

**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 page 11
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 page 33
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 page 53
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 page 79
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.

PROPOSED COMMERCIAL DEVELOPMENT 1810 PA ROUTE 309
MAJOR PLAN 2020-103
ATTACHMENTS

- 1. Memorandum**
- 2. Site Plan**
- 3. Submission Receipt dated July 26, 2023**
- 4. Township Engineer Review dated August 10, 2023**
- 5. Public Works Department Review dated August 10, 2023**
- 6. Zoning Officer Review dated August 10, 2023**
- 7. Community Development Department Review dated August 10, 2023**
- 8. Public Safety Commission Review dated August 11, 2023**
- 9. Parks and Recreation Board Review dated September 15, 2020**
- 10. Applicant's Correspondence:**
 - A. Project Narrative**

TO: PLANNING COMMISSION
FROM: GREGG ADAMS, PLANNER
SUBJECT: PROPOSED COMMERCIAL DEVELOPMENT 1810 PA RTE 309
MAJOR PLAN 2020-103
REQUEST FOR SKETCH PLAN REVIEW

DATE: AUGUST 11, 2023

COPIES: BOARD OF COMMISSIONERS, R. COPE, D. MANHARDT,
L. HARRIER, J. SCHWEYER, L. PEREIRA, ESQ., APPLICANT,
SUB. FILE 2020-103

LOCATION AND INTENT:

An application to develop the property located at 1810 PA Route 309. The plan proposes the demolition of the existing structure and the construction of a 6,606 square foot convenience store with gas pumps (motor vehicle service facility) and a 74 space parking lot on the 4.056 acre parcel. The parcel is proposed to be served by public water and sewer and is zoned Highway Commercial HC. Landston Equities, LLC is the owner and applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

At their November 22, 2021 hearing, the Zoning Hearing Board heard the Appeal of Landston Equities, LLC, seeking a Special Exception under Section 350-24(c)(13) the Zoning District Schedule for the HC District (Highway Commercial) which list Motor Vehicle Service Facilities as a Special Exception Use; and Section 350-48(m)(9) Motor Vehicle Service Facility Use Schedule for specific criteria for the Special Exception Use; and, Section 350-16(i)(1)-(12) the Special Exception criteria. The Applicant also sought a number of variances, all of which appear to be rendered obsolete by the revisions to the plan. The Special Exception approval was granted.

The Planning Commission, at their October 21, 2021 meeting, reviewed and took under advisement a Preliminary/Final Plan of Proposed Commercial Development 1810 PA Route 309 Major Plan 2020-103, proposing a Motor Vehicle Service Facility and a commercial building containing a Fast Food Restaurant and Retail space.

The Planning Commission, at their September 17, 2020 meeting, reviewed a Sketch Plan of 1810 PA Route 309 Convenience Store and Medical Office Major Plan 2020-103.

REVIEWING AGENCIES COMMENTS:

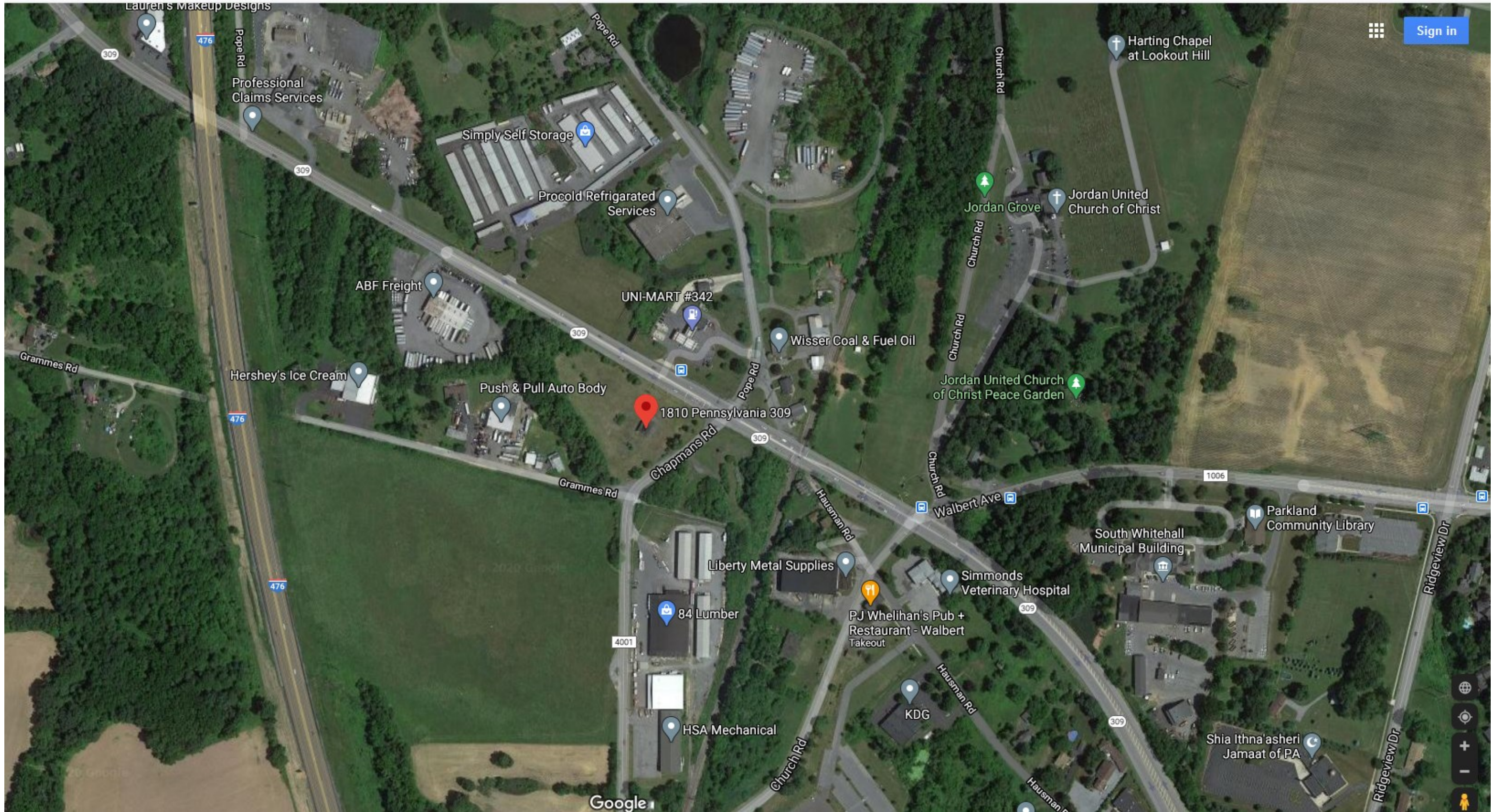
- A. Township Engineer** – Mr. Jason Schweyer’s comments are contained in his review dated August 10, 2023. Mr. Schweyer offers comments to assist in the preparation of the Preliminary Plans. His comments pertain to zoning issues, submission requirements and plan detail, traffic, utility service, stormwater management, outside agency approvals, open space, stormwater management, and a potential driveway/parking space conflict.

