANHOLE	
— OH — OVERHEAD ELECTRIC WIRE		

**LEGEND**

— — — — —	EXISTING PROPERTY LINE
— — — — —	PROPOSED LIMITS OF DISTURBANCE (0.48 ACRES)
— — — — —	EXISTING CURB TO BE REMOVED
— — — — —	PROPOSED SAW CUT
■	FULL DEPTH ASPHALT PAVEMENT TO BE REMOVED

**DEMOLITION NOTES**

1. THE CONTRACTOR IS TO COORDINATE THE REMOVAL / ABANDONMENT OF ALL UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES.
2. ALL DEBRIS FROM THE DEMOLISHED STRUCTURES THAT IS NOT REUSED AS FILL IS TO BE DISPOSED OF ACCORDING TO ALL APPLICABLE STANDARDS. DEMOLISHED MATERIALS REUSED AS FILL MATERIAL SHALL BE IN PER THE DIRECTION OF THE SOILS ENGINEER.
3. CONTRACTOR TO HIRE CONSULTANT TO INSPECT ALL EXISTING UTILITIES THAT ARE TO REMAIN. FINDINGS ARE TO BE SUBMITTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION OR ORDERING SO THAT A DETERMINATION CAN BE MADE AS TO THE CONDITION OF THE EXISTING LINES. ANY UTILITIES THAT ARE IN MARGINAL CONDITION WILL NEED TO BE REPLACED.
4. ALL TEST PITS LOCATING THE EXISTING UTILITIES ARE TO BE COMPLETED PRIOR TO CONSTRUCTION OR ORDERING.
5. CONTRACTOR TO HAVE ALL UTILITIES FIELD MARKED AND THEN LOCATED BY THE SURVEYOR. ALL LOCATIONS ARE TO BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION OR ORDERING.
6. ALL DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, AND PENNSYLVANIA AND/OR OTHER GOVERNING BODIES STANDARDS.
7. DURING DEMOLITION, ANY HAZARDOUS MATERIAL, SUCH AS ASBESTOS, SHALL BE REMOVED AND REMEDIATED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP) STANDARDS AND ALL OTHER APPLICABLE STANDARDS.
8. THE REMOVAL AND/OR ABANDONMENT OF ANY SUBSURFACE STRUCTURES, INCLUDING STORAGE TANKS, MANHOLES AND PIPES, SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
9. HAULING ROUTES AND DISPOSAL SITES FOR THE DISPOSAL OF THE DEMOLISHED MATERIAL SHALL BE PROVIDED TO THE SOUTH WHITEHALL TOWNSHIP PRIOR TO DEMOLITION.
10. ANY DISCREPANCY BETWEEN THIS PLAN AND SITE CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER IMMEDIATELY.
11. CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
12. CONTRACTOR AND DEVELOPER TO COORDINATE ALL IMPACTS TO ADJACENT PROPERTIES DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
13. ANY STREET SIGN DAMAGED OR TEMPORARILY REMOVED DURING CONSTRUCTION ARE TO BE REPLACED IN KIND OR PER LOCAL MUNICIPALITY AND/OR PENNDOT.
14. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY UNFORESEEN OR ADVERSE CONDITIONS DISCOVERED DURING DEMOLITION OPERATIONS.
15. CONTRACTOR SHALL PROTECT EXISTING PLANT MATERIAL NOT DESIGNATED FOR REMOVAL OR RELOCATION FROM DAMAGE DURING CONSTRUCTION.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY ITEMS DAMAGED DURING THE CONSTRUCTION.
17. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES PRIOR TO IMPACTING EXISTING UTILITIES OR CONSTRUCTION OF NEW UTILITIES.

**EXISTING CONDITIONS NOTES**

1. ROCK OUTCROPS, STONE FIELDS, CLOSED TOPOGRAPHICAL DEPRESSIONS, AND OTHER FEATURES OF GROUND SUBSIDENCE ARE NOT PRESENT ON SITE.
2. NO EXISTING CONCRETE MONUMENTS WERE FOUND.

PER ID REVIEW LETTER DATED 08/10/2021

NO.	REVISIONS	DATE	BY
1			

**Kimley-Horn**

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 PHILADELPHIA, PA 19102  
 PHONE: 267-687-0150  
 WWW.KIMLEY-HORN.COM

KHA PROJECT  
112332000

DATE  
08/04/2021

SCALE AS SHOWN

DESIGNED BY AAC

DRAWN BY KKK

CHECKED BY AAC

**EXISTING CONDITIONS AND DEMOLITION PLAN**

**DUNKIN ALLENTOWN DRIVE-THRU**

PREPARED FOR  
**GLAZER PROPERTIES**

SOUTH WHITEHALL TOWNSHIP PENNSYLVANIA

SHEET NUMBER  
**C-050 (2 OF 19)**

CALL BEFORE YOU DIG!

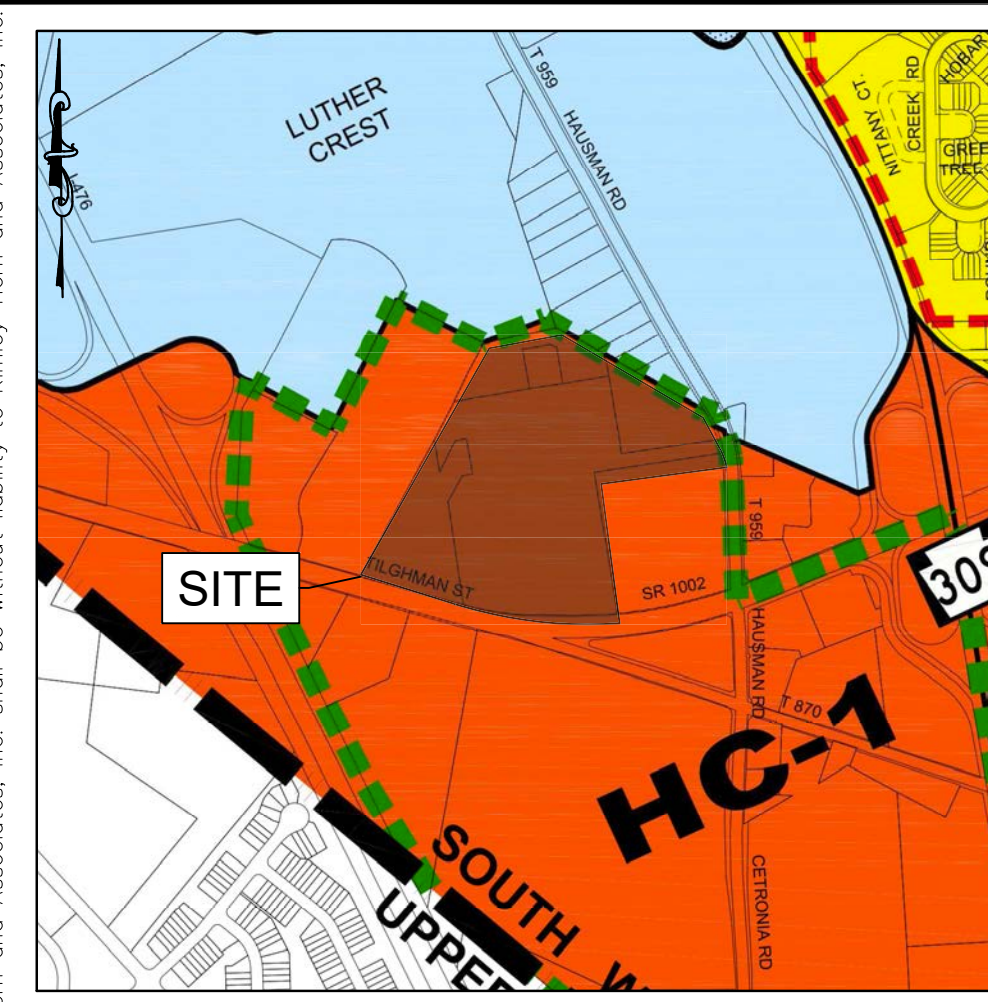
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN PHASE - STOP CALL

