

**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

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

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

JOSEPH & HALEY ZIMRING
MINOR PLAN 2023-201
ATTACHMENTS

- 1. Memorandum**
- 2. Site Plan**
- 3. Acceptance Review dated July 10, 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 11, 2023**
- 7. Community Development Department Review dated August 10, 2023**
- 8. Zoning Officer Review dated August 11, 2023**
- 9. Public Safety Commission Review dated July 26, 2023**
- 10. LVPC Review dated June 27, 2023**
- 11. Applicant's Correspondence:**
 - Project Narrative**

TO: PLANNING COMMISSION
FROM: GREGG ADAMS, PLANNER
SUBJECT: JOSEPH & HALEY ZIMRING
MINOR PLAN 2023-201
REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW
DATE: AUGUST 11, 2023
COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, D. MANHARDT,
L. HARRIER, J. ZATOR, ESQ., J. ALDERFER, ESQ, A.
TALLARIDA, S. PIDCOCK, APPLICANT, SUB. FILE 2023-201

LOCATION AND INTENT:

An application to consolidate the properties located at 1862 Stone Tavern Boulevard, 1884 Stone Tavern Boulevard, and 1900 Penns Crossing. The plan proposes to consolidate the three lots into one 79,777 square foot lot containing 533 linear feet of frontage along Penns Crossing and Stone Tavern Boulevard. The parcel is served by public water and sewer and is zoned Low Density Residential R-2. Joseph & Haley Zimring are the owners and applicants.

PREVIOUS TOWNSHIP CONSIDERATION:

The three existing lots were created by the Hills at Winchester Major Plan 2011-103, approved by the Board of Commissioners on May 6, 2015 and recorded on September 1, 2017.

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 approvals.
- 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 water and sewer connections.
- C. Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender’s review dated August 11, 2023. His comments pertain to the timing of the capping of water and sewer connections.
- D. Public Safety Committee** – The comments from the Fire Marshal are contained in Mr. John Frantz’s review dated July 26, 2023. He reports no comments.
- E. Lehigh Valley Planning Commission** – The comments of the Lehigh Valley Planning Commission are contained in Ms. Bambi Griffin Rivera’s review dated June 27, 2023. She reports that the plan is not a matter of regional concern.

- F. Community Development Department** – The Department issued a submission receipt dated July 10, 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 zoning issues, plan detail, and Official Map and Comprehensive Plan consistency.

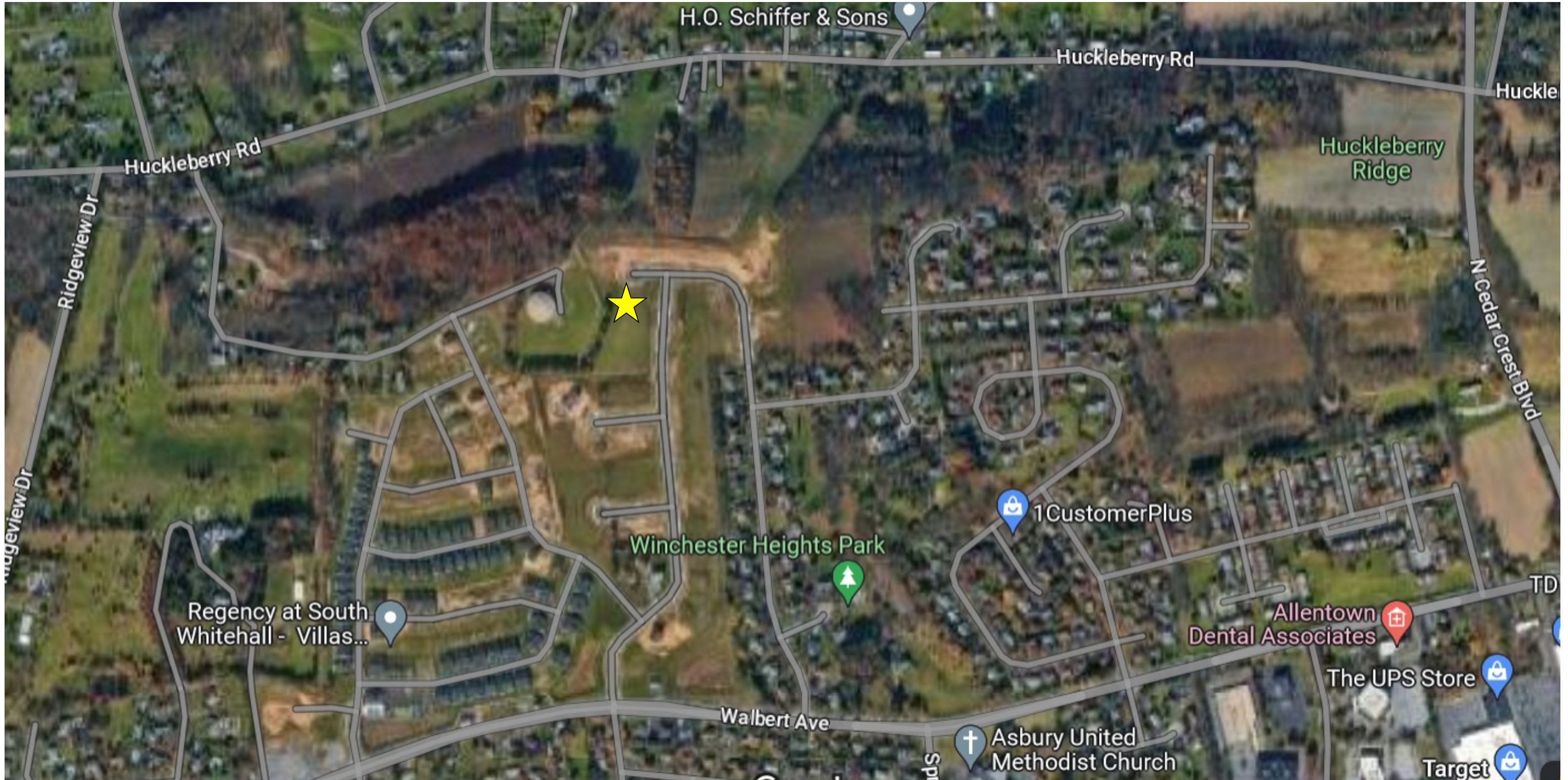
COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

