

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

**PLANNING COMMISSION**

**AUGUST 17, 2023**

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 #0 – AGENDA REVIEW</u></b>  | <b>7:00 pm</b>               |
| A. Joseph & Haley Zimring Minor Plan 2023-201   |                              |
| B. 1708 Hillside Line Adjustment Minor Plan 2023-202  |                              |
| C. 1810 PA Route 309 Proposed Comm Development Major Plan 2020-103  |                              |
| D. Ridge Farm Final Plan Phase 1B Major Plan 2017-101   |                              |
| <b><u>AGENDA ITEM #1 – CALL TO ORDER</u></b>  | <b>7:30 pm</b>               |
| <b><u>AGENDA ITEM #2 – PLEDGE OF ALLEGIANCE/ROLL CALL/MEETING RULES</u></b>   | <b>7:30 pm</b>               |
| <b><u>AGENDA ITEM #3 – APPROVAL OF MINUTES</u></b>  | <b>7:35 pm</b>               |
| Minutes of the May 18, 2023 meeting ..... page 3  |                              |
| <b><u>AGENDA ITEM #4 – SUBDIVISION REVIEW</u></b>   |                              |
| A. Joseph & Haley Zimring<br>Minor Plan 2023-201<br><b><u>Request For Preliminary/Final Plan Review</u></b> ..... page 11                   | <b>7:40-8:05 pm</b>          |
| 1. Staff Presentation   |                              |
| 2. Applicant Presentation   |                              |
| 3. Courtesy of the Floor.   |                              |
| 4. Planning Commission Decision   |                              |
| B. 1708 Hillside Line Adjustment<br>Minor Plan 2023-202<br><b><u>Request For Preliminary/Final Plan Review</u></b> ..... page 33            | <b>8:05-8:30 pm</b>          |
| 1. Staff Presentation   |                              |
| 2. Applicant Presentation   |                              |
| 3. Courtesy of the Floor.   |                              |
| 4. Planning Commission Decision   |                              |
| C. 1810 PA Route 309 Proposed Commercial Development<br>Major Plan 2020-103<br><b><u>Request for Sketch Plan Approval</u></b> ..... page 53 | <b>8:30-9:10 pm</b>          |
| 1. Staff Presentation   |                              |
| 2. Applicant Presentation   |                              |
| 3. Courtesy of the Floor.   |                              |
| 4. Planning Commission Decision   |                              |
| C. Ridge Farm Final Plan Phase 1B<br>Major Plan 2017-101<br><b><u>Request for Sketch Plan Approval</u></b> ..... page 79                    | <b>9:10-9:55 pm</b>          |
| 1. Staff Presentation   |                              |
| 2. Applicant Presentation   |                              |
| 3. Courtesy of the Floor.   |                              |
| 4. Planning Commission Decision   |                              |
| <b><u>AGENDA ITEM #5 – TRANSPORTATION INFRASTRUCTURE UPDATE</u></b>   | <b>9:55 pm</b>               |
| <b><u>AGENDA ITEM #6 – COURTESY OF THE FLOOR</u></b>  | <b>10:00 pm</b>              |
| <b><u>AGENDA ITEM #7 – ADJOURNMENT</u></b>  | <b>10:00 pm</b>              |

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

**1708 HILLSIDE LINE ADJUSTMENT**  
**MINOR PLAN 2023-202**  
**ATTACHMENTS**

- 1. Memorandum**
- 2. Site Plan**
- 3. Acceptance Review dated July 11, 2023**
- 4. Township Engineer Review dated August 9, 2023**
- 5. Township Water & Sewer Engineer Review dated August 10, 2023**
- 6. Public Works Department Review dated August 10, 2023**
- 7. Community Development Department Review dated August 10, 2023**
- 8. Zoning Officer Review dated August 11, 2023**
- 9. Fire Marshal Review dated July 20, 2023**
- 10. Applicant's Correspondence:**
  - Project Narrative**

**TO: PLANNING COMMISSION**  
**FROM: GREGG ADAMS, PLANNER**  
**SUBJECT: 1708 HILLSIDE LINE ADJUSTMENT**  
**MINOR PLAN 2023-202**  
**REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW**

**DATE: AUGUST 11, 12023**

**COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, D. MANHARDT,**  
**L. HARRIER, J. ZATOR, ESQ., J. ALDERFER, ESQ, A.**  
**TALLARIDA, S. PIDCOCK, APPLICANT, SUB. FILE 2023-202**

**LOCATION AND INTENT:**

An application to adjust the lot line between 1708 Hillside Lane and 1742 Evangate Drive. The plan proposes to transfer 7,733 square feet of property from 1742 Evangate Drive to 1708 Hillside Lane, resulting in 1742 Evangate Drive containing 9,601 square feet and 1708 Hillside Lane containing 49,470 square feet. The parcel is served by public water and sewer and is zoned Medium Density Residential R-4. Borko Milosev is the owner of 1708 Hillside Land and applicant. Michael and Cynthia Sallustio are the owners of 1742 Evangate Drive.

**PREVIOUS TOWNSHIP CONSIDERATION:**

None

**REVIEWING AGENCIES COMMENTS:**

- A. Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated August 9, 2023. Mr. Tallarida is recommending engineering approval at this time. His comments pertain to plan detail and outside agency review.
- B. Township Water & Sewer Engineer** – The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard’s review dated August 10, 2023. His comments pertain to plan detail.
- C. Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender’s review dated August 10, 2023. His comments pertain to an existing water line easement.
- D. Public Safety Committee** – The Fire Marshal reports no comments.
- E. Lehigh Valley Planning Commission** – The comments of the Lehigh Valley Planning Commission have not been received at the time of this writing.
- F. Community Development Department** – The Department issued a submission receipt dated August 11, 2023 confirming that the application meets the submission requirements of the Subdivision and Land Development Regulations. The

Department's technical review is dated August 10, 2023 and provides comment pertaining to plan detail, and Official Map and Comprehensive Plan consistency.

**COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:**

The Department recommends that the Planning Commission recommend preliminary/final plan approval to the Board of Commissioners subject to the applicant complying with the following conditions:

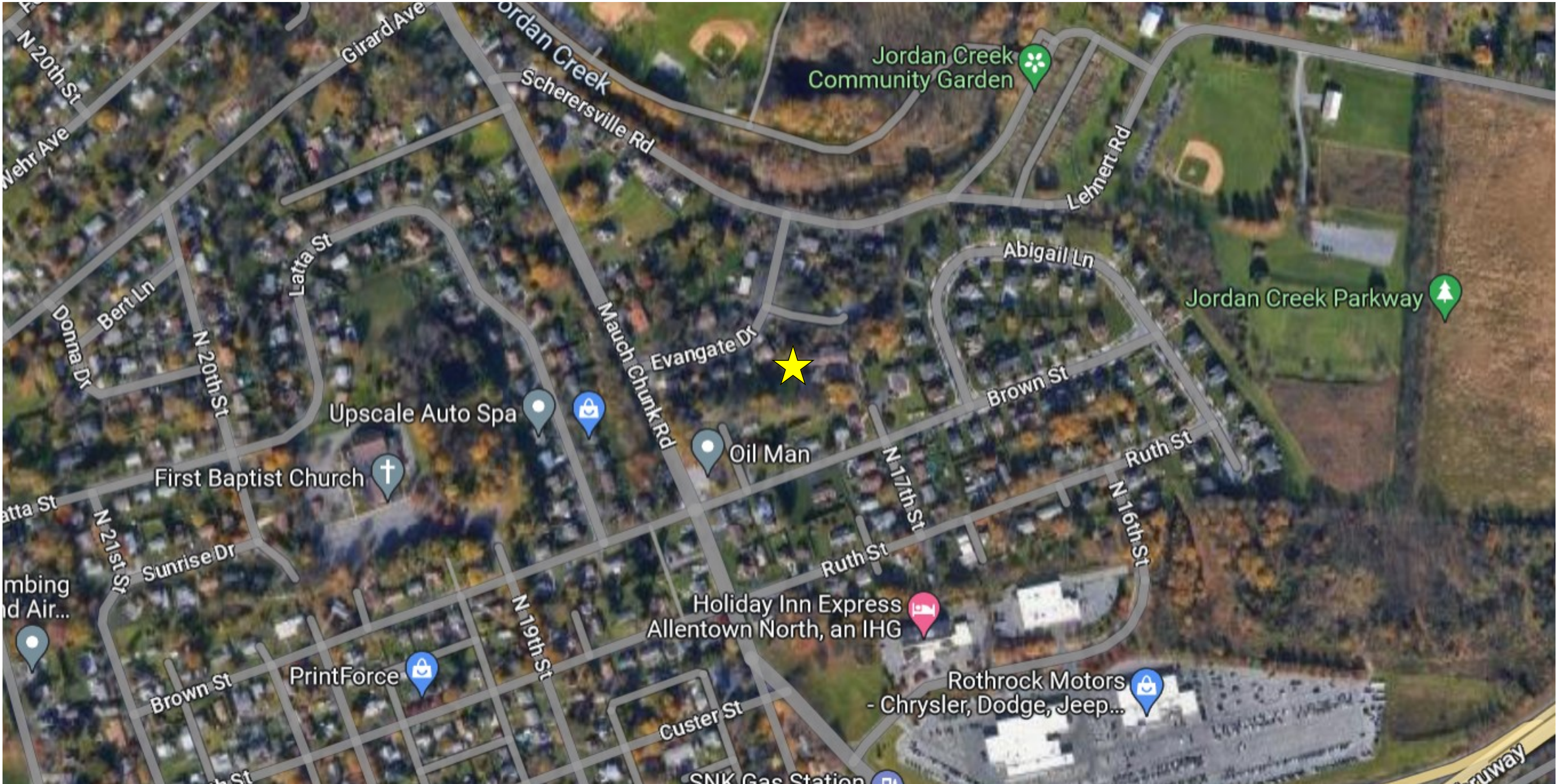
1. That the applicant address to the satisfaction of the Township Engineer, the comments of Mr. Anthony Tallarida, as contained in his review dated August 9, 2023. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
2. That the applicant address to the satisfaction of the Township Water & Sewer Engineer, the comments of Mr. Jason Newhard, as contained in his review dated August 10, 2023. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
3. That the applicant address to the satisfaction of the Community Development Department, the comments of Mr. Gregg Adams, as contained in his review dated August 10, 2023.
4. That the applicant address to the satisfaction of the Public Works Department, the comments of Mr. Herb Bender, as contained in his review dated August 10, 2023. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
5. That the applicant obtains a review from the Lehigh Valley Planning Commission prior to the plan being presented to the South Whitehall Township Board of Commissioners. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
6. That the applicant presents a letter to the Township from the owner of 1730 Hillside Lane recognizing the encroachment of the applicant's retaining wall upon his property prior to the plan being recorded.
7. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.
8. That the plans are to be revised and deemed to be "clean" prior to them being presented to the Board of Commissioners.