- B. Township Water & Sewer Engineer** – Comments from the Township Water & Sewer Engineer were not available at the time of this writing.
- C. Township Geotechnical Consultant** – Comments from the Township Geotechnical Consultant were not available at the time of this writing.
- D. Public Works Department** – Public Works Manager Herb Bender’s comments are contained in his review dated August 10, 2023. His comments pertain to stormwater management facilities ownership and water and sewer connections.
- E. Lehigh Valley Planning Commission** – The comments of the Lehigh Valley Planning Commission have not been received at the time of this writing.
- F. Lehigh County Conservation District** – The comments of the Lehigh County Conservation District have not been received at the time of this writing.
- G. Pennsylvania Department of Transportation** – The comments of the Pennsylvania Department of Transportation have not been received at the time of this writing.
- H. Pennsylvania Department of Environmental Protection** - The applicant is to obtain approvals from the PA Department of Environmental Protection for wetland disturbance, NPDES Permits, and Sewage Facilities Planning Module Exemption.
- I. LANTA** – The comments of the LANTA have not been received at the time of this writing.
- J. Landscape and Shade Tree Commission** – The comments of the Landscape and Shade Tree Commission have not been received at the time of this writing. A Landscaping Plan shall be submitted with the Preliminary Plan submission for their review.
- K. Public Safety Committee** – The Public Safety Commission reviewed the plan at its August 7, 2023 meeting and requested a full plan set be available for review at preliminary plan submission.
- L. Parks and Recreation Board** – At their September 14, 2020 meeting, 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. For nonresidential developments a fee shall be Twenty-Five Cents (\$0.25) per square foot of additional impervious coverage (post-development impervious surface minus pre-development impervious surface) in lieu of the requirement for public dedication of land. A calculation of the additional impervious surface proposed on the site shall be included with the Preliminary Plan submission to assist in the Open Space fee calculations.
- M. Community Development Department** – The Department issued a submission receipt dated July 26, 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, open space and recreation, water and sewer service, legal and plan detail, and Official Map and Comprehensive Plan consistency.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

The Department recommends 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.

Planning Commission deadline date to act on the plan: December 31, 2023
Board of Commissioners deadline date to act on the plan: December 31, 2023