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. If deemed to be necessary, the applicant shall execute subdivision improvement, security, maintenance and indemnification agreements acceptable to the Township and its Solicitor, that sufficient security in a form acceptable to the Township be posted, that such security shall be available for draws/presentation no further than 60 miles from the Township’s office, and evidence of insurance coverage in an amount satisfactory to the Township in its sole discretion shall be provided prior to the plan being recorded.
2. 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.
3. 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.
4. 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.
5. 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 11, 2023. 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 coordinates with the Township Engineer’s office to have an address assigned to the plan of record.
7. That, if deemed to be necessary, the applicant shall execute a Declaration of Covenants and Easement for Maintenance of Stormwater Management Facilities prepared by the Township Solicitor for the maintenance of the on-site stormwater management facilities.

8. That the plans are to be revised and deemed to be “clean” prior to them being presented to the Board of Commissioners.

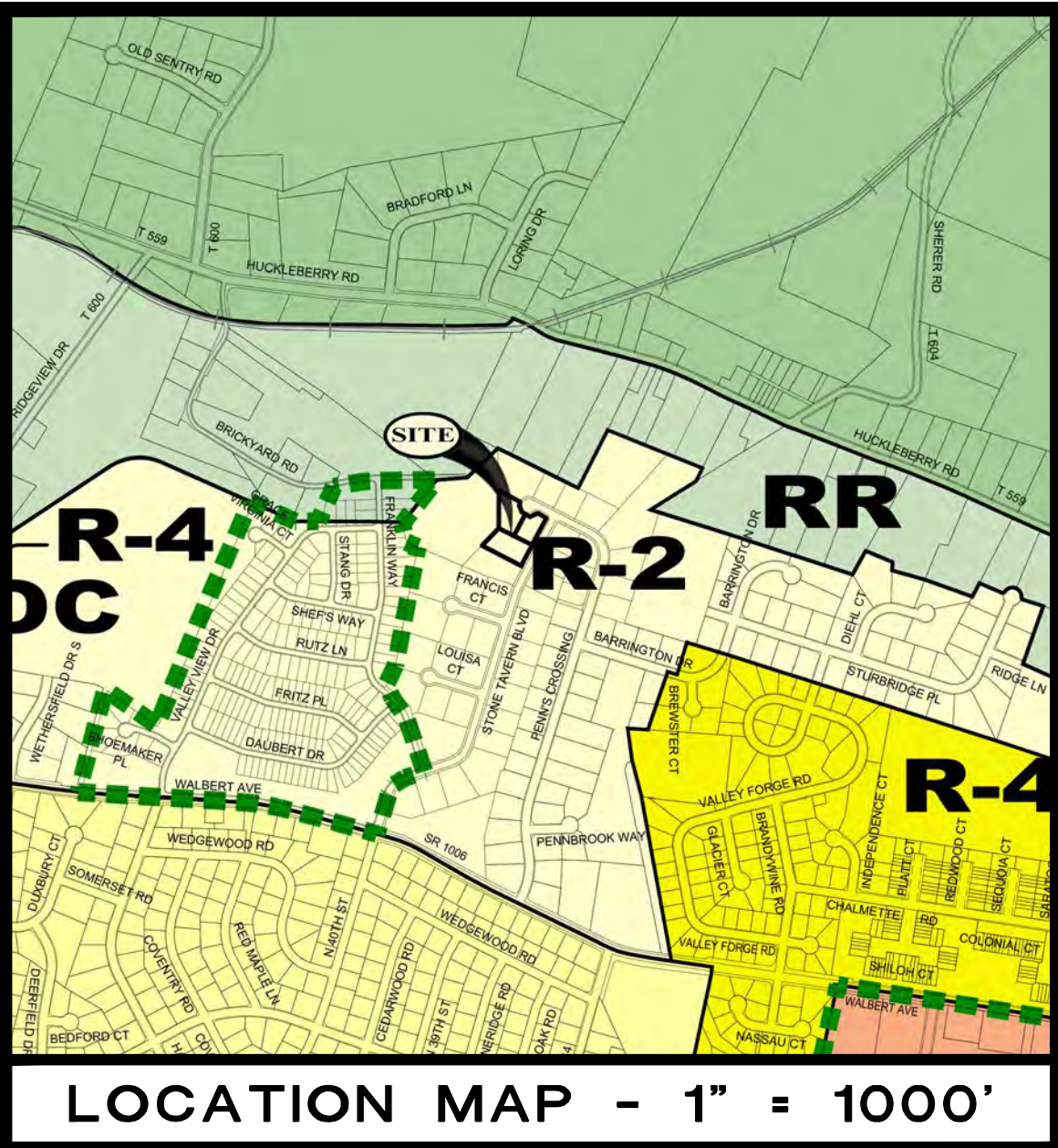
Planning Commission deadline date to act on the plan: September 18, 2023
Board of Commissioners deadline date to act on the plan: October 18, 2023