**Planning Commission deadline date to act on the plan:**

**September 18, 2023**

**Board of Commissioners deadline date to act on the plan:**

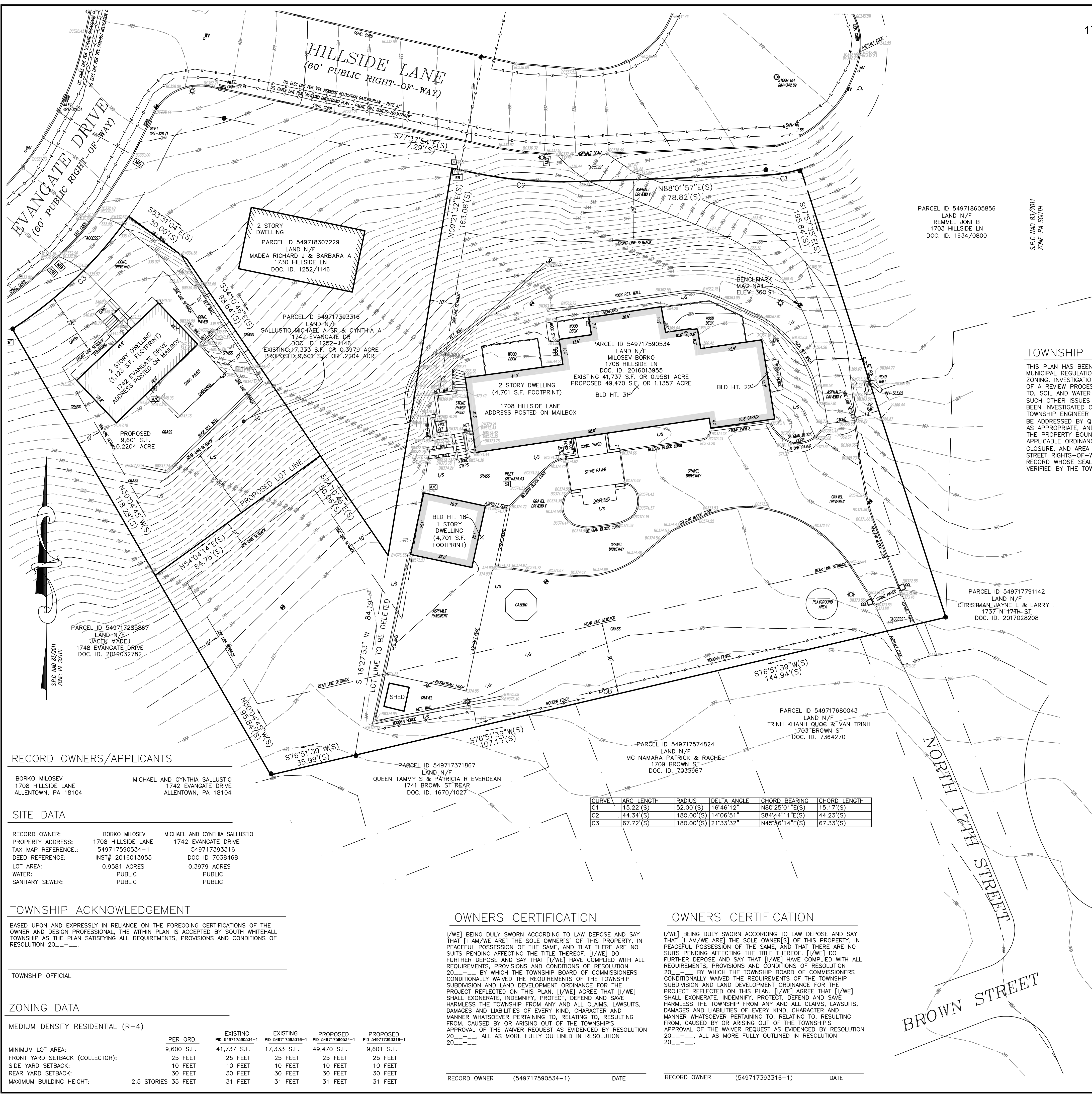
**October 18, 2023**



**1708 Hillside Line Adjustment    Minor Plan 2023-202**  
**Location Map**



**1708 Hillside Line Adjustment    Minor Plan 2023-202**



**1708 HILLSIDE LANE LOT LINE ADJUSTMENT PLAN**  
 1708 HILLSIDE LANE  
 ALLENTOWN, PA 18104

**STATEMENT OF INTENT**

IT IS THE INTENT OF THE APPLICANT TO ACQUIRE APPROXIMATELY 7,732 S.F. FROM MICHAEL AND CYNTHIA SALLUSTIO OF 1742 EVANGATE DR (PID 549717393316-1) FOR A TOTAL ACERAGE OF 1.1785.

**TOWNSHIP STATEMENT**

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

**UTILITY NOTES**

ONE CALL TICKET NUMBER 20231171029 CALL DATE 4-27-2023.

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THE LOCATION, SIZE, PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA ARE:

- WHITEHALL TWP 610-437-5524
- IRONTON TEL CO 610-799-3131
- PPL ELEC DESIGN 800-342-5775
- SVC ELEC CATV 610-865-9100
- ASTOUND BROADBAND 800-746-4726
- UGI LEHIGH HAZ 800-276-2722
- VERIZON EASTERN 800-492-3100

**SYMBOLS**  
(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)

|                                     |                            |                                |
|-------------------------------------|----------------------------|--------------------------------|
| ● 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                    |
| RCF 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 PIPE | ⚡ UNDERGROUND CABLE MARKER | ⊕ TELEPHONE BOX                |
| CIP CAST IRON PIPE                  | ⚡ TRAFFIC POLES            | ⊕ UNDERGROUND TELEPHONE MARKER |
| DIP DUCTILE IRON PIPE               | ⚡ TRAFFIC SIGNAL           | ⊕ BOLLARD                      |
| L/S LANDSCAPING                     | ⚡ TRAFFIC MANHOLE          | ⊕ FLAG POLE                    |
| ⊕ DECIDUOUS TREE                    | ⚡ TRAFFIC SIGNAL BOX       | ⊕ BOLLARD                      |
| ⊕ EVERGREEN TREE                    | ⚡ CLEAN OUT                | ⊕ BORE HOLE                    |
| ⊕ U.G. UNDER GROUND                 | ⚡ SEWER MANHOLE            | ⊕ 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       |                            |                                |