PA 1

386-321776

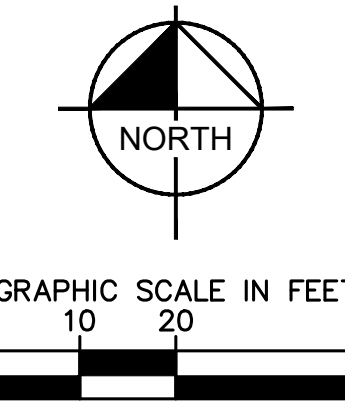
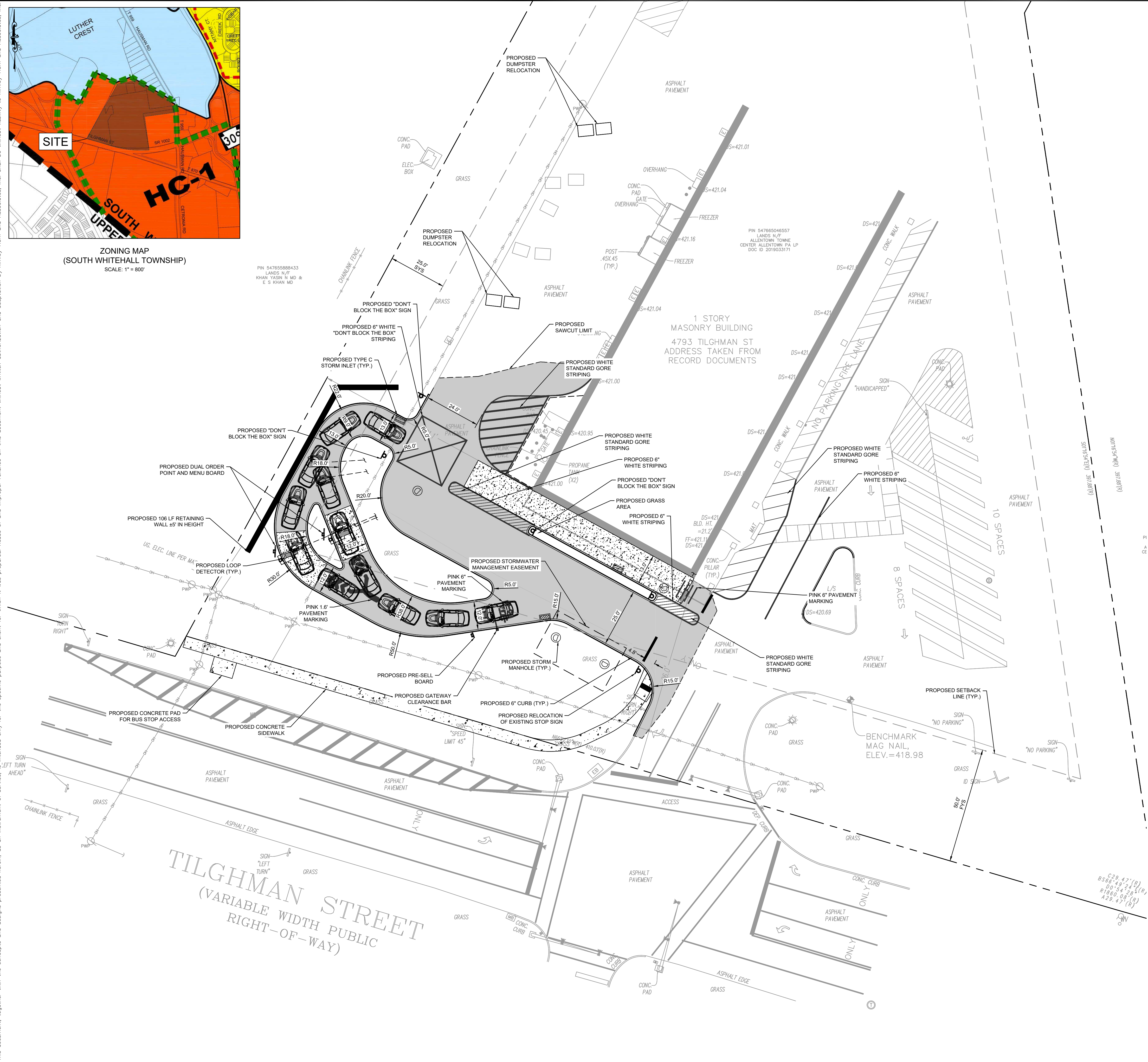
SERIAL NUMBER: 2021103511

Plotted By: Kromer, Kim - Sheet Set: Dunkin Drive-Thru for Allentown Township Center. Layout: C-110. March 09, 2022 01:38:03pm. K:\PHI\_FRA\112332000 - dunkin - allentown.pa\CAD\plan sheets\C-101 SITE PLAN.dwg  
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ZONING MAP (SOUTH WHITEHALL TOWNSHIP) SCALE: 1" = 800'

PIN 54765588433 LANDS N/F KHAN YASIN N MD & E S KHAN MD



**LEGEND**

- EXISTING PROPERTY LINE
- [Pattern] PROPOSED STANDARD DUTY CONCRETE
- [Pattern] PROPOSED STANDARD DUTY ASPHALT

**GENERAL PLAN STATISTICS**

PROJECT ADDRESS: 4793 TILGHMAN STREET SOUTH WHITEHALL TOWNSHIP COMMONWEALTH OF PENNSYLVANIA

PARCEL ID: 547655046557 (LOT 1), 547655981814 (LOT 2)

OWNER/SUBDIVISION/GRANTOR: GLAZER PROPERTIES 270 COMMERCE DRIVE ROCHESTER, NY 14623 PH: 585-359-3000 CONTACT: ALAN RIPLEY

APPLICANT/EQUITABLE OWNER: GLAZER PROPERTIES 270 COMMERCE DRIVE ROCHESTER, NY 14623 PH: 585-359-3000 CONTACT: ALAN RIPLEY

\*RESPONSIBLE PARTY FOR OPERATION & MAINTENANCE OF STORMWATER BMP'S

SITE AREA: LOT #1: 3.73 ACRES (162,478 SQ. FT.) LOT #2: 19.33 ACRES (842,224 SQ. FT.)

WATER & SANITARY DISPOSAL SYSTEMS: PUBLIC

REFERENCE: BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY VALLEY LAND SERVICES, LLC (DATED: 05/21/2021) (REVISED: 07/26/2021)

**DIMENSIONAL STANDARDS - LOT #1**

REQUIREMENTS	HIGHWAY COMMERCIAL 1 DISTRICT (HC-1)	EXISTING	PROPOSED
<b>YARD SETBACKS</b>			
MINIMUM FRONT YARD	75 FT	103.04 FT	103.04 FT (C)
MINIMUM SIDE YARD	25 FT	101.07 FT	101.07 FT (C)
MINIMUM REAR YARD	25 FT	0 FT	0 FT (ENC)
<b>MISCELLANEOUS</b>			
MINIMUM LOT AREA	1 ACRE	3.37 ACRES	3.37 ACRES (C)
MINIMUM LOT FRONTAGE	200 FT	410.0 FT	410.0 FT (C)
MAXIMUM IMPERVIOUS COVERAGE	75%	71.9%	74.4% (C)
MAXIMUM HEIGHT	70 FT	16 FT	16 FT (C)

**DIMENSIONAL STANDARDS - OVERALL SHOPPING CENTER**

REQUIREMENTS	HIGHWAY COMMERCIAL 1 DISTRICT (HC-1)	EXISTING	PROPOSED
<b>YARD SETBACKS</b>			
MINIMUM FRONT YARD	75 FT	86.6 FT	86.6 FT (C)
MINIMUM SIDE YARD	25 FT	184 FT	184 FT (C)
MINIMUM REAR YARD	25 FT	0 FT	0 FT (ENC)
<b>MISCELLANEOUS</b>			
MINIMUM LOT AREA	1 ACRE	21.35 ACRES	21.35 ACRES (C)
MINIMUM LOT FRONTAGE	200 FT	231.3 FT	231.3 FT (C)
MAXIMUM IMPERVIOUS COVERAGE	75%	72.3%	72.7% (C)
MAXIMUM HEIGHT	70 FT	22 FT	22 FT (C)

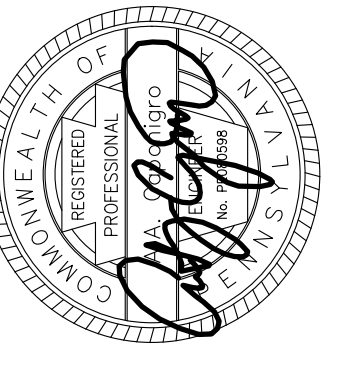
LEGEND:  
 (C) = COMPLIANT  
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 (ENC-I) = EXISTING NON-COMFORMITY IMPROVEMENT

PER ID REVIEW LETTER DATED 08/10/2021

No.	REVISIONS	DATE	BY
1			

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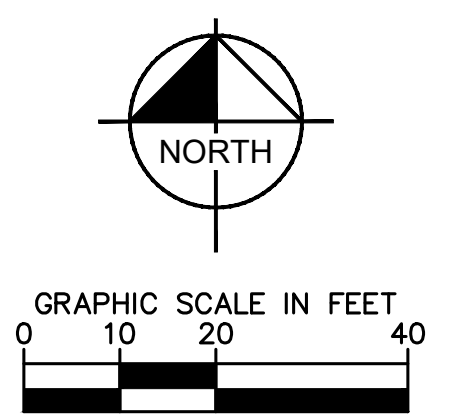
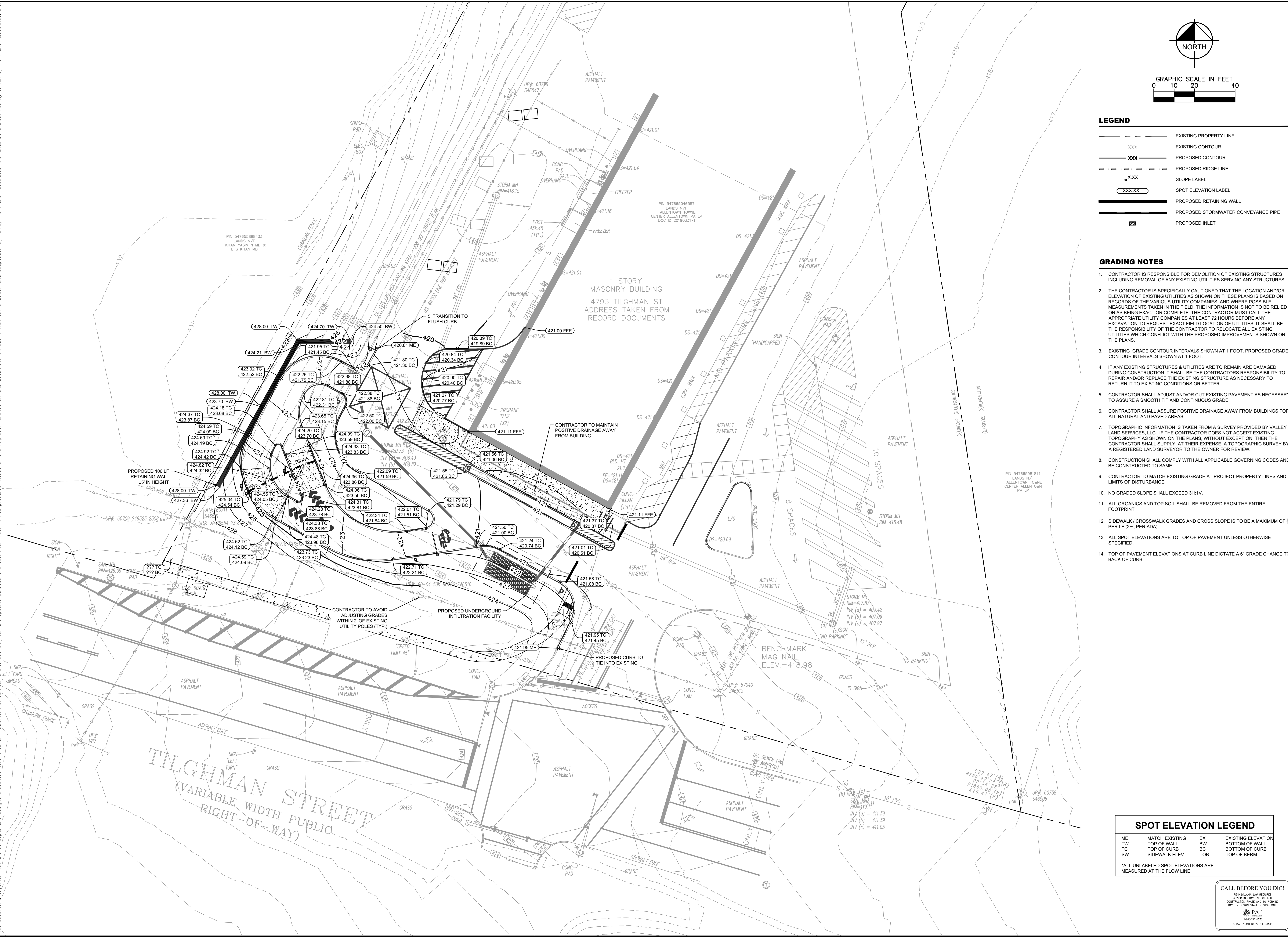
KHA PROJECT 112332000 DATE 08/04/2021 SCALE AS SHOWN DESIGNED BY AAC DRAWN BY KKK CHECKED BY AAC