1810 PA ROUTE 309 CONVENIENCE STORE AND OFFICE MAJOR PLAN 2020-103

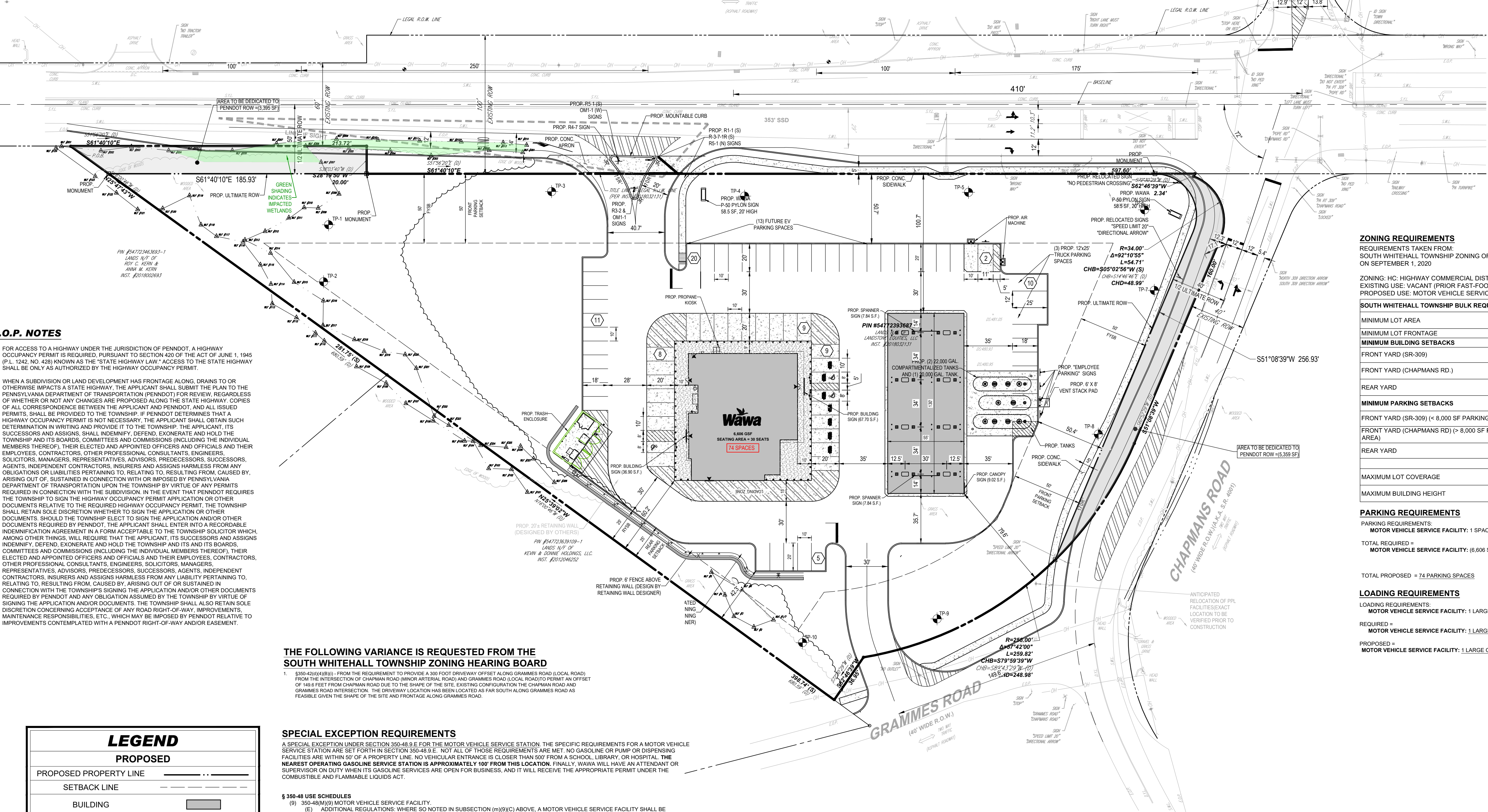
Location Map



1810 PA ROUTE 309 CONVENIENCE STORE AND OFFICE MAJOR PLAN 2020-103



PENNSYLVANIA STATE HIGHWAY ROUTE 309
(VARIABLE WIDTH LEGAL R.O.W.)
(A.K.A. S.R. 0309, L.R. 39044)



- GENERAL NOTES**
- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
 - THE OFFICIAL TAX ASSESSORS MAP OF LEHIGH COUNTY, COMMONWEALTH OF PENNSYLVANIA, PARCEL ID: 547723938872-1
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATES MAP, LEHIGH COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PANELS 227 OF 347, MAP NUMBER 420770327F, MAP REVISED: JULY 16, 2004
 - OWNER/APPLICANT: LANDSTON EQUITIES, LLC, 3150 COFFEETOWN RD, OREFIELD, PA, 18069-2511
 - ZONING DATA: SITE ADDRESS: 1810 PENNSYLVANIA ROUTE 309, ALLENTOWN, PA, 18104. CENSUS TRACT / BLOCK NO.: 22.01 / 4. LEGAL LOT / BLOCK NO.: 3 / 45
 - PROPERTY KNOWN AS PIN 547723938872-1, OR OLD PIN 19 607 045 003 AS IDENTIFIED ON THE TAX MAPS OF SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, COMMONWEALTH OF PENNSYLVANIA.
 - GROSS AREA = 176,679 S.F. OR 4.056 AC.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MAPS DO NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGUN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED, BY LIDAR IMAGERY AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER REF. MAP #1-B.
 - ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
 - FEATURES TO BE REMOVED ARE NOTED (TBR).
 - SITE TO BE SERVED BY PUBLIC WATER AND SEWER.