**SURVEYOR'S CERTIFICATION**

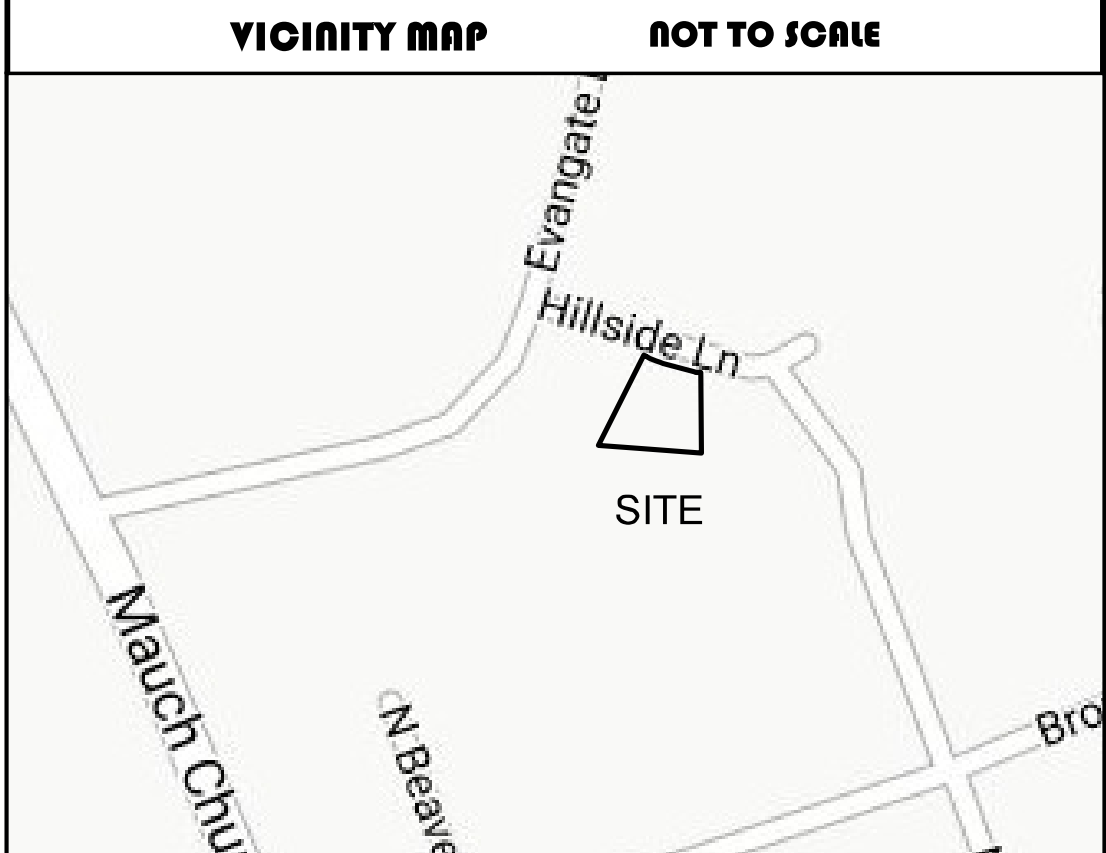
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND EXCEPT AS SHOWN.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADJUSTMENT, ETC.

FIELD DATE 05-01-2023

NOT VALID UNTIL SEALED

**GREGORY C. NOLL**  
 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR 31070540  
 gcnoll@valleylandservices.com



**SITE DATA**

- PROPERTY IS KNOWN AS PARCEL IN 549717590534-1 AND PARCEL 549717393316-1 IN THE TOWNSHIP OF SOUTH WHITEHALL, LEHIGH COUNTY, PENNSYLVANIA.
- 549717590534-1 EXISTING LOT AREA = 41,737 S.F. OR 0.9581 AC. PROPOSED LOT AREA 49,470 S.F. OR 1.1357 AC. 549717393316-1 EXISTING LOT AREA = 17,333 S.F. OR 0.3979 AC. PROPOSED LOT AREA 9,601 S.F. OR 0.2204 AC
- NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- VERTICAL DATUM = NAVD 88. BENCHMARK - MAG NAIL, ELEV.=360.91
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
- TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM GROUND SURVEY PERFORMED BY VALLEY LAND SERVICES, LLC. DATE OF FIELD SURVEY = 05-01-2023.
- THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH AN ORIGINAL SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- COPYRIGHT © 2023, VALLEY LAND SERVICES, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT AN ORIGINAL SEAL ARE NOT VALID.
- PARKING PROVIDED - NO STRIPED PARKING OBSERVED AT TIME OF SURVEY.

**FLOOD NOTE**

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 420593 0232 F, WHICH HAS AN EFFECTIVE DATE OF JULY 16, 2004. MAP NO. 42077C0232F AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (NGVD 29)

TYPE OF SURVEY: 1708 HILLSIDE LANE LOT LINE ADJUSTMENT PLAN

**VALLEY LAND SERVICES, LLC**  
 4383 HECKTOWN ROAD  
 BETHLEHEM, PA 18020  
 Phone (610) 365-2907 Fax (610) 365-2958  
 NJ Certificate of Authorization: 24G428339300

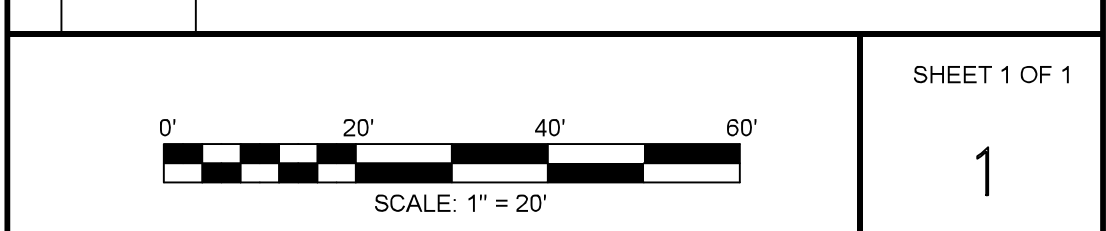
SITE ADDRESS: 1708 HILLSIDE LANE  
 TOWNSHIP OF SOUTH WHITEHALL  
 LEHIGH COUNTY, PENNSYLVANIA.