**SITE PLAN ENLARGEMENT**

**DUNKIN ALLENTOWN DRIVE-THRU**  
 PREPARED FOR **GLAZER PROPERTIES**  
 SOUTH WHITEHALL TOWNSHIP PENNSYLVANIA

CALL BEFORE YOU DIG!  
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN PHASE - STOP CALL  
 PA 1 386-321776  
 SERIAL NUMBER: 2021103511

Plotted By: Krcmar, Kim - Sheet Set: Dunkin Drive - Thru for Allentown Township, Layout: C-200, March 08, 2022, 01:38:35pm, K:\PHI-PRJ\112332000 - dunkin - allentown\_pa\CAD\plan\_sheets\C-200 GRADING PLAN.dwg  
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**LEGEND**

---	EXISTING PROPERTY LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED RIDGE LINE
---	SLOPE LABEL
XXX XX	SPOT ELEVATION LABEL
---	PROPOSED RETAINING WALL
---	PROPOSED STORMWATER CONVEYANCE PIPE
---	PROPOSED INLET

- GRADING NOTES**
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING ANY STRUCTURES.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
  - IF ANY EXISTING STRUCTURES & UTILITIES ARE TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
  - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
  - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
  - TOPOGRAPHIC INFORMATION IS TAKEN FROM A SURVEY PROVIDED BY VALLEY LAND SERVICES, LLC. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
  - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
  - CONTRACTOR TO MATCH EXISTING GRADE AT PROJECT PROPERTY LINES AND LIMITS OF DISTURBANCE.
  - NO GRADED SLOPE SHALL EXCEED 3H:1V.
  - ALL ORGANICS AND TOP SOIL SHALL BE REMOVED FROM THE ENTIRE FOOTPRINT.
  - SIDEWALK / CROSSWALK GRADES AND CROSS SLOPE IS TO BE A MAXIMUM OF 2" PER LF (2% PER ADA).
  - ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
  - TOP OF PAVEMENT ELEVATIONS AT CURB LINE DICTATE A 6" GRADE CHANGE TO BACK OF CURB.

**SPOT ELEVATION LEGEND**

ME	MATCH EXISTING	EX	EXISTING ELEVATION
TW	TOP OF WALL	BW	BOTTOM OF WALL
TC	TOP OF CURB	BC	BOTTOM OF CURB
SW	SIDEWALK ELEV.	TB	TOP OF BERM

\*ALL UNLABELED SPOT ELEVATIONS ARE MEASURED AT THE FLOW LINE

CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES  
5 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN PHASE - STOP CALL

PA 1  
SERIAL NUMBER: 2021103511

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**GRADING PLAN**

**DUNKIN ALLENTOWN DRIVE-THRU**  
PREPARED FOR  
**GLAZER PROPERTIES**  
SOUTH WHITEHALL TOWNSHIP PENNSYLVANIA

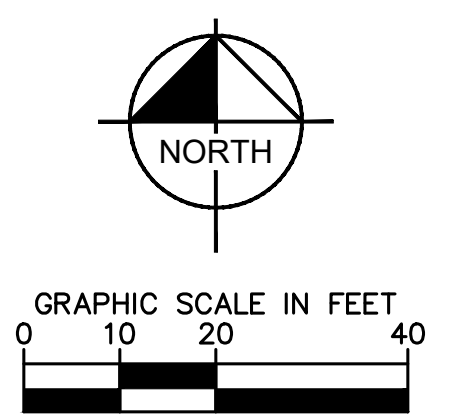
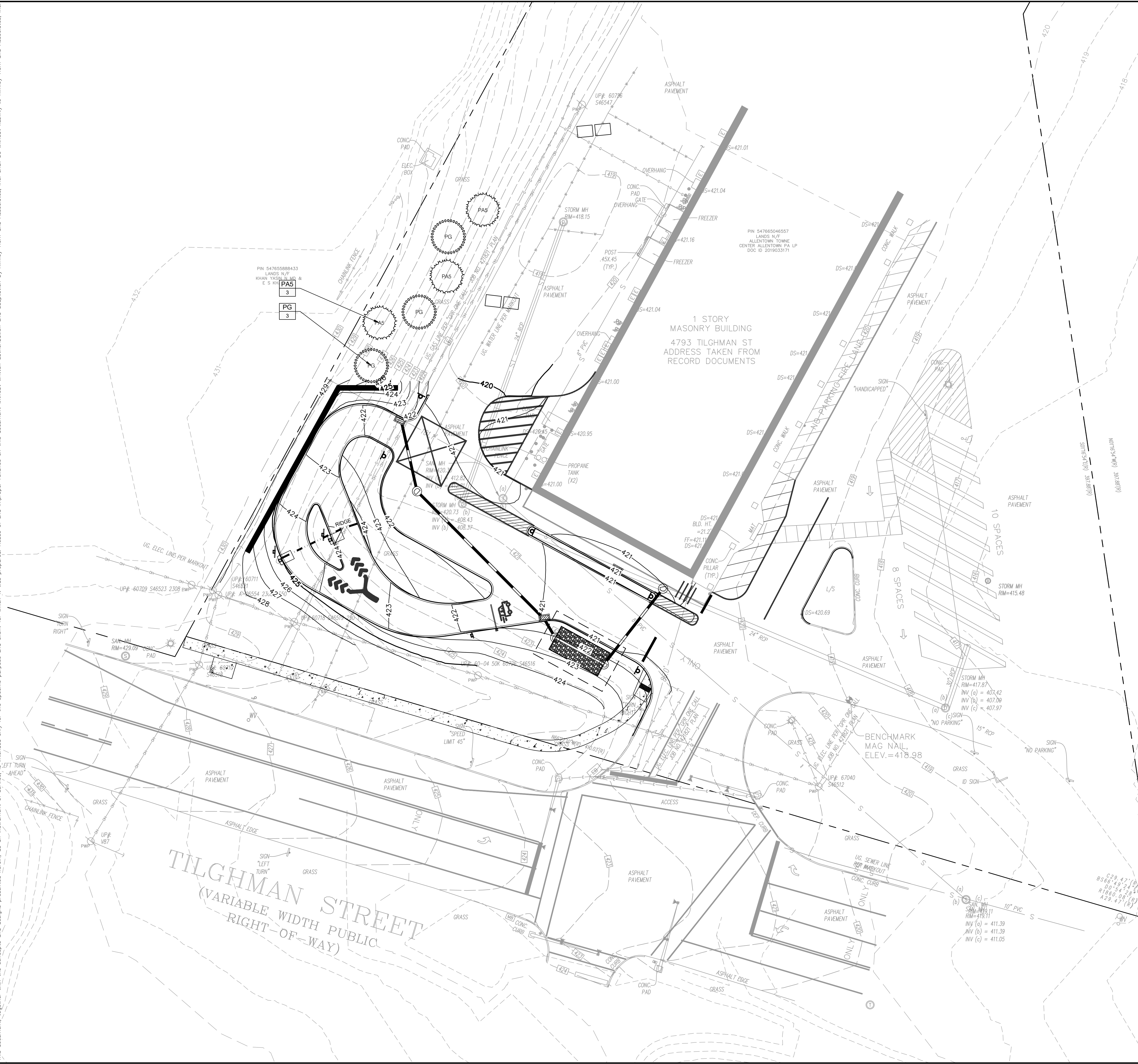
SHEET NUMBER  
**C-200 (8 OF 19)**

PROJECT	KHA PROJECT 112332000
DATE	08/04/2021
SCALE	AS SHOWN
DESIGNED BY	AAC
DRAWN BY	KNK
CHECKED BY	AAC

PER ID REVIEW LETTER DATED 08/10/2021

NO.	REVISIONS	DATE	BY
1			

Plotted By: Kromer, Kim - Sheet Set: Dunkin Drive-Thru for Allentown Township Center. Layout: L-100. March 09, 2022. 01:40:18pm. K:\PHI\_FRA\12332000 - dunkin - allentown\_pa\CAD\plan sheets\L-100 LANDSCAPE PLAN.dwg  
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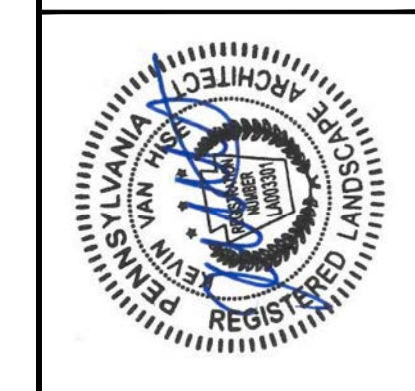
BULK LANDSCAPE REQUIREMENTS			
MUNICIPALITY:	South Whitehall Township, Allentown PA		
ZONING DISTRICT:	HC-1 Highway Commercial - Height Limited		
PROPOSED USE:	Existing Drive Thru Restaurant		
CODE	REQUIRED	PROPOSED	COMPLIANT
§ 350-42(b)(4)(B) SOLID WASTE RECEPTACLE SCREENING	6FT HEIGHT MIN. VEGETATIVE SCREENING	6 TREES 6FT HT.	YES