ZONING REQUIREMENTS
REQUIREMENTS TAKEN FROM: SOUTH WHITEHALL TOWNSHIP ZONING ORDINANCE, ADOPTED ON APRIL 5, 2017, LAST REVISED ON SEPTEMBER 1, 2020

ZONING: HC, HIGHWAY COMMERCIAL DISTRICT
EXISTING USE: VACANT (PRIOR FAST-FOOD RESTAURANT) - (PERMITTED BY RIGHT)
PROPOSED USE: MOTOR VEHICLE SERVICE FACILITY - (PERMITTED BY SPECIAL EXCEPTION)

SOUTH WHITEHALL TOWNSHIP BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1.00 AC. (43,560 SF)	4.06 AC. (173,287 SF)	3.84 AC. (167,237 SF)
MINIMUM LOT FRONTAGE	200 FT.	611.5 FT.	NO CHANGE
MINIMUM BUILDING SETBACKS			
FRONT YARD (SR-309)	50 FT.	101.3 FT.	100.7 FT.
FRONT YARD (CHAPMANS RD.)	50 FT.	100.0 FT.	79.6 FT.
REAR YARD	25 FT.	251.6 FT.	60.2 FT.
MINIMUM PARKING SETBACKS			
FRONT YARD (SR-309) (< 8,000 SF PARKING AREA)	50 FT.	N/A	50.7 FT.
FRONT YARD (CHAPMANS RD.) (> 8,000 SF PARKING AREA)	50 FT.	N/A	50.4 FT.
REAR YARD	25 FT.	N/A	42.3 FT.
MAXIMUM LOT COVERAGE	75%	5,932 SF. (3.4%)	91,835 SF. (45.1%)
MAXIMUM BUILDING HEIGHT	35 FT.	1 STORY	2 STORIES

PARKING REQUIREMENTS
PARKING REQUIREMENTS: MOTOR VEHICLE SERVICE FACILITY: 1 SPACE PER 100 S.F. GFA AND 1 SPACE PER EMPLOYEE ON THE LARGEST SHFT.

TOTAL REQUIRED = 74 PARKING SPACES
MOTOR VEHICLE SERVICE FACILITY: (6,606 SF / 100) + (8 EMPLOYEE SPACES) = 74 PARKING SPACES

TOTAL PROPOSED = 74 PARKING SPACES

LOADING REQUIREMENTS
LOADING REQUIREMENTS: MOTOR VEHICLE SERVICE FACILITY: 1 LARGE OFF-STREET LOADING ZONE

REQUIRED = 1 MOTOR VEHICLE SERVICE FACILITY: 1 LARGE OFF-STREET LOADING ZONE
PROPOSED = 1 MOTOR VEHICLE SERVICE FACILITY: 1 LARGE OFF-STREET LOADING ZONE

H.O.P. NOTES

- FOR ACCESS TO A HIGHWAY UNDER THE JURISDICTION OF PENNDOT, A HIGHWAY OCCUPANCY PERMIT IS REQUIRED, PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428) KNOWN AS THE "STATE HIGHWAY LAW." ACCESS TO THE STATE HIGHWAY SHALL BE ONLY AS AUTHORIZED BY THE HIGHWAY OCCUPANCY PERMIT.
- WHEN A SUBDIVISION OR LAND DEVELOPMENT HAS FRONTAGE ALONG DRAINS TO OR OTHERWISE IMPACTS A STATE HIGHWAY, THE APPLICANT SHALL SUBMIT THE PLAN TO THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) FOR REVIEW, REGARDLESS OF WHETHER OR NOT ANY CHANGES ARE PROPOSED ALONG THE STATE HIGHWAY. COPIES OF ALL CORRESPONDENCE BETWEEN THE APPLICANT AND PENNDOT, AND ALL ISSUED PERMITS, SHALL BE PROVIDED TO THE TOWNSHIP. IF PENNDOT DETERMINES THAT A HIGHWAY OCCUPANCY PERMIT IS NOT NECESSARY, THE APPLICANT SHALL OBTAIN SUCH DETERMINATION IN WRITING AND PROVIDE IT TO THE TOWNSHIP. THE APPLICANT, ITS SUCCESSORS AND ASSIGNS, SHALL INDEMNIFY, DEFEND, EXONERATE AND HOLD 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 HARMLESS FROM ANY OBLIGATIONS OR LIABILITIES PERTAINING TO, RELATING TO, RESULTING FROM, CAUSED BY, ARISING OUT OF, SUSTAINED IN CONNECTION WITH OR IMPOSED BY PENNSYLVANIA DEPARTMENT OF TRANSPORTATION UPON THE TOWNSHIP BY VIRTUE OF ANY PERMITS REQUIRED IN CONNECTION WITH THE SUBDIVISION. IN THE EVENT THAT PENNDOT REQUIRES THE TOWNSHIP TO SIGN THE HIGHWAY OCCUPANCY PERMIT APPLICATION OR OTHER DOCUMENTS RELATIVE TO THE REQUIRED HIGHWAY OCCUPANCY PERMIT, THE TOWNSHIP SHALL RETAIN SOLE DISCRETION WHETHER TO SIGN THE APPLICATION OR OTHER DOCUMENTS. SHOULD THE TOWNSHIP ELECT TO SIGN THE APPLICATION AND/OR OTHER DOCUMENTS REQUIRED BY PENNDOT, THE APPLICANT SHALL ENTER INTO A RECORDABLE INDEMNIFICATION AGREEMENT IN A FORM ACCEPTABLE TO THE TOWNSHIP SOLICITOR WHICH AMONG OTHER THINGS, WILL REQUIRE THAT THE APPLICANT, ITS SUCCESSORS AND ASSIGNS INDEMNIFY, DEFEND, EXONERATE AND HOLD 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 HARMLESS FROM ANY LIABILITY PERTAINING TO, RELATING TO, RESULTING FROM, CAUSED BY, ARISING OUT OF OR SUSTAINED IN CONNECTION WITH THE TOWNSHIP'S SIGNING THE APPLICATION AND/OR OTHER DOCUMENTS REQUIRED BY PENNDOT AND ANY OBLIGATION ASSUMED BY THE TOWNSHIP BY VIRTUE OF SIGNING THE APPLICATION AND/OR DOCUMENTS. THE TOWNSHIP SHALL ALSO RETAIN SOLE DISCRETION CONCERNING ACCEPTANCE OF ANY ROAD RIGHT-OF-WAY, IMPROVEMENTS, MAINTENANCE RESPONSIBILITIES, ETC., WHICH MAY BE IMPOSED BY PENNDOT RELATIVE TO IMPROVEMENTS CONTEMPLATED WITH A PENNDOT RIGHT-OF-WAY AND/OR EASEMENT.