CLIENT: BORKO MILOSEV

JOB NO: V230114 DRAWN BY: KDB APPROVED BY: GCN

DATE: MAY 11, 2023

| No. | DATE       | DESCRIPTION         |
|-----|------------|---------------------|
| 1   | 07-14-2023 | PER CLIENT COMMENTS |



**RECORD OWNERS/APPLICANTS**

- BORKO MILOSEV 1708 HILLSIDE LANE ALLENTOWN, PA 18104
- MICHAEL AND CYNTHIA SALLUSTIO 1742 EVANGATE DRIVE ALLENTOWN, PA 18104

**SITE DATA**

- RECORD OWNER: BORKO MILOSEV MICHAEL AND CYNTHIA SALLUSTIO
- PROPERTY ADDRESS: 1708 HILLSIDE LANE 1742 EVANGATE DRIVE
- TAX MAP REFERENCE: 549717590534-1 549717393316
- DEED REFERENCE: INST# 2016013955 DOC ID 7038468
- LOT AREA: 0.9581 ACRES 0.3979 ACRES
- WATER: PUBLIC PUBLIC
- SANITARY SEWER: PUBLIC PUBLIC

**TOWNSHIP ACKNOWLEDGEMENT**

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

TOWNSHIP OFFICIAL

**ZONING DATA**

MEDIUM DENSITY RESIDENTIAL (R-4)

|                                 | PER ORD.            | EXISTING PD 549717590534-1 | EXISTING PD 549717393316-1 | PROPOSED PD 549717590534-1 | PROPOSED PD 549717393316-1 |
|---------------------------------|---------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| MINIMUM LOT AREA:               | 9,600 S.F.          | 41,737 S.F.                | 17,333 S.F.                | 49,470 S.F.                | 9,601 S.F.                 |
| FRONT YARD SETBACK (COLLECTOR): | 25 FEET             | 25 FEET                    | 25 FEET                    | 25 FEET                    | 25 FEET                    |
| SIDE YARD SETBACK:              | 10 FEET             | 10 FEET                    | 10 FEET                    | 10 FEET                    | 10 FEET                    |
| REAR YARD SETBACK:              | 30 FEET             | 30 FEET                    | 30 FEET                    | 30 FEET                    | 30 FEET                    |
| MAXIMUM BUILDING HEIGHT:        | 2.5 STORIES 35 FEET | 31 FEET                    | 31 FEET                    | 31 FEET                    | 31 FEET                    |

**OWNERS CERTIFICATION**

I/[WE] BEING DULY SWORN ACCORDING TO LAW DEPOSE AND SAY THAT I [AM/WE ARE] THE SOLE OWNER(S) OF THIS PROPERTY, IN PEACEFUL POSSESSION OF THE SAME, AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE THEREOF. I/[WE] DO FURTHER DEPOSE AND SAY THAT I/[WE] HAVE COMPLIED WITH ALL REQUIREMENTS, PROVISIONS AND CONDITIONS OF RESOLUTION 20-\_\_\_\_\_ BY WHICH THE TOWNSHIP BOARD OF COMMISSIONERS CONDITIONALLY WAIVED THE REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR THE PROJECT REFLECTED ON THIS PLAN. I/[WE] AGREE THAT I/[WE] SHALL EXONERATE, INDEMNIFY, PROTECT, DEFEND AND SAVE HARMLESS THE TOWNSHIP FROM ANY AND ALL CLAIMS, LAWSUITS, DAMAGES AND LIABILITIES OF EVERY KIND, CHARACTER AND MANNER WHATSOEVER PERTAINING TO, RELATING TO, RESULTING FROM, CAUSED BY OR ARISING OUT OF THE TOWNSHIP'S APPROVAL OF THE WAIVER REQUEST AS EVIDENCED BY RESOLUTION 20-\_\_\_\_\_ ALL AS MORE FULLY OUTLINED IN RESOLUTION 20-\_\_\_\_\_.

RECORD OWNER (549717590534-1) DATE

**OWNERS CERTIFICATION**

I/[WE] BEING DULY SWORN ACCORDING TO LAW DEPOSE AND SAY THAT I [AM/WE ARE] THE SOLE OWNER(S) OF THIS PROPERTY, IN PEACEFUL POSSESSION OF THE SAME, AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE THEREOF. I/[WE] DO FURTHER DEPOSE AND SAY THAT I/[WE] HAVE COMPLIED WITH ALL REQUIREMENTS, PROVISIONS AND CONDITIONS OF RESOLUTION 20-\_\_\_\_\_ BY WHICH THE TOWNSHIP BOARD OF COMMISSIONERS CONDITIONALLY WAIVED THE REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR THE PROJECT REFLECTED ON THIS PLAN. I/[WE] AGREE THAT I/[WE] SHALL EXONERATE, INDEMNIFY, PROTECT, DEFEND AND SAVE HARMLESS THE TOWNSHIP FROM ANY AND ALL CLAIMS, LAWSUITS, DAMAGES AND LIABILITIES OF EVERY KIND, CHARACTER AND MANNER WHATSOEVER PERTAINING TO, RELATING TO, RESULTING FROM, CAUSED BY OR ARISING OUT OF THE TOWNSHIP'S APPROVAL OF THE WAIVER REQUEST AS EVIDENCED BY RESOLUTION 20-\_\_\_\_\_ ALL AS MORE FULLY OUTLINED IN RESOLUTION 20-\_\_\_\_\_.