PLANT SCHEDULE							
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	CALIPER	CONTAINER	QTY	DETAIL
	PAS	Picea abies	Norway Spruce	6" HT.	B&B	3	
	PG	Picea glauca	White Spruce	6" HT.	B&B	3	

NO.	REVISIONS	DATE	BY
1			

PER ID REVIEW LETTER DATED 08/10/2021

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112332000  
 DATE  
08/04/2021  
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# LANDSCAPE PLAN

**DUNKIN ALLENTOWN DRIVE-THRU**  
 PREPARED FOR  
**GLAZER PROPERTIES**  
 SOUTH WHITEHALL TOWNSHIP PENNSYLVANIA

SHEET NUMBER  
**L-100 (18 OF 19)**

CALL BEFORE YOU DIG!  
 PENNSYLVANIA LAW REQUIRES  
 5 WORKING DAYS NOTICE FOR  
 CONSTRUCTION PHASE AND 10 WORKING  
 DAYS IN DESIGN PHASE - STOP CALL  
 PA 1  
 886-321776  
 SERIAL NUMBER: 2021103511



# SOUTH WHITEHALL TOWNSHIP <sup>24</sup>

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  
Dunkin Allentown Drive-Thru  
Major Subdivision #2021-105  
Preliminary/Final Plan Review

DATE: April 14, 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**

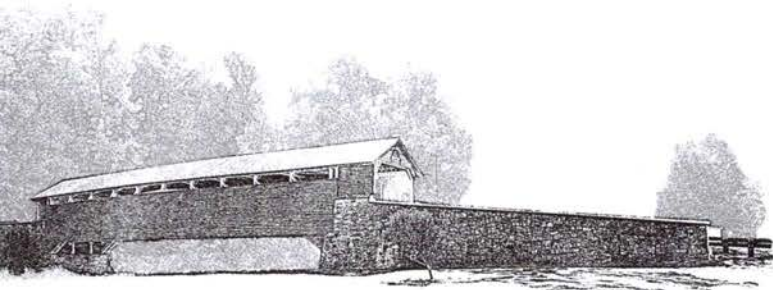
J. Scott Pidcock, P.E., R.A.

*The Pidcock Company*

2451 Parkwood Drive, Allentown, PA 18103-9608

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

E-mail: info@pidcockcompany.com



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. Christopher A. Taylor, PG  
Senior Geologist  
Hanover Engineering Associates, Inc.

Mr. Alan Ripley  
Allentown Towne Center Allentown, Pa. L.P.

Mr. Anthony Caponigro, P.E.  
Kimley-Horn and Associates, Inc.

(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:**

21± acres (total site);

A drive-thru to support the existing Dunkin Donuts restaurant is proposed (total of 4,310 s.f. of additional impervious surface);

Highway Commercial – Special Height Limitation (HC-1) Zoning District;

TND – Commercial Retrofit Innovation Overlay District;

Public Water;

Public Sewer.

**Waivers/Deferrals Granted:**

None to date (See Waiver/Deferral comment below).

**Recommendation:**

Engineering approval is not recommended at this time.

mjg/acc

Enclosures

South Whitehall Township  
 Dunkin Allentown Drive-Thru  
 Major Subdivision #2021-105  
 Preliminary/Final Plan Review

April 14, 2022

## **REVIEW COMMENTS**

### **A. Planning**

1. Waivers/deferrals requested in writing on March 11, 2022:
  - a. SALDO §312-26(a) and §312-35(b)(3)(A)(ii) – Deferral request to install sidewalk along the entire Tilghman Street and Hausman Road frontages. Sidewalk is proposed along a portion of Tilghman Street from the western property line and extending into the shopping center at the Dunkin Donuts storefront;
  - b. SALDO §312-12(b)(15) and §312-12(b)(21) – Waiver of the requirement to show contours on adjacent land and the location and width of all sidewalks, trails, driveways, streets, easements, and right-of-way within 400 feet of the tract; and
  - c. SALDO §312-12(b)(19) and §312-12(b)(20) – Waiver of the requirement to show manmade features (e.g., location size of existing buildings, sewer mains, sewer laterals, water mains, culverts, petroleum products lines, etc.) within 100 feet of the site. We have no engineering objection to this request.

In the event waivers or deferrals are granted, update the Waiver/Deferral Note on the Cover Sheet to reflect the deferrals requested, the dates of approval, and the Board which took the action; and

2. Expand the Plan to show existing pavement and right-of-way widths along Tilghman Street and Hausman Road. Property frontage improvements are required along Tilghman Street and Hausman Road (right-of-way dedication, cartway widening, street trees, concrete monuments, etc.) (SALDO §312-26(a) and §312-35(b) pertain). We note that sidewalk does not exist along Tilghman Street and Hausman Road in this area of the Township. Consider any comments from the Township Staff relating to any waiver/deferral requests.

### **B. General**

1. Provide concrete monuments in accordance with SALDO §312-36(f), §312-12(b)(27);
2. Provide complete/legible property boundary information on the Overall Site Plan (Sheet 3) for each lot and the entire site on the Plan (e.g., text along the boundary is obscured, Curve Table should be identified as such and expanded to include complete

curve information including chord distance, Curve C2 shown on the Plan, etc.). Also provide associated closure reports for each lot, SALDO §312-12(b)(14), §312-14(b)(3), and §312-14(b)(4);

3. Provide a lighting plan, SALDO §312-12(b)(37) and §312-41(a)(1). In his response letter dated March 11, 2022, the Design Engineer has indicated that a Lighting Plan will be provided under separate cover;
4. The location of the sidewalk should be further discussed. We note the following:
  - a. The Township Standard Construction Documents required the sidewalk to be 1 foot inside the right-of-way;
  - b. There should be a connection from the sidewalk to the pedestrian crosswalks at the traffic signal; and
  - c. The western limit of the proposed sidewalk should be located in an area that provides an opportunity for a connection to the neighboring property. Currently, the sidewalk is shown to dead-end in line with a utility pole.
5. We note the following accessibility comments:
  - a. Provide sufficient information (including spot elevations, slopes, etc.) to confirm an accessible route will be made at all site arrival points (e.g., sidewalk connection from Tilghman Street). Also, provide signage and pavement markings where the accessible paths of travel cross drive aisles; and
  - b. The Township's Accessibility Code Official may have additional review comments during building permitting. We recommend contacting the Code Official to confirm the above comments and any other applicable accessibility requirements. Review with the Code Official the details of the ramps, and landings, as well as the locations and exterior grades of accessible means of egress.
6. We note the following relating to the proposed retaining walls:
  - a. We defer to the Township Geotechnical Consultant (TGC) for the review of proposed retaining wall designs;
  - b. We note that the wall is in close proximity to the western property line and the site's storm sewerage system. Show any geogrid or tie-back limits and confirm any impacts related to the storm sewerage system, subject to the review of the TGC. In the event geogrid or construction limits extend onto the adjacent property(ies), easement(s) should be obtained as necessary; and
  - c. Building Permits are required by the PAUCC, Section 403.42.iii, for walls greater than four feet in height.

**C. Stormwater Management**

1. It is noted that the site is proposing approximately 4,300 s.f. of impervious cover to a site that has been developed prior to the adoption of the Township SMP. Therefore, the site is exempt from the drainage plan requirements of the SMP. The site does propose an on-site Infiltration Trench to meet the Recharge Volume Requirements. Our comments relate to the functionality of the on-site BMP and any effect on the regional stormwater management systems(s) for the site, SMP §296-17.A;
2. A Tributary Area Plan which delineates the area of each inlet should be provided;
3. The grading should be checked adjacent to Inlet A1 to confirm it is located in the low point;
4. The provided 100-year water surface elevation in the underground facility is higher than the starting hydraulic grade line elevation in the storm sewer calculations. The storm sewer network calculations should be revised to use the underground facilities' 100-year water surface elevation;
5. An Operation and Maintenance Agreement should be executed for the proposed stormwater BMPs, SMP §296-32; and
6. Provide a BMP Operations and Maintenance Plan, describing the proposed procedures, identifying the person responsible, and noting any applicable easements, SMP §296-28 and §296-30. Additionally, an Operation and Maintenance Agreement should be executed for the proposed stormwater BMPs, SMP §296-32.