Joseph & Haley Zimring Minor Plan 2023-201
Location Map



Joseph & Haley Zimring Minor Plan 2023-201



STATEMENT OF INTENT
 IT IS THE INTENT OF THE PROPERTY OWNER TO CONSOLIDATE LOT 231, LOT 232 AND LOT 233 INTO ONE LOT. BOTH PUBLIC SANITARY AND PUBLIC WATER ARE CURRENTLY LOCATED ON EACH OF THE THREE EXISTING LOTS. THE CONSOLIDATED LOT WILL HAVE THE ABILITY TO UTILIZE THESE UTILITIES.

PENNSYLVANIA OPEN RECORDS LAW
 ALL PLANS AND DOCUMENTS FILED WITH A MUNICIPALITY, AND WHICH BECOME PUBLIC RECORD, MAY BE REPRODUCED FOR INFORMATION PURPOSES AND MAY NOT BE ALTERED WITHOUT WRITTEN CONSENT OF LEIGH ENGINEERING.

OWNER'S STATEMENT
 THE APPLICANT(S) ACKNOWLEDGES THAT FOLLOWING APPROVAL OF THIS PLAN, PLAN CHANGES MAY BE REQUIRED TO ADDRESS THE COMMENTS AND REGULATIONS OF OUTSIDE AGENCIES RESPONSIBLE TO REVIEW ANY ASPECT OF THE PROJECT REFLECTED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO POST-CONSTRUCTION STORMWATER MANAGEMENT AND NPDES PERMIT REGULATIONS. IN THE EVENT OF CHANGES TO THE PLAN FOLLOWING APPROVAL (WHETHER OR NOT THE PLAN HAS BEEN RECORDED), THE APPLICANT SHALL SUBMIT THE REVISED PLAN TO THE TOWNSHIP FOR REVIEW BEFORE THE APPLICANT MAY MOVE FORWARD WITH CONSTRUCTION ACTIVITIES PURSUANT TO THE REVISED PLAN (WHETHER OR NOT THE PLAN HAS BEEN RECORDED).

WE, THE UNDERSIGNED, AS OWNERS OF THIS PLOT OF LAND LOCATED IN SOUTH WHITEHALL TOWNSHIP, LEIGH COUNTY, PENNSYLVANIA, BEING DULY SWORN ACCORDING TO LAW, DO DEPOSE AND SAY THAT WE ARE THE SOLE OWNERS OF SAID PROPERTY, THAT WE ARE IN PEACEFUL POSSESSION OF SAME, THAT THERE ARE NO LITIGATION OR LIENS PENDING, AFFECTING OR RELATING TO THE TITLE OF SAID LAND AND THAT THE FACTS SET FORTH HEREIN ARE TRUE AND CORRECT. THIS PLAN HAS BEEN PROCESSED WITH OUR CONSENT AND IT IS OUR DESIRE TO RECORD THE SAME.

JOSEPH ZIMRING _____ DATE _____
 HALEY ZIMRING _____ DATE _____
 SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES _____
 COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF _____

SOUTH WHITEHALL TOWNSHIP APPROVAL
 RECOMMENDED _____ BY THE SOUTH WHITEHALL PLANNING COMMISSION.
 CHAIRMAN _____ SECRETARY _____
 APPROVED _____ BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH WHITEHALL.
 PRESIDENT _____ SECRETARY _____
 TOWNSHIP ENGINEER _____

PROOF OF RECORDING
 REVIEWED _____ BY THE LEIGH VALLEY PLANNING COMMISSION.
 PLANNER _____ DATE _____

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEIGH COUNTY, PENNSYLVANIA, IN INSTRUMENT # _____ ON THE _____ DAY OF _____, 20____
 RECORDER OF DEEDS _____