THE FOLLOWING VARIANCE IS REQUESTED FROM THE SOUTH WHITEHALL TOWNSHIP ZONING HEARING BOARD

- § 350-42(b)(4)(B) - FROM THE REQUIREMENT TO PROVIDE A 300 FOOT DRIVEWAY OFFSET ALONG GRAMMES ROAD (LOCAL ROAD) FROM THE INTERSECTION OF CHAPMAN ROAD (MINOR ARTERIAL ROAD) AND GRAMMES ROAD (LOCAL ROAD) TO PERMIT AN OFFSET OF 148 FEET FROM CHAPMAN ROAD DUE TO THE SHAPE OF THE SITE, EXISTING CONFIGURATION OF THE CHAPMAN ROAD AND GRAMMES ROAD INTERSECTION. THE DRIVEWAY LOCATION HAS BEEN LOCATED AS FAR SOUTH ALONG GRAMMES ROAD AS FEASIBLE GIVEN THE SHAPE OF THE SITE AND FRONTAGE ALONG GRAMMES ROAD.

SPECIAL EXCEPTION REQUIREMENTS

A SPECIAL EXCEPTION UNDER SECTION 350-48.9.E FOR THE MOTOR VEHICLE SERVICE STATION. THE SPECIFIC REQUIREMENTS FOR A MOTOR VEHICLE SERVICE STATION ARE SET FORTH IN SECTION 350-48.9.E. NOT ALL OF THOSE REQUIREMENTS ARE MET. NO GASOLINE OR PUMP OR DISPENSING FACILITIES ARE WITHIN 50' OF A PROPERTY LINE. NO VEHICULAR TRAFFIC IS CLOSER THAN 50' FROM A SCHOOL, LIBRARY, OR HOSPITAL. THE NEAREST OPERATING GASOLINE SERVICE STATION IS APPROXIMATELY 100' FROM THIS LOCATION. FINALLY, WAWA WILL HAVE AN ATTENDANT OR SUPERVISOR ON DUTY WHEN ITS GASOLINE SERVICES ARE OPEN FOR BUSINESS, AND IT WILL RECEIVE THE APPROPRIATE PERMIT UNDER THE COMBUSTIBLE AND FLAMMABLE LIQUIDS ACT.