RECORD OWNER (549717393316-1) DATE

| CURVE | ARC LENGTH | RADIUS     | DELTA ANGLE | CHORD BEARING  | CHORD LENGTH |
|-------|------------|------------|-------------|----------------|--------------|
| C1    | 15.22'(S)  | 52.00'(S)  | 16°46'12"   | N80°25'01"E(S) | 15.17'(S)    |
| C2    | 44.34'(S)  | 180.00'(S) | 14°06'51"   | S84°44'11"E(S) | 44.23'(S)    |
| C3    | 67.72'(S)  | 180.00'(S) | 21°33'32"   | N49°56'14"E(S) | 67.33'(S)    |

# SOUTH WHITEHALL TOWNSHIP

39

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

July 11, 2023

Borko Milosev  
1708 Hillside Lane  
Allentown, PA 18104

**Re: 1708 Hillside Line Adjustment Plan  
Minor Plan 2023-202  
Application Completeness Review**

Dear Mr. Milosev:

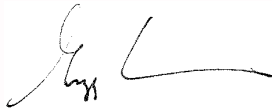
This letter constitutes the Completeness Review for your application of June 23, 2023 for preliminary/final plan review of the above-referenced Minor Plan. A determination has been made that your application is **Administratively Complete**. Please find attached the following documents:

1. The *Escrow and Reimbursement Agreement*
2. An Invoice for the Application Fee
3. An Invoice for the Subdivision Escrow

In order to complete the application, complete and sign the *Escrow and Reimbursement Agreement*, attach a check for the invoiced amount to the Application Fee Invoice, and attach a check for the invoiced amount to the Subdivision Escrow Invoice, and return all three items to the Cashier at the South Whitehall Township Municipal Building no later than 3:30 PM on Thursday July 27, 2023 in order to be on the August 17, 2023 Planning Commission meeting agenda. Should the above-mentioned items be received after the above-mentioned deadline date, the application shall be reviewed at the next available Planning Commission meeting (in accordance with the published meeting submission deadline schedule). A completed *Waiver from the Time Limitation to Review The Plan* form shall also be required to be submitted with the above-mentioned items, otherwise the Planning Commission will vote to deny the plan at their next meeting.

If you have any questions, please call.

Sincerely,



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

cc: T. Petrucci  
J. Zator, Esq

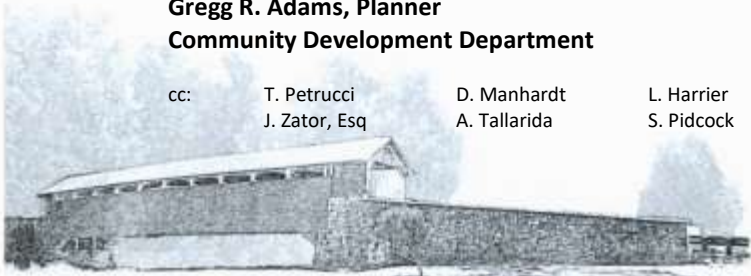
D. Manhardt  
A. Tallarida

L. Harrier  
S. Pidcock

J. Frantz  
G. Noll, Valley Land Services

S. Pidcock

J. Alderfer, Esq  
Sub. File 2023-202





MEMORANDUM

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

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

SUBJECT: South Whitehall Township  
1708 Hillside Lane  
Minor Plan #2023-202  
Lot Line Adjustment Plan Review

DATE: August 9, 2023

COPIES: Mr. Thomas R. Petrucci, MPA  
Township Manager  
South Whitehall Township

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

Mr. Herb Bender  
Director of Township Operations  
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

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

Mr. John G. Frantz, CFEI, BCO  
Fire Marshal, Building Code Official  
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. Gregory C. Noll, PLS  
Valley Land Services, Inc.

Mr. Borko Milosev

(all via e-mail)

Mr. J. Scott Pidcock, PE, RA, Township Engineer

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:

Lot Line Adjustment

1708 Hillside Lane:

- 0.9581 acres existing (survey); 1.1357 acres proposed;
- Public Water and Sewer; and
- R-4 – Medium Density Residential.

1742 Evangate Drive:

- 0.3979 acres existing (survey); 0.2204 acres proposed (gross area);
- Public Water and Sewer; and
- R-4 – Medium Density Residential.

Waivers / Variances Granted:

None to date.

Recommendation:

Engineering approval is recommended subject to the following comments being addressed.

jfw/laf

Enclosures

South Whitehall Township  
1708 Hillside Lane  
Minor Plan #2023-202  
Lot Line Adjustment Plan Review

August 9, 2023

## REVIEW COMMENTS

1. Provide frontage improvements as applicable for a local road along Evangate Drive and Hillside Lane, SALDO §312-35(b)(3)(d)[1];
2. Provide statements signed and notarized by the Applicant as applicable on the Plan, SALDO §312-23(b)(7);
3. Provide a Location Map in accordance with SALDO §312-35(b)(11);
4. Identify soil types and their boundaries on the Plan, SALDO §312-23(b)(22);
5. Show existing water and sanitary sewer services to each property, SALDO §312-23(b)(19) and §312-23(b)(23);
6. Identify the location of any existing or proposed monuments, SALDO §312-23(b)(26) and §312-36(f)(1)(c);
7. Label clear sight triangles for the two existing driveways;
8. We note the following regarding the legal descriptions:
  - a. Label the points of beginning on the Plan to correspond with the legal descriptions; and
  - b. Provide a date in the preamble of both legal descriptions for the reference plan.
9. Identify the location of the benchmark on the Plan, SALDO §312-23(b)(16);
10. Show all existing watercourses, wetlands, bodies of water, floodplains, and other significant features such as rock outcrops, slag piles, quarry holes, springs, and swampy areas or note the absence of such features, SALDO §312-23(b)(18);
11. Provide the location and widths of all sidewalks, driveways, streets, easements, and rights-of-way within 400 feet of any part of the tract, SALDO §312-23(b)(19);
12. Revise the Owner's Certification statement to include the remaining text in SALDO §312-23(b)(7). Upon submission of the plan for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable; and

13. Provide copies (to the Township and our Office) of all correspondence, including all data submitted to outside agencies regarding required approvals (e.g., LVPC, etc.), SALDO §312-23(a)(9).