SITE DATA

- TOTAL AREA = 79,777.81 S.F. (1.8314 AC.)
 TOTAL NUMBER OF BUILDING LOTS BEING CREATED: 1
 PROPOSED LOT: 1884 STONE TAVERN BOULEVARD
- RECORD OWNER/DEVELOPER INFORMATION:
 JOSEPH & HALEY ZIMRING
 627 PRIMROSE LANE
 ALLENTOWN, PA 18104
- PROPERTY INFORMATION:
 LOT 231
 1900 PENNS CROSSING
 ALLENTOWN, PA 18104
 PIN #547786904039
 DEED REF. #2011016249
 LOT 232
 1884 STONE TAVERN BOULEVARD
 ALLENTOWN, PA 18104
 PIN #547795099806
 DEED REF. #2011016249
 LOT 233
 1862 STONE TAVERN BOULEVARD
 ALLENTOWN, PA 18104
 PIN #547795082317
 DEED REF. #2011016249
- THE PROPOSED LOT IS SERVED BY PUBLIC WATER & SEWER.
- SOILS DATA:
 BfB - BEDINGTON-BERKS COMPLEX, 3-8% SLOPES
 BfD - BERKS-WEIKERT COMPLEX, 3-20% SLOPES
 BkC - BERKS-WEIKERT COMPLEX, 8-15% SLOPES
- PER FEMA FLOOD INSURANCE RATE MAP (MAP NUMBER 42077C0231F), PANEL 231 OF 340, DATED JULY 16, 2004, THIS SITE IS LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
- CONTOUR INTERVAL: 2'
 DATUM: USGS, ALLENTOWN WEST-2019 QUADRANGLE
 BENCHMARK: SANITARY MAN HOLE #HW-29
 ELEVATION = 596.41'
- ENGINEER/SURVEYOR
 LEIGH ENGINEERING ASSOCIATES, INC.
 499 RIVERVIEW DRIVE, P.O. BOX 68
 WALNUTPORT, PA 18088
 (610)767-8545
- ZONING DISTRICT: R-2 (LOW DENSITY RESIDENTIAL)
 LOT REQUIREMENTS:
 MINIMUM LOT AREA = 20,000 S.F.
 EXISTING LOT 231: 26,749.19 S.F.
 EXISTING LOT 232: 21,740.41 S.F.
 EXISTING LOT 233: 31,288.21 S.F.
 PROPOSED CONSOLIDATED LOT: 79,777.81 S.F.
 MINIMUM FRONTAGE = 125 FT.
 EXISTING LOT 231: 83.68 FT.
 EXISTING LOT 232: 322.04 FT.
 EXISTING LOT 233: 127.62 FT.
 PROPOSED CONSOLIDATED LOT: 533.34 FT.
 MAXIMUM IMPERVIOUS COVERAGE:
 10,000 S.F. TO 25,000 S.F. - 65%
 25,000 S.F. TO 43,560 S.F. - 50%
 MAXIMUM BUILDING HEIGHT = 40 FT. (3.5 STORIES), WHICHEVER IS MORE RESTRICTIVE.
 NO EXISTING OR PROPOSED HOUSES/BUILDINGS AT THIS TIME
 MINIMUM YARD REQUIREMENTS:
 FRONT YARD = 35 FT.
 SIDE YARD = 25 FT.
 REAR YARD = 40 FT.

GENERAL NOTES

- BOUNDARY SURVEY INFELD WAS PERFORMED USING GPS DATUM, VERTICAL DATUM (NORTH AMERICAN VERTICAL DATUM OF 1988--NAVD 88) AND THE HORIZONTAL DATUM (THE UNITED STATES NATIONAL SPATIAL REFERENCE SYSTEM NAD 83).

EXISTING LOTS NOTE
 LOT 231, LOT 232 AND LOT 233 CURRENTLY HAVE PUBLIC WATER HOOK-UP AND PUBLIC SANITARY SEWER HOOK-UP LOCATED "ON LOT". THESE LOTS ALSO HAVE TOWNSHIP AND COUNTY APPROVED STORM WATER BMP'S WHICH CAN BE REFERENCED ON THE PREVIOUSLY RECORDED PLAN -- INST. #2017026731 "HILLS AT WINCHESTER" SUBDIVISION PLAN.

REFERENCE PLANS

- REFERENCE TO PREVIOUS SUBDIVISION PLAN: PART OF A PRELIMINARY/FINAL SUBMISSION - PLAN ENTITLED "HILLS AT WINCHESTER" PREPARED BY LEIGH ENGINEERING ASSOCIATES, INC., DATED 9/18/14, LAST REVISED 8/21/17, RECORDED ON 9/11/17 IN INSTRUMENT NUMBER 2017026731 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LEIGH COUNTY.