- § 350-48 USE SCHEDULES**
- (9) 350-48(M)(9) MOTOR VEHICLE SERVICE FACILITY.
(E) ADDITIONAL REGULATIONS: WHERE SO NOTED IN SUBSECTION (M)(9)(C) ABOVE, A MOTOR VEHICLE SERVICE FACILITY SHALL BE PERMITTED BY SPECIAL EXCEPTION SUBJECT TO THE FOLLOWING MINIMUM STANDARDS AND CRITERIA, IN ADDITION TO THOSE SET FORTH IN § 350-41(D):
- ADDITIONAL PARKING. IN ADDITION, THE SITE FOR MECHANIZED COMMERCIAL CAR WASHES SHALL PROVIDE FOR STACKING OF AT LEAST SIX VEHICLES PER BAY, PLUS REQUIRED EMPLOYEE PARKING, AND AN ADDITIONAL THREE DRYING SPACES PER BAY. [NOT APPLICABLE]
 - FUEL DISPENSING EQUIPMENT SHALL BE LOCATED NO CLOSER THAN 25 FEET TO THE REQUIRED ULTIMATE RIGHT-OF-WAY LINE. [SETBACK OF 74.5 FEET (MIN) PROVIDED FOR FUEL DISPENSING EQUIPMENT] OVERHEAD CANOPIES PROVIDING PROTECTION FOR THE FUEL DISPENSING EQUIPMENT AND MOTORISTS SHALL BE LOCATED NO CLOSER THAN 10 FEET TO THE REQUIRED ULTIMATE RIGHT-OF-WAY LINE. [SETBACK OF 75.7 FEET (MIN) PROVIDED FOR FUEL SERVICE CANOPIES]
 - THE ENTIRE AREA OF THE SITE FOR THE TRAVEL OR PARKING OF MOTOR VEHICLES SHALL BE PAVED. [TRAVEL/PARKING AREAS OF MOTOR VEHICLES WILL BE PAVED]
 - SERVICING OF MOTOR VEHICLES, EXCEPT FOR THOSE SERVICES PERFORMED BY CUSTOMERS, SHALL BE PERFORMED IN A FULLY ENCLOSED BUILDING. NO MOTOR VEHICLE PARTS SHALL BE STORED OUTDOORS. [NOT APPLICABLE]
 - NO MOTOR VEHICLE SERVICE FACILITIES SHALL BE LOCATED WITHIN 500 FEET OF ANY ELEMENTARY OR SECONDARY SCHOOL, LIBRARY, HOSPITAL OR WITHIN 1,500 FEET OF ANY OTHER FACILITY THAT ENGAGES IN THE SALE OR DISPENSING OF LIQUID OR GASEOUS MOTOR VEHICLE FUEL TO THE GENERAL PUBLIC. SAID DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE BETWEEN THE CLOSEST LOT LINES OF THE PROPOSED USE AND THE PUBLIC USE OR OTHER FACILITY THAT ENGAGES IN THE SALE OR DISPENSING OF LIQUID OR GASEOUS MOTOR VEHICLE FUEL TO THE GENERAL PUBLIC. [LOT LINE OF CLOSEST SERVICE STATION APPROXIMATELY 100 FEET AWAY]
 - RENTAL OR SALE OF ANY KIND OF VEHICLE IS PROHIBITED. [NOT APPLICABLE]
 - NO VEHICLES SHALL BE PERMITTED TO BE STANDING OR PARKED ON THE PREMISES FOR MORE THAN 15 DAYS OTHER THAN THOSE USED BY THE EMPLOYEES IN DIRECT OR INDIRECT OPERATION OF THE ESTABLISHMENT AND VEHICLES FOR RENTAL, SALE OR BEING REPAIRED WHEN PERMITTED BY OTHER SECTIONS OF THIS CHAPTER. ANY OUTDOOR STORAGE AREA SHALL BE WHOLLY SCREENED FROM THE STREET AND FROM ADJOINING LOTS IN ACCORDANCE WITH § 350-42(B). [NOT APPLICABLE]

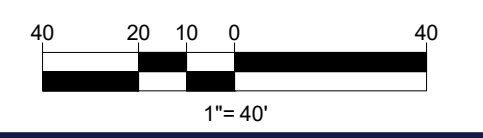
LEGEND

PROPOSED

PROPOSED PROPERTY LINE	---
SETBACK LINE	---
BUILDING	■
RETAINING WALL	▬
CONCRETE CURB	▬
FLUSH CURB	▬
TREE LINE	~
CROSSWALK	▬
SIDEWALK	▬
RAMP	▬
SIGN	+
BOLLARD	•
PARKING COUNT	10
AREA LIGHT	☐
DRAINAGE INLET	☐
MANHOLE	⊗
FENCE	×
GUIDERAIL	▬
WATER VALVE	•
CLEANOUT	○
ROOF DRAIN	○
PROPERTY MONUMENT	□

ONE-CALL NOTE
1. 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.

SIGNAGE NOTE
1. ALL PROPOSED SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE COVER



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/22/2021	PER TOWNSHIP COMMENT	JAB	WRS
2	2/2/2023	PER CLIENT COMMENT	JAB	BS
3	6/21/2023	PER CLIENT COMMENT	JAB	JAB

811
Know what's below. Call before you dig. PENNSYLVANIA YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-242-1776 www.811.org

SERIAL NUMBERS: 20211524395, 20211524484, & 20211524524

FOR CONCEPT PURPOSES ONLY

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

PROJECT No.: JAINDL LAND COMPANY
DRAWN BY: WRS
CHECKED BY: JAB
DATE: 09/29/2021
CAD ID: PY212092_CONCEPT-2A

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR

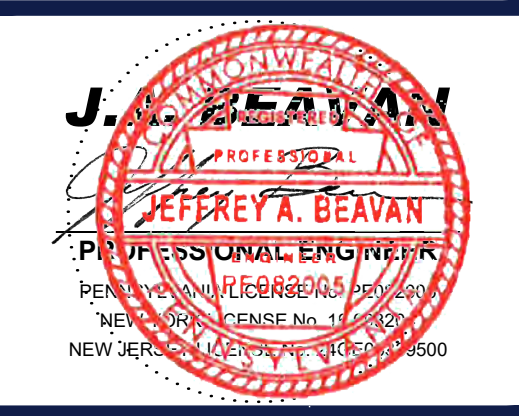
JAINDL LAND COMPANY

PROPOSED COMMERCIAL DEVELOPMENT

1810 PA ROUTE 309
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PA

BOHLER

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



SHEET TITLE:
CONCEPT PLAN

SHEET NUMBER:
C-301

REVISION 3 - 6/21/2023



August 10, 2023

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

RE: 1810 PA Route 309 Wawa
South Whitehall Township, Lehigh County, Pennsylvania
Sketch Plan Review
SWT File Application No. 2020-103