**D. Traffic**

1. We note the following related to the Traffic Statement:
  - a. The Traffic Statement indicates that anticipated queues for the shopping center driveway exiting at the traffic signal onto Tilghman Street are anticipated to exceed the available storage (60 feet) during the PM (105 feet) and Saturday (85 feet) peak periods. These queued vehicles would block the entrance to the proposed drive-in, potentially resulting in entering traffic queuing into the Tilghman Street intersection. Further, we note that this is based on the current traffic count with the additional traffic from the proposed drive-thru addition, but does not include any additional traffic from the full use of the shopping center building area (vacant K-Mart space);
  - b. The Traffic Statement is based on developer-provided customer service information that 40 percent of peak-hour customers will enter the building and not utilize the drive-through and service rates ranging from 62 to 103 vehicles per hour, depending on the peak hour. The Traffic Statement indicates that there is a 2 percent probability of exceeding the drive-through queue capacity during the AM Peak and a corresponding 5 percent probability during the

- Saturday Peak. The Traffic Statement also indicates a 9 percent probability of vehicles blocking the drive-aisle during the Saturday Peak;
- c. Expand Table 4 to provide Queue Length Summaries for the AM and PM Peak Hour of the Generator, in addition to the Adjacent Street Traffic trip generation provided. Based on ITE, the Peak Hour of the Generator for the AM and PM Peaks generate more traffic than the trips generated during the Adjacent Street Traffic. Capacity analyses for the Peak Hour of the Generator are not required; and
  - d. Expand the Timings pages of the capacity analyses to include Lanes, Volumes, and Timings as the HCM 6<sup>th</sup> Edition printouts do not include all of this information.
2. Update the fire truck turning template to reflect South Whitehall Township's largest emergency response vehicle. A copy of the turning template will be provided directly to the Design Engineer. Update the refuse truck turning templates to be consistent with a front-loading truck rather than a rear-loading truck;
  3. Confirm the largest delivery truck that currently or will be servicing the various retail locations is a 30-foot box truck. If a larger delivery vehicle is anticipated for any retail use, provide a truck turning template for the largest vehicle and depict the truck maneuvering through the redeveloped area, including the driveway at Tilghman Street;
  4. Update all sign labels to include the PENNDOT series, size, and message. For any non-standard PENNDOT signs, provide a detail depicting the sign size, legend colors, and lettering heights;
  5. Justify the use of pink pavement markings in the drive-through lane. Use of standard pavement marking colors (white) for directional arrows is recommended;
  6. Revise the proposed white standard gore striping along the building frontage to be yellow striping to match the existing striping. Further, revise the proposed 6-inch white striping in the drive aisle along the building frontage to be yellow, as this is between traffic moving in opposite directions. Provide dimensions for all resulting lane tapers;
  7. Label all proposed pavement markings to identify the colors and line widths of each line, including stop bars, spacing for gore areas;
  8. Provide "Do Not Block Intersection" signs and pavement markings in the area of the entrance lane to the food ordering area;
  9. The Plans identify proposed dumpster locations that are labeled as relocated. The Plans should clearly depict which dumpsters will be relocated to the new positions;
  10. Provide an updated Traffic Signal Plan for the intersection of the existing driveway and Tilghman Street to depict the revised driveway configuration and proposed

sidewalk. Provide all correspondence to/from PENNDOT, SALDO §312-12(a)(11) and §312-14(a)(7). Clarify the intention of the “ONLY” marking on the site driveway – it is shown as existing but is within the limits of proposed paving. Based on the limit of proposed paving, it appears the existing loop detector for the right-turn lane will have to be replaced; and

11. Label the lengths of the proposed sight triangles and provide the basis for determining these lengths.

**E. Policy and Information**

1. The Applicant should discuss with the Township whether open space, or fees in lieu of, will be required, and an appropriate note should be placed on the Plan to be recorded, SALDO §312-36(d);
2. We defer to the TGC to review all geotechnical aspects of the design including, but not limited to, the sinkhole mitigation details, site retaining wall installations/designs, infiltration facility designs, etc.;
3. Once obtained copies of all correspondence, including all data submitted to outside agencies regarding required permits and approvals, should be provided to the Township and our office. Also, expand the Required Outside Agency Permits Note to list the status of the approvals;
4. Check the dated listed in Site Notes 14 and update as necessary, SALDO §312-14(b)(7);
5. Address any comments from the Township Shade Tree to their satisfaction, SALDO §312-40 and §312-12(b)(28);
6. Any comments from the Public Safety Committee should be addressed to their satisfaction;
7. Matters pertaining to the design of water distribution and sanitary sewerage systems should be directed to the Department of Public Works. We have not reviewed these designs; and
8. Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable. Update the dates in the Notary Acknowledgement and the Recorder of Deeds (2021) and confirm that each sheet in the set is proposed to be recorded as indicated in the Sheet List Table (Sheet 1).

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



South Whitehall Township  
Dunkin Allentown Drive-Thru  
Major Subdivision #2021-105  
Preliminary/Final Plan Review

List of Plans and Supplemental Information  
Prepared by Kimley-Horn and Associates, Inc. and  
dated or last revised March 11, 2022 (except as noted)

1. Cover Sheet, Sheet 1 of 19;
2. Existing Conditions and Demolition Plan, Sheet 2 of 19 (cursory review only);
3. Overall Site Plan, Sheet 3 of 19;
4. Site Plan Enlargement, Sheet 4 of 19;
5. Truck Turn Plan 1 and 2 (2 sheets), Sheets 5 and 6 of 19;
6. Site Notes and Details, Sheet 7 of 19;
7. Grading Plan, Sheet 8 of 19;
8. Drainage Plan, Sheet 9 of 19;
9. Drainage Profiles, Sheets 10 of 19;
10. Drainage Details 1 and 2 (2 sheets), Sheets 11 and 12 of 19;
11. Erosion and Sediment Control Plan – Stage 1, Sheet 13 of 19 (cursory review only);
12. Erosion and Sediment Control Plan – Stage 2, Sheet 14 of 19 (cursory review only);
13. Erosion and Sediment Control Notes, Sheet 15 of 19 (cursory review only);
14. Erosion and Sediment Control Details, Sheet 16 of 19 (cursory review only);
15. BMP Operations and Maintenance Plan, Sheet 17 of 19;
16. Landscape Plan, Sheet 18 of 19 (cursory review only);
17. Landscape Notes and Details, Sheet 19 of 19 (cursory review only);
18. Stormwater Management Report;
19. Traffic Statement dated February 28, 2022; and
20. Comment Response Letter.



April 8, 2022

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

Re: Dunkin Allentown Drive Thru  
Land Development #2021-105  
Review of Preliminary Plan  
SSM File 103400.0069

Dear Mr. Adams:

This correspondence is provided as a review of the Preliminary Land Development Plan submitted for the above referenced project on 03/11/22.

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

General Comments:

1. C-150 (7 of 19) Add to Site Notes - Nothing of a permanent nature is permitted within the South Whitehall Township water main or sanitary sewer main locations.

Water Comments:

1. Sheet Number C-100 (3 of 19) Show 8" water main location on plan.
2. Sheet Number C-110 (4 of 19) Show 8" water main location on plan.
3. Sheet Number C-310 (10 of 19) must show water main profile between Inlet A- 3 and manhole A- 2.

Sanitary Sewer Comments:

1. Sheet Number C-100 (3 of 19) Show sanitary sewer main and manhole location on plan.
2. Sheet Number C-110 (4 of 19) Show sanitary sewer main and manhole locations on plan.

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](mailto:jason.newhard@ssmgroup.com)

cc: Herb Bender, SWT  
Mike Elias, SWT



# HanoverEngineering

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

April 4, 2022

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

RE: Geotechnical Engineering Review of  
 Provided Documents  
 Dunkin Allentown Drive-Thru  
 Major Plan 2021-105  
 South Whitehall Township, Lehigh County,  
 Pennsylvania  
 Hanover Project SWT21-11(009)

Dear Mr. Adams:

Hanover Engineering (Hanover) has reviewed the information received on March 22, 2022 via electronic link. 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, Dunkin Allentown Drive-Thru", prepared by Kimley-Horn and Associates, Inc, dated August 4, 2021, last revised March 11, 2022.
2. Engineering plan set entitled "Preliminary/Final Land Development Plans for Dunkin Allentown Drive-Thru", Sheets 1 of 19 through 19 of 19 inclusive, prepared by Kimley-Horn, dated August 4, 2021, last revised March 11, 2022.

Based on our review, it is our understanding that the subject property consists of a 3.73-acre site located at 4793 Tilghman Street. The site contains a shopping center and associated parking. The existing Dunkin restaurant is located on the southern end of the building. The applicant proposes to add a dual-lane drive-thru onto the Dunkin restaurant. The proposed improvements will result in approximately 4,310 square feet (sf) of additional impervious coverage. Per Chapter 296-5.E of the Township Stormwater Management Ordinance, since the additional impervious coverage is less than 10,000 sf, the project is exempt from meeting the water quality and rate requirements of Chapter 296. However, the proposal will still be required to manage the quantity, velocity, and direction of stormwater runoff and thus volume recharge requirements must be met. Stormwater management is proposed via an underground infiltration facility. Those portions of the Ordinance which relate to infiltration shall be addressed. We offer the following review of comments issued in our letter of September 10, 2021, repeated below in italics, and any new comments generated by this submission:

A. Chapter 296, Stormwater Management

1. *Chapter 296-9.J: Within areas containing soils identified by the Soils Conservation Service to be sinkhole prone, basins shall be lined with a material which, after installation, attains a permeability rate of less than or equal to  $1 \times 10^{-7}$  cm/sec. The applicant shall demonstrate compliance or formally request a waiver from this requirement.*

This comment has not been addressed.

2. *Chapter 296-9.K: Groundwater recharge methods shall not be permitted in the areas of limestone geology. The applicant shall demonstrate compliance or formally request a waiver of this requirement.*

This comment has not been addressed.

3. *Chapter 296-9.N: No earth disturbance activities associated with any regulated activities shall commence until approval by the Township of a plan which demonstrates compliance with the requirements of this chapter.*

This comment is informational with no response required.

4. *Chapter 296-12.G: The applicant shall document the bedrock type present on the site from published sources. Any apparent boundaries between carbonate and noncarbonate bedrock shall be verified through more detailed site evaluations by a qualified geotechnical professional.*

This comment has not been addressed.

5. *Chapter 296-12.H: For each proposed regulated activity where an applicant intends to use infiltration BMPs, the applicant shall conduct a preliminary site investigation as outlined in Appendix G. This investigation shall be documented, and the resulting data provided in a report signed and sealed by a qualified geotechnical professional.*

This comment has not been addressed.

6. *Chapter 296-12.K: For infiltration areas that appear feasible based on the preliminary site investigation, the applicant shall conduct the additional site investigation and testing as outlined in Appendix G. Provide the required minimum density for each test type.*

This comment has not been addressed.

#### B. 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.*

This comment has been adequately addressed.