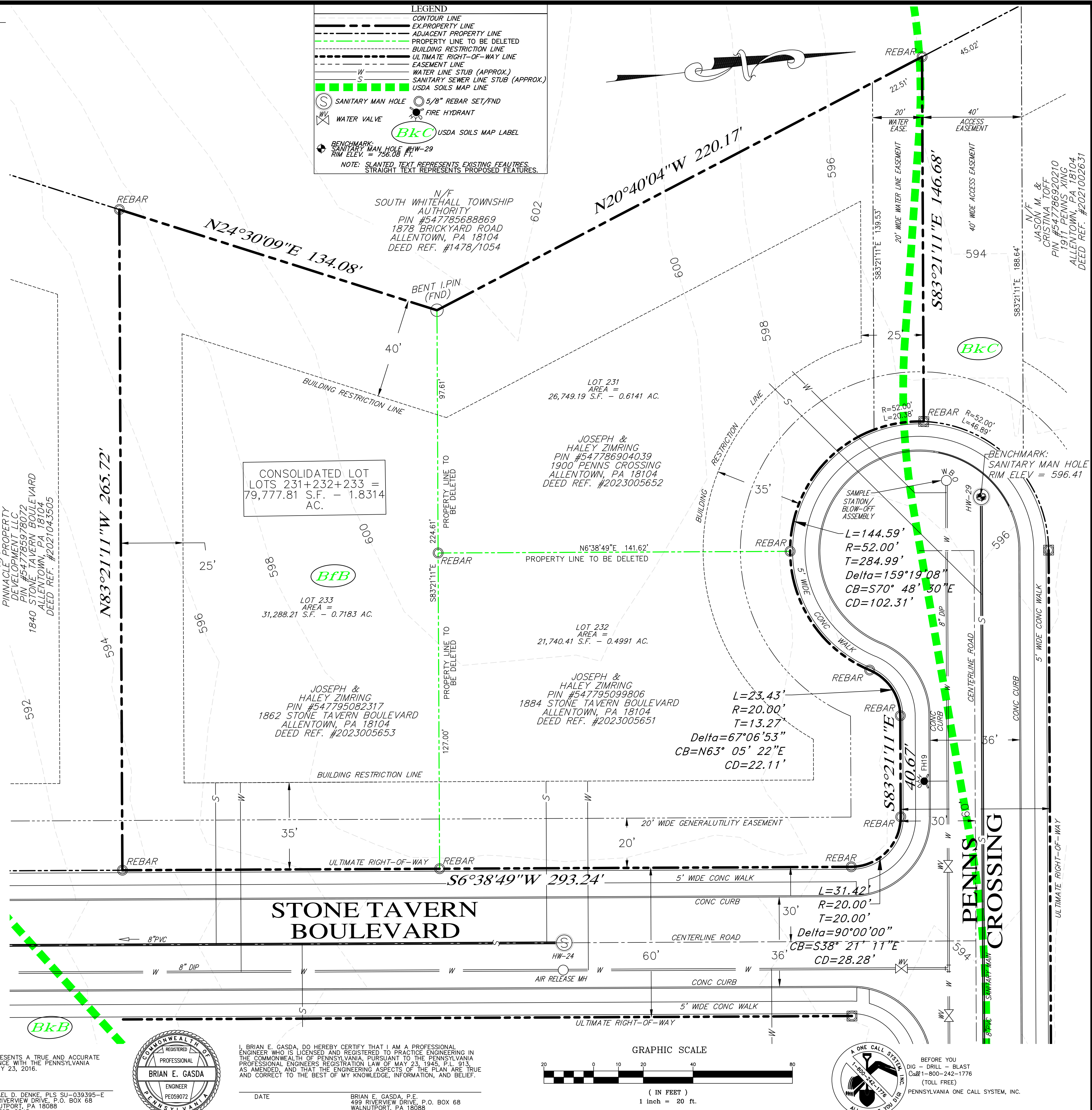
RECORDING NOTE
 THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONSISTENCY WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USAGE AND DIMENSIONAL REQUIREMENTS OF ZONING, INVESTIGATIONS REGARDING PERIPHERAL LAND AND PLAN ISSUES WHICH ARE NOT REQUIRED AS PART OF A 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.

RECORDER OF DEEDS
 MICHAEL D. DENKE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 PENNSYLVANIA

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A TRUE AND ACCURATE FIELD SURVEY MADE BY ME IN ACCORDANCE WITH THE PENNSYLVANIA MANUAL OF PRACTICE ADOPTED FEBRUARY 23, 2016.
 DATE _____
 MICHAEL D. DENKE, PLS SU-039395-E
 499 RIVERVIEW DRIVE, P.O. BOX 68
 WALNUTPORT, PA 18088
 610-767-8545