Dear Gregg:

Materials reviewed as submitted for the Applicant by Bohler Engineering PA, LLC include the following:

- A. Concept Plan, Sheet No. C-301, dated 9/23/2021, last revised 6/21/2023;
- B. Copy of Subdivision & Land Development Review Application;
- C. Copy of Transmittal Letter from Bohler Engineering PA, LLC to South Whitehall Township;

PROPOSAL: This submission proposes the development of an existing 4.06-acre tract of land with the construction of a Motor Vehicle Service Facility and associated parking. Other improvements include two Managed Release Concept stormwater management basins to manage stormwater runoff from the site. The development will be served by public water and sewer. The property is located in the HC (Highway Commercial) zoning district. The proposed Motor Vehicle Service Facility is a Special Exception Use.

Our zoning and engineering comments are based on the South Whitehall Township Zoning Ordinance, dated 4-5-2017 by Ord. No. 1018 and by subsequent amendments; the South Whitehall Township Subdivision and Land Development Ordinance, dated 8-18-2010 by Ord. No. 923; amended and restated in its entirety 4-19-2017 by Ord. No. 1019 and by subsequent amendments; the Stormwater Management ordinance, adopted on 1-3-2001 by Ord. No. 724; amended in its entirety on 9-21-2002 by Ord. No. 1066 and by subsequent amendments; and are as follows:

ZONING COMMENTS:

- 1. **Zoning § 350-42(b)(4)(B)** – Screening shall be provided for the proposed trash enclosure and loading zone from view from public streets.
- 2. * **Zoning § 350-42(d)(4)(B)(i); SALDO § 312-36(C)(4)(b)[1];** – The proposed driveway centerline intersection with Grammes Road shall be at least 300 feet from the intersection of Chapmans Road, a Minor Arterial roadway. The proposed driveway has a separation of 149.6’ from the Chapmans Road centerline.
- 3. **Zoning § 350-42(t)(2); SALDO § 312-35.B.(3)(d)[1]** – The ultimate right-of-way for Grammes Road, a local roadway, shall be 60’ in width. Additional right-of-way may need to be provided.
- 4. **Zoning § 350-48(m)(9)(E)(ix)[3][e]** – No sign with an electronic graphic display shall be located within a two-hundred-fifty-foot radius of intersecting centerlines of public streets at an intersection controlled by a traffic signal or similar safety device. The proposed sign at the southwest corner of PA Route 309 and Chapmans Road is located approximately 120’ from the centerline intersection. The applicant shall clarify if an electronic graphic display is proposed.
- 5. **Zoning § 350-48(m)(9)(E)(ix)[3][f]** – No sign with an electronic graphic display shall be located within a one-hundred-foot radius from the intersecting centerlines of a public street and a nonresidential driveway. The proposed sign at the eastern side of the proposed driveway at PA Route 309 is located approximately 80’ from the centerline intersection. The applicant shall clarify if an electronic graphic display is proposed.
- 6. **Zoning § 350-48(o)(2)(E)(ii)[3]**– When the computation of the number of required parking spaces results in a fraction, such fractions shall be resolved to the next highest whole number. The total required number of parking spaces shall be 75 to account for the fraction generated from the gross floor area calculation.
- 7. **Zoning § 350-48(o)(2)(E)(iii)[2][a][i]**– All nonparallel standard parking spaces shall be 18.5 feet long. It is noted that several standard spaces are 18’ long.

SALDO COMMENTS:

- 8. **SALDO § 312-10.A.(6)** – The applicant shall transmit one copy of the Concept Plan to the Lehigh and Northampton Transportation Authority (LANTA) and submit proof of transmittal to the Township.