2. *Section 312.12(b)(22) of the Subdivision and Land Development Ordinance: Soil types have been identified on the plans. Mapped limits shall be more clearly delineated. A soil data table shall be provided.*

This comment has not been fully addressed. A soil data table is provided on Sheet 15. However, the soil boundary lines are not clearly shown on the plan.

3. *Address the following issues with the Underground Seepage Bed Detail:*

- a. *The invert elevations and depth dimensions don't correlate. Based on the dimensions provided, there should be two feet (2') of elevation difference between the bottom and top of the stone bed.*

This comment has been adequately addressed.

Mr. Gregg Adams  
Planner

3

April 4, 2022

- b. *Provide specifications for the twelve-inch (12") pipe (material of construction, schedule/wall thickness, etc.).*

This comment has not been fully addressed. The pipe wall thickness has been provided. However, the pipe material of construction has not been specified.

- c. *Specify on the detail how the twelve-inch (12") pipe is to be connected to the storm sewer system. The proposed storm manhole structures shown on the site plan shall be depicted on the detail plan view. Provide a profile view showing the connection of these structures to the pipe.*

This comment has not been addressed.

4. *The construction of the Underground Seepage Bed shall be referenced in the Sequence of Construction. The critical stages of construction to be observed and documented by a licensed professional shall be identified.*

This comment has been adequately addressed.

5. *A segmental block retaining wall is proposed. Drawings, specifications, and calculations for the wall construction shall be provided for review and approval.*

This comment has not been addressed.

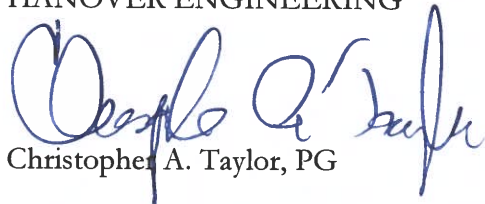
6. *Provide sinkhole remediation details and specifications.*

This comment has not been addressed.

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

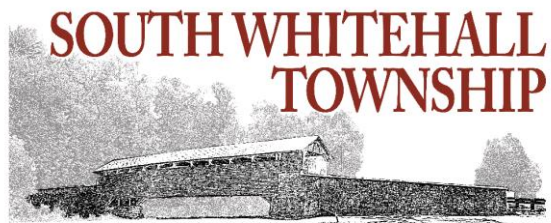


Christopher A. Taylor, PG

cat:cat/sas

S:\Projects\Municipal\WhitehallTownship\Swt21-11(009)-DunkinAllentownDrive-thruMajorPlan2021-105\Docs\SWT21-11(009) SWT Geotech, Dunkin Allentown Drive-Thru geotech review cmt rev ltr 2.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. Alan Ripley, Glazer Properties  
Mr. Anthony Caponigro, PE, Kimley-Horn and Associates, Inc.



## INTEROFFICE MEMORANDUM

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**TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT**

**FROM: HERB BENDER, PUBLIC WORKS MANAGER**

**DATE: APRIL 5, 2022**

**SUBJECT: DUNKIN ALLENTOWN DRIVE-THRU  
MAJOR PLAN 2021-105**

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

1. No Comment

# SOUTH WHITEHALL TOWNSHIP <sup>38</sup>

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

April 14, 2022

Allentown Towne Center Allentown PA LLC  
270 Commerce Drive  
Rochester, NY 14623

**Re: Dunkin Allentown Drive-Thru  
Major Plan #2021-105  
Preliminary/Final Land Development Plan Review**

Dear Sir or Madame:

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

## **Zoning**

1. 350-42(c)(1), Drive-Through Queuing. Drive-throughs, as customary ancillary uses for a number of non-residential uses, shall be required to provide a minimum number of vehicle stacking spaces for waiting vehicles based on eighteen (18) linear feet per vehicle as measured from the point an order or instructions are first given. Such spaces may be divided into several lanes where more than one Drive-through lane is available. Stacking spaces shall not count toward the otherwise required Parking Spaces.

**Show and label on the plan the 18 linear feet per vehicle as measured from the point of order given.**

2. 350-48(s)(8) – Shopping Center. A specific type of Coordinated Development consisting of a group of at least three (3) of the following uses - Retail Sales, Personal Service Business, Business and Professional Office, Medical Office, bank, Restaurant - which are planned, constructed and managed as one entity of at least 10,000 square feet of gross Primary Use area, where each establishment has an individual entrance from the Parking Area or Street, and where customer and employee parking is shared and provided on-site. Other Primary Uses permitted within the zoning district may be permitted in a Shopping Center so long as the Retail Sales and/or Personal Service Business comprise the majority of the total





Primary Use area within the Shopping Center. The regulations for Coordinated Developments also apply to Shopping Centers.

**Show and label on the plan the Uses contained on-site within the existing buildings to be in compliance with the above definition of a Shopping Center.**

### Fire Inspector

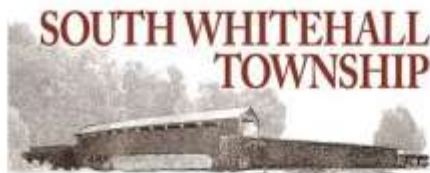
The Fire Inspector reported no comments. The Public Safety Commission reviewed the plan at its April 4, 2022 meeting and reported that the following comments of the fire chief are to be addressed:

- A. The plan in general does not provide a safe condition for the public as well as the emergency services.
- B. The turning radius used for fire vehicles is not correct. A template for the Township aerial truck is to be used.
- C. It is anticipated that the traffic will not obey the "do not block the box" signage. This will effectively block access to the rear of the building.
- D. The clear-sight distance of vehicles exiting the drive-thru at the front of the shopping center has not been shown on the plan as well as how obstructions at the front of this building effect the clear-sight.
- E. There appear to be issues with the traffic development counts as they are not specific to an operation such as Dunkin, but rather, to surrounding businesses.
- F. There are times of the day that the queue length exceeds the corresponding storage length.
- G. There are times of the day that vehicles will spill back into the drive aisle.

### Open Space and Recreation

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. If the Parks and Recreation Board recommends that a fee in lieu of open space dedication be accepted, the 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 square footage of additional impervious surface with the next plan submission so that the fee can be calculated.*** According to the Project Description Narrative block on the Cover Sheet, a





net increase in impervious coverage is approximately 4,310 square feet. Therefore, the fee to be charged is \$1,077.50 (4,310 sq.ft. x \$0.25).

### 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 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. 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.
4. Please consider the following in placement locations for street trees:
  - a. Placement over inlets should be avoided;
  - b. Provide ample clearance from street lights and hydrants.
5. 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.
6. Confirmation of a plan submittal to PennDOT or a request to waive the appropriate SALDO Section shall be provided.
7. Signature Blocks and Certifications to appear on each plan sheet to be recorded.

#### **Waiver and Deferral Request Commentary**

1. SALDO Section 312-12(b)(15) and 312-12(b)(21) requiring contours on adjacent land and the locations of all improvements within 400 feet of the tract be shown on the plan – Staff defers to the Township Engineer.
2. SALDO 312-12(b)(19) and 312-12(b)(20) requiring manmade features within 100 feet of the site be shown on the plan – Staff defers to the Township Engineer.
3. SALDO Sections 312-26(a) and 312-35(b)(3)(A)(ii) – Staff acknowledges the minor amount of site work proposed and recommends that the deferral of the right-of-way improvements be granted to the extent shown on the plan.

#### **Official Map & Comprehensive Plan**

1. The Official Map depicts the subject parcel as underlain by a groundwater recharge area and karst geology. The tract is also fronted by a Minor Arterial Road (Tilghman Street)
2. The Comprehensive Plan envisions a D-2 Large Format Commercial Area that contain compact mixed-use areas that are pedestrian-friendly and will support alternative public transportation in the long term.



Your plan is scheduled to be reviewed by the Planning Commission on Thursday, April 21, 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  
South Whitehall Township**

- cc: D. Manhardt R. Cope L. Harrier M. Elias
- H. Bender J. Frantz J. Alderfer, Esq. S. Pidcock
- A. Tallarida A. Caponigro, Kimley Horn File #2021-105

**Gregg R. Adams**

---

**From:** John G. Frantz  
**Sent:** Tuesday, April 5, 2022 11:24 AM  
**To:** Gregg R. Adams  
**Subject:** Dunkin Allentown Drive-Thru 2021-105

Gregg,

The PSC made the following recommendations and comments to the plan.

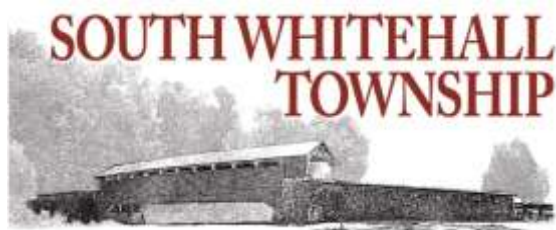
1. The plan in general does not provide a safe condition for the public as well as the emergency services.
2. The turning radius used for fire vehicles is not correct. A template for the Township aerial truck is to be used.
3. It is anticipated that the traffic will not obey the "do not block the box" signage. This will effectively block access to the rear of the building.
4. The clear-sight distance of vehicles exiting the drive-thru at the front of the shopping center has not been shown on the plan as well as how obstructions at the front of this building effect the clear-sight.
5. There appear to be issues with the traffic development counts as they are not specific to an operations such as Dunkin, but rather, to surrounding businesses.
6. There are times of the day that the queue length exceeds the corresponding storage length.
7. There are times of the day that vehicles will spill back into the drive aisle.