ENGINEER
 BRIAN E. GASDA
 REGISTERED PROFESSIONAL ENGINEER
 PENNSYLVANIA

I, BRIAN E. GASDA, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER WHO IS LICENSED AND REGISTERED TO PRACTICE ENGINEERING IN THE COMMONWEALTH OF PENNSYLVANIA, PURSUANT TO THE PENNSYLVANIA PROFESSIONAL ENGINEERS REGISTRATION LAW OF MAY 23, 1945, P.L. 913, AS AMENDED, AND THAT THE ENGINEERING ASPECTS OF THE PLAN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.
 DATE _____
 BRIAN E. GASDA, P.E.
 499 RIVERVIEW DRIVE, P.O. BOX 68
 WALNUTPORT, PA 18088
 610-767-8545



LEIGH ENGINEERING ASSOCIATES, INC.
 499 RIVERVIEW DRIVE, P.O. BOX 68
 WALNUTPORT, PA 18088
 610-767-8545 FAX 610-767-5798

LOCATED IN:
 TOWNSHIP OF SOUTH WHITEHALL
 COUNTY OF LEIGH
 COMMONWEALTH OF PENNSYLVANIA

PRELIMINARY / FINAL REVERSE MINOR SUBDIVISION PLAN FOR:
JOSEPH & HALEY ZIMRING

DATE: 6/15/2023
 SCALE: 1" = 20'
 DRAWN BY: BPR
 JOB: 6942

SHEET
1 of 1

SOUTH WHITEHALL TOWNSHIP

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

July 10, 2023

Joseph & Haley Zimring
40 Rolling Rock Road
Boyertown, PA 19512

**Re: Joseph & Haley Zimring
Minor Plan 2023-201
Application Completeness Review**

Dear Mr. & Mrs. Zimring:

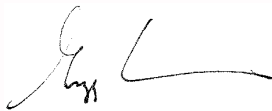
This letter constitutes the Completeness Review for your application of June 21, 2023 for preliminary/final plan review of the above-referenced Minor Plan. A determination has been made that your application is **Administratively Complete**. Please find attached the following documents:

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).

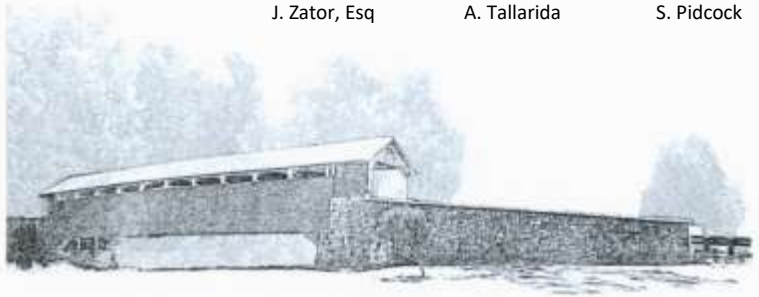
If you have any questions, please call.

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 B. Rock, Lehigh Eng Sub. File 2023-201



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
Joseph & Haley Zimring
Lot Consolidation Plan Review
Minor Plan #2023-201

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. Brad Rock
Project Manager
Lehigh Engineering Associates, Inc.

Joseph & Haley Zimring

(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 Consolidation of 3 Existing Lots in the Hills at Winchester Subdivision into a single lot (79,780± s.f.):

Lot 231: 26,750± s.f.

Lot 232: 21,740± s.f.

Lot 233: 31,290± s.f.

R-2 – Low Density Residential Zoning District;

Public Water and Sewer.

Waivers / Variances Granted:

None to date.

Recommendation:

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

jfw/laf

Enclosures

South Whitehall Township
Joseph & Haley Zimring
Lot Consolidation Plan Review
Minor Plan #2023-201

August 9, 2023

REVIEW COMMENTS

1. We note the following survey related items:
 - a. Label the point of beginning on the Plan to correspond with the legal description;
 - b. Provide the Plan referenced in the Legal Description for review, or revise the Legal Description to reference the current Reverse Minor Subdivision or include a Title Plan with the description; and
 - c. Include the appropriate suffixes to the Parcel ID information on the plan (e.g., 547786904039 1).
2. Identify any rock outcrops, stone fields, closed topographical depressions, and other features of ground subsidence, etc. or the absence of such features should be noted, SALDO §312-12(b)(18);
3. Show the locations of significant manmade features, and character and elevation of any building within 100 feet of the tract, SALDO §312-23(b)(19) and §312-23(b)(20);
4. 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)(21). Based on the limits of the plan information provided we could support a waiver of this requirement;
5. The proposed driveway apron, along with sight distances and existing/proposed street trees, should be shown at the time of an individual lot grading plan submission. Existing driveway aprons not being used are to be removed;
6. The Township Solicitor should determine the acceptability of the Reference Plans Note which references the previously recorded “Hills at Winchester” Plans;
7. Revise the Planning Commission signature block to be in accordance with SALDO §312-22(d);
8. Add the following note to the Plan: “The location of existing utilities is the responsibility of the Developer/Design Engineer and the locations of such facilities have not been reviewed by The Pidcock Company or the Township. The Developer/Design Engineer is responsible for confirming the location of all utilities and to avoid conflicts of the same with proposed improvements. Significant efforts to resolve such conflicts, including but not necessarily limited to redesign, construction delays, utility relocations, etc., may result if conflicts with existing utilities are encountered during construction”;

9. 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); and
10. 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. Also, confirm the acceptability of the Engineer's and Surveyor's Certifications with the Township Solicitor, SALDO §312-23(b)(6).