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

South Whitehall Township  
1708 Hillside Lane  
Minor Plan #2023-202  
Lot Line Adjustment Plan Review

List of Plans and Supplemental Information  
Prepared by Valley Land Services, Inc. and  
dated or last revised July 14, 2023, except as noted

1. Lot Line Adjustment Plan, Sheet 1 of 1; and
2. Project Narrative, dated June 20, 2023.

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

1. 1708 Hillside Lane Lot Legal Description, undated;
2. 1742 Evangate Drive Lot Legal Description, undated;
3. Subdivision & Land Development Review Application, dated June 22, 2023; and
4. Letter of Transmittal to Lehigh Valley Planning Commission, dated June 20, 2023; and
5. Letter of Transmittal to South Whitehall Township, dated June 20, 2023.



August 10, 2023

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

Re: 1708 Hillside Lot Line Adjustment  
Minor Plan 2023-202  
Review of Plan Dated 7-14-23  
SSM File 103400.0102

Dear Mr. Adams:

This correspondence is provided as a review of the Minor Plan submitted for the above referenced project as submitted to the Twp. on 7-17-23. The plan is to annex land from adjacent property. We have the following comment regarding the water and sanitary sewer utilities:

General Notes:

1. Utility Notes should list South Whitehall Township and phone number as contact in this area for water/sanitary sewer utility.

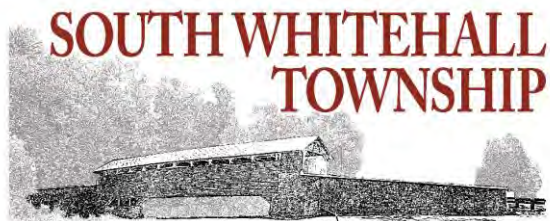
Please contact us should you have any questions, or require any additional information regarding our comments.

Sincerely,  
Spotts, Stevens and McCoy

A handwritten signature in blue ink, appearing to read 'Jason M. Newhard'.

Jason M. Newhard, CCM, LO  
Manager, Construction Management Services  
Environmental Engineering  
[jason.newhard@ssmgroup.com](mailto:jason.newhard@ssmgroup.com)

cc: SWT, PW Dept.



## INTEROFFICE MEMORANDUM

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

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

**DATE: AUGUST 10, 2023**

**SUBJECT: 1708 HILLSIDE LINE ADJUSTMENT  
MINOR PLAN 2023-202**

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

1. Take note there is a water easement to the East side of the property.



# SOUTH WHITEHALL TOWNSHIP

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

August 10, 2023

Borko Milosev  
1708 Hillside Lane  
Allentown, PA 18104

**Re: 1708 Hillside Line Adjustment Plan  
Minor Plan 2023-202  
Application Completeness Review**

Dear Mr. Milosev:

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

**Zoning**

1. The plan is zoning compliant, and the Zoning Officer offers no comment.

**Fire Marshal**

1. The Fire Marshal and Public Safety Commission reported no comments.

**Open Space and Recreation**

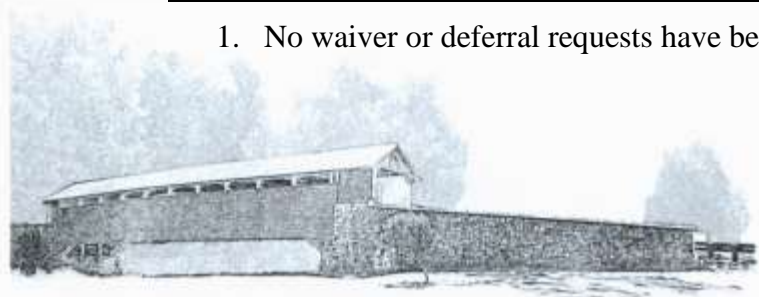
1. For residential minor plans which propose no additional dwelling units, no Open Space dedication is required.

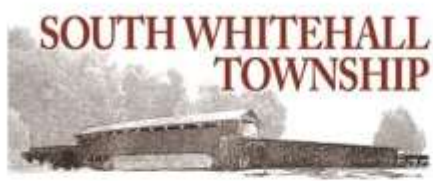
**Legal and Other**

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. It has been noted that a retaining wall extends across the applicant’s property line and onto the neighboring property at 1730 Hillside Lane. The applicant shall provide a letter to the Township from the owner of 1730 Hillside Lane recognizing the encroachment prior to the plan being recorded.
3. Signature Blocks and Certifications to appear on each plan sheet to be recorded.

**Waiver and Deferral Request Commentary**

1. No waiver or deferral requests have been submitted.





**Official Map & Comprehensive Plan**

1. The Official Map depicts the subject parcel with slopes between 15% and 25%, underlain by karst geology and a groundwater recharge basin.
2. The Comprehensive Plan envisions the tract within a Neighborhood Residential Land Use Type. The goal of Neighborhood Residential is to:
  - Encourage housing types to address the needs of all income levels.
  - Support opportunities for local-serving small business development where appropriate.
  - Evaluate pedestrian safety and connectivity.
  - Encourage walkability within neighborhoods and to other land use types.
  - Consider traffic calming and congestion relief where possible.
  - And utilize streetscaping, facades, and beautification techniques to create sense of place and preserve community character.
  - Neighborhood Residential Land Use supports Open Space, Agriculture, Conservation Subdivision, Small-Lot Residential, Multi-Family Residential, Neighborhood Center, and Mixed Residential place types.