**John G. Frantz, CFEI, BCO**

Fire Marshal, Building Code Official  
South Whitehall Township  
4444 Walbert Avenue  
Allentown PA 18104-1699  
610-398-0401 (office)  
610-398-1068 (fax)  
[www.southwhitehall.com](http://www.southwhitehall.com)



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## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Gregg Adams, Planner  
**DATE:** April 18, 2022  
**SUBJECT:** Landscaping Plan Review  
Dunkin Allentown Drive-Thru  
Major Plan 2021-105  
Plan dated March 11, 2022

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

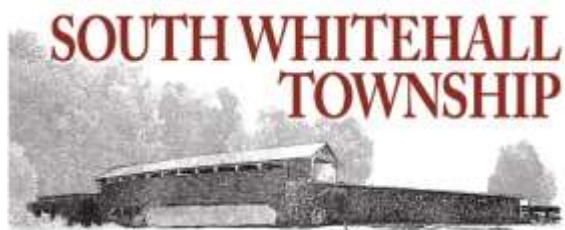
At their March 28, 2022 meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and recommended the following:

That SALDO-compliant Shade Trees be shown within the right-of-way of West Tilghman Street between the nearby driveway and the western property line. A PennDOT compliant Clear Sight Triangle shall also be shown on the Landscaping Plan.

Respectfully submitted,

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

Gregg Adams, Planner  
Community Development Department



## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Gregg Adams, Planner  
**DATE:** April 18, 2022  
**SUBJECT:** Subdivision Plan Review  
Dunkin Allentown Drive-Thru  
Major Plan 2021-105  
Plan Dated March 11, 2022  
**COPIES:** Parks and Recreation Board, R. Cope, M. Kukitz, D. Manhardt,  
J. Alderfer, S. Pidcock, Applicant

After a review of the March 11, 2022 plan, the Parks and Recreation Board's September 14, 2022 review has been amended as follows:

The Parks and Recreation Board recommended that the developer pay fees in lieu of common open space land dedication to meet the open space and recreation requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. The amount of fees to be paid in lieu of common open space land dedication in non-residential subdivision or land development shall be Twenty-Five Cents (\$0.25) per square foot of additional proposed impervious coverage (post-development impervious surface minus pre-development impervious surface). The plan proposes an additional 4,310 square feet of impervious surface, resulting in a fee of \$1,077.50.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gregg Adams", with a long horizontal flourish extending to the right.

**Gregg Adams, Planner**  
**Community Development Department**



GREG ZEBROWSKI  
Chair

STEVEN GLICKMAN  
Vice Chair

PAMELA PEARSON  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

September 10, 2021

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

**RE: Dunkin Allentown Drive-Thru  
South Whitehall Township  
Lehigh County**

Dear Mr. Manhardt:

The Lehigh Valley Planning Commission (LVPC) has reviewed the proposed Dunkin Donuts Drive Thru at 4793 Tilghman Street. The drive thru is proposed to be added to the end of the Towne Center strip mall complex.

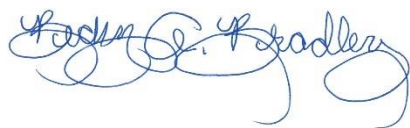
This proposal is inconsistent with *FutureLV: The Regional Plan* because it will create a significant traffic congestion and safety issues very close to the strip center entrance and Tilghman Street signalized intersection (Policy 2.2). The traffic movements in an out of Towne Center at Tilghman Street are already challenged and instead of supporting “safe and secure community design” (Policy 5.1) the drive thru addition will concentrate traffic, additional turning movements and overall reduce the functionality of the drive lanes inside the strip center and on Tilghman Street. It is of note that Tilghman Street in this location is already expected to become a congested corridor by 2040 according to the Lehigh Valley Transportation Study’s *Congestion Management Plan*. The design, as proposed also may reduce the ability of emergency management personnel from accessing the strip center, potentially reducing the effectiveness of the response.

If the Dunkin Donuts wishes to offer drive thru access at this location we suggest working with the Township and property owner to create a stand alone building in the oversized parking lot on this site as an alternative.

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article I§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

If this proposal moves forward for approval, please call or email Jill Seitz, Senior Community Planner (jseitz@lvpc.org, 610-264-4544), for information on how to obtain LVPC signatures on the final plans.

Sincerely,



Becky A. Bradley, AICP  
Executive Director

cc: Randy Cope, Interim South Whitehall Township Manager; Gregg Adams, South Whitehall Township Planner; Scott Pidcock, PE, South Whitehall Township Engineer; Anthony Tallarida, PE, South Whitehall Township Engineer; Allentown Towne Center; Anthony Caponigro, Kimley-Horn Associates, Inc.



**Gregg R. Adams**

---

**From:** Molly Wood <mwood@lantabus-pa.gov>  
**Sent:** Monday, April 4, 2022 11:32 AM  
**To:** Gregg R. Adams  
**Subject:** LANTA Comments for Dunkin Donuts Drive-Thru\_April 4, 2022

Gregg,

The Lehigh and Northampton Transportation Authority (LANTA) has reviewed the submitted site plan for the proposed Dunkin Donuts Drive-Thru at the Allentown Towne Center located on Tilghman Street in South Whitehall Township and offers the following comments.

LANTA currently provided public transportation directly to the project site, with a westbound bus stop along the property frontage, farside of the main entrance/exit driveway to the Towne Center. The current bus stop location is neither safe nor inviting as there are no sidewalks along this existing frontage. The proposed plan includes a new sidewalk along the southwest corner of the full Towne Center property, from the exit driveway of the proposed Dunkin Donuts Drive-Thru, along the exit driveway of Towne Center, and along the frontage of Tilghman Street up to the western property line. There is also a proposed concrete pad for bus stop access on the plan located between the proposed sidewalk and the curb. LANTA appreciates all efforts to include the sidewalk from the existing bus stop location to the improved Dunkin Donuts driveway. Given the proposed shelter slab is located in between the proposed sidewalk and curb, LANTA recommends extending the length of the proposed concrete shelter slab to allow for proper ADA access around the future shelter from the sidewalk. A standard size shelter is typically 5x8, and a clearance of 48" min is needed on the open side of the proposed shelter for access. LANTA also recommends a 5' wide access path from the existing curb to the proposed concrete shelter slab for a proper bus stop landing pad for boarding/alighting. LANTA recommends further engagement with Molly Wood at [mwood@lantabus-pa.gov](mailto:mwood@lantabus-pa.gov) to discuss any additional bus stop details.

Thank you again for all efforts to improve our existing bus stop at this project site.

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](mailto:mwood@lantabus-pa.gov)  
[www.lantabus.com](http://www.lantabus.com)

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**Gregg R. Adams**

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**From:** Kramer, Kim <Kim.Kramer@kimley-horn.com>  
**Sent:** Tuesday, March 8, 2022 4:23 PM  
**To:** Gregg R. Adams  
**Cc:** Hayes, Allie; Caponigro, Anthony  
**Subject:** Dunkin Allentown Drive-Thru - PSC Comments

Good Afternoon Gregg,

We have responded to the comments the PSC had below for the Dunkin Allentown Drive-Thru at 4793 Tilghman Street, Allentown, PA 18104.

Concerns:

- Poor overall site traffic flow
  - Changes to existing site traffic flow are mitigated with the proposed “Don’t Block the Box” striping. In addition, modifications to the center landscape island at the Dunkin frontage is modified to provide additional clear sight at this intersection. Truck turn plans are also provided that show adequate turning areas.
- Lack of adequate space for vehicle queuing
  - Per Zoning Code section §350-42(c)(1), the required number of stacking spaces for drive-through queuing is 6. The proposed site design has 9 queuing spaces. The attached Traffic Statement indicates there will be less than 1% chance that at peak traffic time it would exceed 9 queuing spaces. The analysis took into consideration the menu ordering area for all the required spacing as to not block the side and rear access to the building.
- Impaired clear-sight distances
  - The impaired clear-sight distance leaving the drive-through have been mitigated with additional striping for the drive lane and island modifications along the frontage of the building.
- Traffic congestion impacting Tilghman Street
  - Please see attached traffic statement for Tilghman Street.
- Restrictions to access of the rear of the building
  - Please see attached truck turn plans. All required vehicles maintain adequate access to the rear of the building. No minimum required drive aisle widths are specified in the code.

Would you be able to forward this to the Fire Marshal and PSC?

Please let me know if you have any questions.

Thank you,

**Kim Kramer**

**Kimley-Horn** | 50 South 16<sup>th</sup> Street, Suite 3010, Philadelphia, PA 19102

Direct: 484-275-5982 | Main: 267- 687-0150

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February 28, 2022

Christopher Taylor, PG  
Hanover Engineering  
252 Broadhead Road Suite 100  
Bethlehem, PA 18017

**Re: Dunkin Allentown Drive-Through  
Traffic Statement  
South Whitehall Township, Lehigh County, PA**

Dear Christopher,

Kimley-Horn and Associates, Inc. (Kimley-Horn) prepared this Traffic Statement in support of the proposed modification of the Dunkin (“Client”) located at 4793 Tilghman Street, South Whitehall Township, Lehigh County, Pennsylvania. This statement is based upon the Dunkin Site Plan attached to this traffic statement.

### ***Development Conditions***

The current Dunkin is located in the “Towne Center” along Tilghman Street (S.R. 1002) and is currently operating as a coffee/donut shop without a drive-through window. The client is proposing to modify the existing site to include a drive-through window along the southern portion of the building. As shown on the site plan, there is one (1) existing driveway to access the site: the northern leg of the signalized intersection of Tilghman Street (S.R. 1002) & Allentown Towne Center/Bennett Automotive, providing full-movement site access. Tilghman Street (S.R. 1002) is classified as a Minor Arterial Highway and is a two-lane roadway with a shared two-way left-turn lane within the project limits. Tilghman Street (S.R. 1002) does not provide sidewalk facilities, on-street parking, or bicycle facilities within the project limits. Based on review of the intersection, all legs of the intersection include pedestrian push buttons, but no pedestrian signal heads or marked crosswalks.

**Figure 1. Site Vicinity Map**



### Traffic Development

Peak-period intersection vehicular turning-movement, heavy-vehicle, bicycle, and pedestrian counts were performed in 15-minute intervals by Imperial Traffic & Data Collection at Tilghman Street (S.R. 1002) & Allentown Towne Center/Bennett Automotive.

The counts were collected during peak periods from 11:00 PM to 2:00 PM on Saturday January 08, 2022, and 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM on Tuesday January 11, 2022.