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
Joseph & Haley Zimring
Lot Consolidation Plan Review
Minor Plan #2023-201

List of Plans and Supplemental Information
Prepared by Lehigh Engineering Associates, Inc. and
dated or last revised June 15, 2023, except as noted

1. Reverse Minor Subdivision Plan, Sheet 1 of 1; and
2. Project Narrative, dated June 20, 2023.

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

1. Closure Report for Proposed Lot, dated April 13, 2023;
2. Proposed Lot Legal Description, dated June 9, 2023;
3. Subdivision & Land Development Review Application, dated June 16, 2023;
4. Subdivision Record Plan for The Hills at Winchester, Sheet 10 of 57, dated September 18, 2014;
5. 1890 Penn's Crossing Deed, dated March 14, 2023;
6. 1900 Penn's Crossing Deed, dated March 14, 2023;
7. 1862 Stone Tavern Deed, dated March 14, 2023; and
8. LVPC Application, dated June 16, 2023.



August 10, 2023

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

Re: Zimring Lot Consolidation
Minot Plan #2023-201
Review of Preliminary Plan
SSM File 103400.0097

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 7-25-23. The plan is to consolidate 3 existing lots at 1884 Stone Tavern Blvd. to a single lot. We have the following comment regarding the water and sanitary sewer utilities:

General Notes:

1. Please note that each individual lot currently has a water and sanitary sewer connection. We are recommending that the applicant use one of the connection for each water and sewer. The two remaining water and sewer connections must be capped to S. Whitehall requirements, which means at the mains.

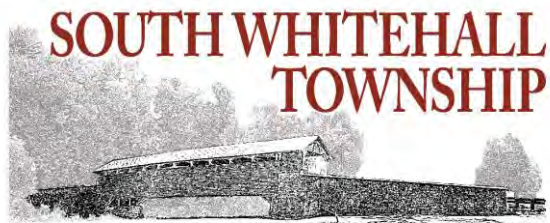
Please contact us should you have any questions, or require any additional information regarding our comments.

Sincerely,
Spotts, Stevens and McCoy

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

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

cc: SWT, PW Dept.



INTEROFFICE MEMORANDUM

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: HERB BENDER, PUBLIC WORKS MANAGER

DATE: AUGUST 11, 2023

SUBJECT: JOSEPH & HALEY ZIMRING

MINOR PLAN 2023-201

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

1. There are currently 3 water and 3 sewer services running to those lots. 2 water and 2 sewer services will need to be abandoned to Township spec. The development has yet to be turned over to the Township, if this work happens after final paving is completed you will need to work with the developer as the Township will not accept the road with patches.

SOUTH WHITEHALL TOWNSHIP

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

August 10, 2023

Joseph & Haley Zimring
40 Rolling Rock Road
Boyertown, PA 19512

**RE: *Joseph & Haley Zimring
Minor Plan 2023-201
Request For Preliminary/Final Plan Review***

Dear Mr. and Mrs. Zimring:

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

Zoning

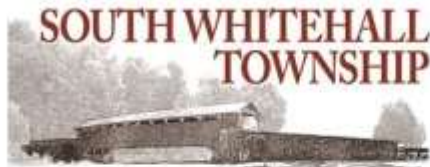
- 1. *Section 350-42(k) Lots Abutting More Than One Street. All uses and buildings shall observe the front setbacks and yard requirements along each street that the lot abuts. The remaining yards not abutting a street shall observe the setbacks and yard requirements specified for side yards.*

The lot consolidation will result in a corner lot with the parcel having road frontage on both Penns Crossing and Stone Tavern Boulevard. The parcel will be considered a corner lot having two (2) Front Yards and two (2) Side Yards. The Rear Yard Setback will not be used. The Building Restriction Line should be revised to reflect a Front Yard Minimum Setback of thirty-five (35') feet, and a Minimum Side Yard Setback of twenty-five (25') feet.

- 2. *Section 350-42(i)(1) Frontage on cul-de-sac lots. Due to the unique configuration of cul-de-sac lots, the minimum frontage requirement may be satisfied at the standard front building or use setback line, provided the length of the right-of-way line equals at least 60% of the required frontage.*

Clarification is required for the proposed location of the driveway entrance. The above section should be considered if the driveway is proposed from Penns Crossing.





Fire Marshal

1. The Fire Inspector and the 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

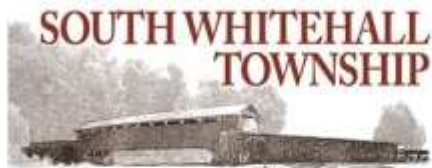
1. Township policy with regard to the deferral of sidewalk and curbing has changed and deferrals shall no longer be granted. The applicant should be prepared to discuss compliance with SALDO Section 312-35(b)(3)(A)(ii).
2. Signature Blocks and Certifications to appear on each plan sheet to be recorded.