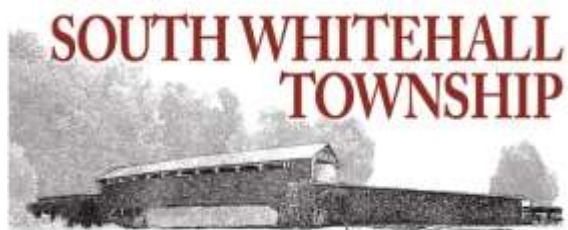
Your plan is scheduled to be reviewed by the Planning Commission on Thursday, August 17, 2023 at 7:30 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue. The meeting will be also be livestreamed via GoToMeeting. To access the meeting though your computer, go to <https://global.gotomeeting.com/join/757430189>. To access the meeting through your phone, dial 1-224-501-3412 and, when prompted, enter 757 430 189 to join the meeting.

If you have any questions, please call.

Sincerely,

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

|     |               |              |            |                               |            |                    |
|-----|---------------|--------------|------------|-------------------------------|------------|--------------------|
| cc: | T. Petrucci   | D. Manhardt  | L. Harrier | J. Frantz                     | S. Pidcock | J. Alderfer, Esq   |
|     | J. Zator, Esq | A. Tallarida | S. Pidcock | G. Noll, Valley Land Services |            | Sub. File 2023-202 |



## MEMORANDUM

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**TO:** Planning Commission  
**FROM:** Laura Harrier, Zoning Officer  
**DATE:** August 11, 2023  
**SUBJECT:** Subdivision Plan Review  
1708 Hillside Lane Lot Line Adjustment  
Minor Plan 2023-202  
Plan Dated July 14, 2023  
**COPIES:** D. Manhardt, G. Adams, J. Alderfer, Esq., A. Tallarida, Applicant

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The plan proposes to adjust the lot line between two (2) residential lots. The plan is zoning compliant and the Zoning Officer offers no comment.

Laura Harrier  
Zoning Officer, Community Development

**Gregg R. Adams**

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**From:** John G. Frantz  
**Sent:** Thursday, July 20, 2023 11:29 AM  
**To:** Gregg R. Adams  
**Subject:** 1708 Hillside Ln Line Adjustment - 2023-202

Gregg,

I have no comments to the plan.

**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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# VALLEY LAND SERVICES, LLC

4383 Hecktown Road, Suite D  
Bethlehem, PA 18020  
(610) 365-2907 \* fax (610) 365-2958  
NJ Certificate of Authorization 24GA28339300  
V230114

## 1708 HILL LINE ADJUSTMENT PROJECT NARRATIVE

The owners the 1708 Hillside Lane, Borko Milosev and 1742 Evengate Drive, Michael A and Cynthia A Sallustio are proposing a lot line adjustment in the Township of South Whitehall, County of Lehigh and the Commonwealth of Pennsylvania

The plan proposes that Borko of 1708 Hillside Lane will acquire approximately 0.1775 AC or 7,732 SF from Michal and Cynthia Sallustio, creating a proposed total area of 1.1357 AC or 49,470 S.F. for Borko, and a proposed total are of 0.2204 AC of 9,601 S.F. for Michael and Cynthia. The submitted plan shows a statement of intent reading:

“It is the intent of the applicant to acquire approximately 7,732 S.F. from Michael and Cynthia Sallustio of 1742 Evengate Dr (PID 549717393316).”

This statement concludes that a lot line adjustment plan is proposed and that there is no proposed development at the time of submission.

Any questions or comments please email or call me.

Sincerely,

---

Gregory C. Noll, PLS  
Commonwealth of Pennsylvania SU07548

# VALLEY LAND SERVICES, LLC

4383 Hecktown Road, Suite D  
Bethlehem, PA 18020  
(610) 365-2907 \* fax (610) 365-2958  
NJ Certificate of Authorization 24GA28339300  
V230114

South Whitehall Township  
Northampton County, PA  
4444 Walbert Avenue  
Allentown, PA 18104

August 10, 2023

**Attn: Planning Commission  
Board of Supervisors**

**Re: Waiver Requests, 1708 Hillside Lane Lot Line Adjustment**  
1708 Hillside Lane  
Parcel ID's: 549717590534 & 549717393316  
Pidcock Minor Plan #2023-202

Dear Supervisors and Planning Commission Members,

On behalf of the applicant, this letter respectfully requests waivers/deferrals to the SALDO section sections as listed below:

1. Provide frontage improvements as applicable for a local road along Evangate Drive and Hillside Lane, SALDO §312-35(b)(3)(d)[1];
  - a. Local Street Cross Section shall be in accordance with Township Standard Construction Documents (latest revision). An alternate Local Street Cross Section containing a 40-foot right-of-way and 28-foot cartway with the pavement structure in accordance with the Local Street Standard Construction Document (latest revision) may be permitted with prior approval by the Township Staff.
    - i. The said property and surrounding properties are all lacking curb and sidewalks, we are seeking a deferral for this section of SALDO as we don't see it beneficial top the township or public to add these improvements until it is agreed upon by the township to further develop this area. Curb and sidewalks may concentrate storm sunoff and direct it onto adjoining properties.
2. Provide the location and widths of all sidewalks, driveways, streets, easements, and rights-of-way within 400 feet of any part of the tract, SALDO §312-23(b)(19);
  - a. The locations, size and owners of existing buildings, sewer mains, water lines, storm sewers, culverts, petroleum or petroleum products lines, gas lines, transmission lines, fire hydrants, underground tanks, wells, septic systems within one-hundred (100) feet of the tract, and other significant man-made features.
    - i. The said property is located in a fairly large development with multiple homes within close proximity to one another, we are seeking a waiver as we don't see it beneficial to the township or the public to show all existing features within a distance of 400' although as stated in the SALDO§312-23(b)(19), all existing features are shown within 100' of said property.

We hope that an affirmative decision pursuant to the above request. Please feel free to contact this office with any questions you may have.

Respectfully,



Gregory C. Noll  
Valley Land Services LLC  
[gnoll@valleylandservices.com](mailto:gnoll@valleylandservices.com)  
(610) 365-2907