Historical background growth is the increase in existing traffic volumes due to usage increases and non-specific growth throughout the area. The historical background growth also accounts for growth that is independent of the specific approved developments and future connections listed below. Historical background growth traffic is calculated using an annual growth rate, which is applied to the existing traffic volumes up to the future buildout year. Per PennDOT's August 2021 to July 2022 Annual Traffic Growth Rate for Lehigh County, the traffic in the study area is anticipated to grow at an annual rate of 0.59% for urban, non-interstate roadways. Therefore, an annual growth rate of 0.59% was applied to the 2022 Existing peak-hour traffic volumes for one (1) year to calculate the base 2023 No-Build traffic volumes.

To determine the impact of the proposed drive-through window, traffic generation for the existing and proposed site operations were conducted. The traffic generation is determined using Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition, 2021*) and peak-hour of adjacent street traffic during the weekday and the peak hour of the generator for Saturday. The existing site utilizes Land Use Code (LUC) 936 "Coffee/Donut Shop Without a Drive-through Window". The proposed site utilizes LUC 937 "Coffee/Donut Shop with a Drive-through Window ". **Table 1** summarizes the comparison between the existing and the proposed site.

**Table 1. Trip Generation Summary**

	Land Use	Variable	Daily Trips	AM Peak	PM Peak	SAT Peak
				Total	Total	Total
Existing	LUC 936: Coffee Shop w/o Drive-Through Window	2,000 S.F.	-	186	65	113
Proposed	LUC 937: Coffee Shop w/Drive-Through Window	2,000 S.F.	1,067	172	78	176
<b>Net, New</b>				<b>-14</b>	<b>13</b>	<b>63</b>

Based on the trip generation comparison, it is expected that 13 additional trips will be generated during the PM peak and 63 trips will be generated during the Saturday peak. There is expected to be a 14 trip decrease during the AM peak, however for analysis purposes trip the decrease in trips were not applied and it is only summarized for informational purposes.

It is assumed that 50% of the trips will arrive to/from the west and 50% of the trips will arrive to/from the east.

### Capacity Analysis

To determine how the signalized intersection of Tilghman Street (S.R. 1002) & Allentown Towne Center/Bennett Automotive is currently operating, a capacity analysis utilizing Synchro 11 Software was conducted. The signal timing plans for the intersection were obtained from PennDOT District 5-0.

Site traffic developed for this analysis, which includes the background growth and the trips generated from the proposed drive-through window, were added to the existing traffic counts that were collected.

Synchro 11 capacity analyses default values were adjusted at signalized and unsignalized intersection based on the methodologies covered in Chapter 10 of *PennDOT's Publication 46, HCM 6<sup>th</sup> Edition*. Base saturation flow rates for signalized intersections as provided in Exhibit 10-9. The saturation flow rate was changed from the default value of 1,900 to 1,800.

- Start-up lost time and extension of effective green time as provided in Exhibit 10-10. The start-up lost time was changed from the default of 2.0 seconds to 2.5 seconds. Based upon the total clearance time being greater than 5 seconds, the extension of effective green time was changed from the default of 2.0 seconds to 3.5 seconds.

**Table 2** provides a summary of the Level-of-Service (LOS) Capacity Analysis results utilizing HCM 6<sup>th</sup> Edition; **Table 3** provides a summary of the 95<sup>th</sup> Percentile Queue Length utilizing HCM 6<sup>th</sup> Edition.

**Table 2. LOS Capacity Analysis Results**

Intersection	Movement		Existing 2022						Build Out 2023					
			AM Peak Hour		PM Peak Hour		SAT Peak Hour		AM Peak Hour		PM Peak Hour		SAT Peak Hour	
			LOS	Delay <sup>1</sup>	LOS	Delay <sup>1</sup>	LOS	Delay <sup>1</sup>	LOS	Delay <sup>1</sup>	LOS	Delay <sup>1</sup>	LOS	Delay <sup>1</sup>
Tilghman Street (S.R. 1002) & Allentown Towne Center/Bennett Automotive	EB	L	A	5.7	B	16.4	A	6.8	A	5.8	B	17.9	A	9.2
		TR	A	3.9	A	8.8	A	4.8	A	3.9	A	9.3	A	4.2
		Approach	A	3.9	A	9.2	A	4.9	A	4.0	A	9.8	A	6.3
	WB	L	A	4.4	B	11.7	A	5.4	A	4.5	B	12.5	A	6.9
		T	A	4.6	B	10.5	A	5.3	A	4.7	B	11.1	A	6.6
		R	A	1.9	A	3.9	A	2.6	A	1.9	A	4.1	A	3.4
		Approach	A	4.4	A	10.0	A	5.1	A	4.5	B	10.6	A	6.3
	NB	LTR	C	32.9	C	34.2	C	27.0	C	32.9	C	33.7	C	25.0
		Approach	C	32.9	C	34.2	C	27.0	C	32.9	C	33.7	C	25.0
	SB	LT	D	35.4	D	41.2	C	29.4	D	35.4	D	41.9	C	28.4
		R	D	35.2	D	35.1	C	29.0	D	35.2	C	34.6	C	26.6
		Approach	D	35.3	D	38.9	C	29.2	D	35.3	D	39.1	C	27.7
		Overall		A	6.0	B	11.9	A	7.8	A	6.0	B	12.5	A

<sup>1</sup>Delay is in seconds.

Table 3. 95<sup>th</sup> Percentile Queue Length

Intersection	Approach		Storage Length (ft)	2022 Existing			2023 Build		
				AM Peak	PM Peak	SAT Peak	AM Peak	PM Peak	SAT Peak
				Queue Length (ft)	Queue Length (ft)	Queue Length (ft)	Queue Length (ft)	Queue Length (ft)	Queue Length (ft)
Tilghman Street (S.R. 1002) & Allentown Towne Center/Bennett Automotive	EB	L*	100+	25	32.5	25	25	35	25
		TR	600+	65	263.5	75	65	275	105
	WB	L*	150+	25	25	25	25	25	25
		T	700+	80	297.5	85	80	310	117.5
		R	400	25	25	25	25	25	25
	NB	LTR	100	25	25	25	25	25	25
	SB	LT**	80+	40	100	72.5	40	105	85
		R	80	32.5	52.5	45	32.5	55	55

\*Two-Way Left-Turn Lane

\*\*Shopping Center Drive Aisle

Based on the results of the capacity analysis, the overall intersection and all approaches currently operates at an acceptable LOS, with every approach having a LOS D or better.

The existing queue lengths during the peak hours are currently not exceeding the existing storage lengths provided for all movements, with the exception of the southbound shared left-through lane during the PM and Saturday peak hours. However, the based on the site plan, it is expected that the queue length will spill back into the drive aisle and will not impact the overall intersection operations.

Traffic data, including collected counts, signal timing plans, and Synchro reports, are all provided as an attachment.

### Drive-Through Queue Analysis

A drive-through queue analysis was conducted to evaluate the drive-through operations of the proposed drive-through window at the Dunkin.

The ordering station queue is the driving factor which will determine whether or not vehicles will spill back into the drive-aisle of the existing shopping center where the proposed site is located. For the purpose of this analysis, it was assumed that the queue at the ordering station follows a single-channel queuing model that includes Poisson arrival and exponential service-times (M/M/1 model).

Drive-through operations for an existing site was provided by the client and utilized in the analysis. To determine the average number of vehicles in the system the following equation was utilized:

- $\lambda$  = Arrival Rate,  $\mu$  = Service Rate

- Average number of vehicles in the system =  $\frac{\lambda}{\mu - \lambda}$

To calculate how often the queuing will spill back into the drive-aisle of the shopping center the following equation was utilized, applicable for M/M/1 queues:

- k = Number of vehicles in the queue
- Probability of more than k units in the system =  $\left(\frac{\lambda}{\mu}\right)^{k+1}$

The total number of expected trips arriving at the store was determined by using the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition* and Land Use Code (LUC) 937: Coffee Shop with Drive-Through was utilized for the peak-hour of adjacent street traffic of the existing Dunkin site. It is expected that 88 trips will arrive during the AM peak, 39 trips will arrive during the PM peak hour, and 88 trips will arrive during the Saturday Mid-day peak. It should be noted that a reduction of 40% was applied to the total number of vehicles entering the drive-through to consider the customers that will arrive at the Dunkin and physically enter the store based on information provided by the client. **Table 4** below summarizes the results of the equations during each peak-period. The Service Time information was provided by the client for a similar store in Pennsylvania, and the information is provided as an attachment.

**Table 4. Service Rates and Queue Lengths Summary**

	Weekday AM	Weekday PM	Saturday Mid-Day
Peak-hour Arrival Rate, $\lambda$ (veh/hr)	53	19	53
Peak-hour Average Queue Length (veh)	1.05	0.43	2.38
Service Rate, $\mu$ (veh/hr)	103	62	75
Service Time (sec/veh) *	35	58	48
Probability of more than 5 vehicles in the drive-through (when vehicles reach drive-through queue capacity)	2%	0%	5%
Probability of more than 9 vehicles in the drive-through (when vehicles spill back into drive-aisle)	0%	0%	9%

\*Information provided by Client

**Conclusion**

The proposed site will modify an existing Dunkin to be include a new drive-through window. The completion of the proposed drive-through window is expected to have a negligible impact on the surrounding roadway network and the internal shopping center operations. Based upon the information provided above and attached, Kimley-Horn concludes the following:

- The existing signalized intersection operates with an acceptable LOS and the queue lengths do not exceed the existing storage lengths
- The proposed drive-through window is expected to operate acceptably, and no spill back is expected throughout the shopping center drive-aisle

Please contact me at 484.275.5926 or [matt.shinton@kimley-horn.com](mailto:matt.shinton@kimley-horn.com) should you have any questions or require any additional information.

Sincerely,

**KIMLEY-HORN AND ASSOCIATES, INC.**



Matt Shinton, P.E.  
Transportation Engineer