Waiver and Deferral Request Commentary

1. No waiver/deferral requests have been submitted.

Official Map & Comprehensive Plan

1. The Official Map depicts the subject parcels as within a groundwater recharge basin and fronted by two Local Roads
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.



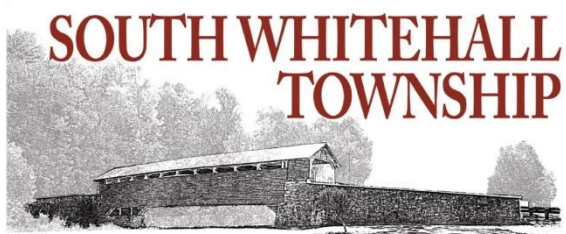
Your plan is scheduled to be reviewed by the Planning Commission on Thursday, August 17, 2023 at 7:30 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue. The meeting will be also be livestreamed via GoToMeeting. To access the meeting though your computer, go to <https://global.gotomeeting.com/join/757430189>. 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
South Whitehall Township
610.398.0401
adamsg@southwhitehall.com

cc: T. Petrucci D. Manhardt L. Harrier J. Frantz S. Pidcock J. Alderfer, Esq
 J. Zator, Esq A. Tallarida S. Pidcock B. Rock, Lehigh Eng Sub. File 2023-201



MEMORANDUM

TO: Planning Commission
FROM: Laura Harrier, Zoning Officer
DATE: August 11, 2023
SUBJECT: Subdivision Plan Review
 Joseph and Haley Zimring - Lot Line Adjustment
 Minor Plan 2023-201
 Plan Dated June 15, 2023
COPIES: D. Manhardt, G. Adams, J. Alderfer, Esq., A. Tallarida, Applicant

The plan proposes to consolidate three (3) lots into one (1).

The following comment should be addressed:

1. Section 350-42(k) Lots Abutting More Than One Street.

All uses and buildings shall observe the front setbacks and yard requirements along each street that the lot abuts. The remaining yards not abutting a street shall observe the setbacks and yard requirements specified for side yards.

The lot consolidation will result in a corner lot with the parcel having road frontage on both Penns Crossing and Stone Tavern Boulevard. The parcel will be considered a corner lot having two (2) Front Yards and two (2) Side Yards. The Rear Yard Setback will not be used. The Building Restriction Line should be revised to reflect a Front Yard Minimum Setback of thirty-five (35') feet, and a Minimum Side Yard Setback of twenty-five (25') feet.

2. Section 350-42(i)(1) Frontage on cul-de-sac lots. Due to the unique configuration of cul-de-sac lots, the minimum frontage requirement may be satisfied at the standard front building or use setback line, provided the length of the right-of-way line equals at least 60% of the required frontage.

Clarification is required for the proposed location of the driveway entrance. The above section should be considered if the driveway is proposed from Penns Crossing.

Laura Harrier
 Zoning Officer, Community Development

Gregg R. Adams

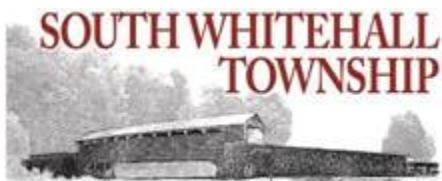
From: John G. Frantz
Sent: Wednesday, July 26, 2023 11:06 AM
To: Gregg R. Adams
Subject: Joseph & Haley Zimring 2023-201

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



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Lehigh Valley Planning Commission

STEVEN GLICKMAN
Chair

CHRISTOPHER AMATO
Vice Chair

KEVIN SCHMIDT
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

June 27, 2023

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

**Re: Zimring, Joseph - Lot Consolidation
South Whitehall Township
Lehigh County**

Dear Mr. Adams:

The subject applicant proposes consolidation of three lots into one at 1884 Stone Tavern Blvd (Pins 547795082317, 547786904039, & 547795099806). This is a minor proposal and not a matter of regional concern.

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 1§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.

Sincerely,

Bambi Griffin Rivera
Senior Community and Regional Planner

cc: Joseph and Haley Zimring, Applicant;
Brad Rock, Project Engineer/Surveyor;
Scott J. Pidcock, Township/Borough Engineer;
David Manhardt, Director of Community Development

June 20, 2023

South Whitehall Township
Planning Commission
4444 Walbert Ave.,
Allentown, PA 18104

RE: Reverse Minor
Subdivision Plan
For:
Joseph & Haley Zimring
Site:
1884 Stone Tavern Blvd.,
Allentown, PA 18104

South Whitehall Township Planning Commission,

It is the intent of the owner, Joe & Haley Zimring, to consolidate lots 231, 232 & 233 into one remaining lot with an area of 79,777.81 square feet or 1.8314 acres.

Thank you for your time and consideration on this project. If you have any questions or require additional information to complete your review of this project, please contact me at this office.

Sincerely,
Brad Rock,
Project Manager