9. **SALDO § 312-10.A.(7)** – The applicant shall transmit one copy of the Concept Plan to the United States Postal Service and submit proof of transmittal to the Township.
10. **SALDO § 312-10.B.(8)** – Topographic contours from available data shall be shown on the Concept Plan.
11. **SALDO § 312-10.B.(10)** – Property boundaries within 200 feet of the site shall be shown on the Concept Plan.
12. **SALDO § 312-10.B.(12)** – The extent of the wetlands and woodlands shall be clearly labeled on the plan.
13. **SALDO § 312-10.B.(13)** – The project narrative references two managed release concept detention basins. These locations shall be shown on the plan.
14. **SALDO § 312-35.A.(5)** – The following traffic related comments shall be addressed:
 - A. Sight distance calculations should be provided for the full-access driveway on Grammes Road that demonstrate, at a minimum, that Stopping Sight Distance (SSD) requirements are met using the posted speed limit of Grammes Road. The sight distance calculations should demonstrate that the required SSD can be accommodated on Grammes Road (not extending onto Chapmans Road) since a motorist turning left out of the proposed full-access driveway will not be able to discern whether a vehicle traveling south on Chapmans Road will turn right onto Grammes Road or continue on Chapmans Road.
 - B. Level of Service and Queue analyses and summary tables should be provided for the intersection of Chapmans Road and Grammes Road to determine the extent of queueing on Grammes Road eastbound and any resulting negative impacts to the proposed full-access driveway (i.e. blocking of the full-access driveway).
15. **SALDO § 312-35.A.(6)(f)[1]; SALDO § 312-36.C.(8);** – At every intersection of a commercial driveway with a public street there shall be triangular areas deemed to be clear sight triangles.
16. **SALDO § 312-35.B.(3)(a)[1][c]** – Curbs at all intersections shall be rounded by a minimum radius of 30 feet. Turning templates should be provided for a WB-67 design vehicle to demonstrate that tractor-trailers to/from Grammes Road can turn from Chapmans Road onto Grammes Road without encroaching into

oncoming lanes of traffic on either Chapmans Road or Grammes Road. A larger radius may be required.

17. * **SALDO § 312-35.B.(3)(a)[2][a][i]** – To provide adequate and proper pedestrian circulation, sidewalks shall be required within all subdivisions. The Planning Commission may wish to comment on whether sidewalk should be extended along the full frontage of PA Route 309.
18. **SALDO § 312-35.B.(3)(a)[4]** – Concrete driveway aprons shall be installed for all driveways which will cross an existing or proposed sidewalk.
19. **SALDO § 312-35.B.(3)(d)[1]** – The proposed Grammes Road curblineline shall be aligned to reflect an ultimate 36' wide local road cartway. In addition, the constructed improvements provided on the adjacent Push & Pull Autobody shall be shown on the plan. Proposed improvements shall adequately tie-in to constructed improvements.
20. **SALDO § 312-36.C.(1)** – A Highway Occupancy Permit (HOP) will be required from the Pennsylvania Department of Transportation.
21. **SALDO § 312-36.C.(5)(a)** – Driveways for nonresidential subdivisions shall not exceed 40 feet in width at the right-of-way line.
22. **SALDO § 312-36.D.(4)** – Developers shall dedicate land or fees to the Township for parks, recreation and open space, and/or pay fees or provide facilities in lieu thereof.
23. **SALDO § 312-36.F.(1)** – Permanent reference monuments shall be located at each street intersection, at the beginning and ending of all street curves, and at exterior corners of the subdivision.
24. **SALDO § 312-37** – The Township Public Water Engineer should comment on the aspects of the public water service.
25. **SALDO § 312-38** – The Township Public Sanitary Sewer Engineer should comment on the aspects of the public sanitary sewage disposal system.
26. **SALDO § 312-39** – Stormwater management facilities shall be provided where necessary to adequately control storm runoff in accordance with all applicable state and local laws and to protect the general public and prevent undue damage to public and private property.
27. **SALDO § 312-39.A.(5)** – A subsurface collection system with catch basins shall be used in all areas in which street curbs and gutters are required.

28. **SALDO § 312-39.F.(2)** – Any drainage structures that are located on state highway rights-of-way shall be approved by the Pennsylvania Department of Transportation.
29. **SALDO § 312-40.C.(1)** – Trees shall be planted within the street rights-of-way or street tree easements at uniform intervals between 30 and 40 feet. The location of shade trees will be subject to the approval of the Landscape and Shade Tree Commission and the Board of Commissioners.
30. **SALDO § 312-41.A.(1)(b)** – Adequate lighting shall be provided for driveways and parking lot of nonresidential subdivisions in accordance with the South Whitehall Township Zoning Ordinance and SALDO.

STORMWATER MANAGEMENT COMMENTS (Chapter § 296):

31. **Section § 296-14; Section § 296-18.R.(5), SALDO § 312-39.E** – No regulated earth disturbance activities within the Township shall commence until approval by the Township and the Lehigh County Conservation District of an erosion and sediment control plan for construction activities. An erosion and sediment control plan and DEP NPDES permit for stormwater discharges is required for regulated earth disturbance activities under Pa. Code Chapter 102.
32. **Section § 296-14.D.** – Wetlands are proposed to be impacted by the proposed turn lane for the driveway on PA Route 309. The applicant shall consult with DEP on the limitations and Chapter 105 permit requirements for indirect and direct disturbances to wetlands. In addition, a copy of the Wetland Delineation report should be submitted to the Township.
33. **Section § 296-15.P.** – Stormwater runoff from hot spot land uses, such as the vehicle fueling station, shall be pretreated.
34. **Section § 296-16** – The site proposes more than 10,000 square feet of impervious cover and therefore a drainage plan is required in accordance with the Stormwater Management ordinance. The site appears to lie with Subarea 118 of the Jordan Creek Watershed Act 167 Plan. This subarea is designated as a 30/100 release rate district. The two-year post-development peak discharge rate must be controlled to 30% of the predevelopment two-year runoff peak. Further, the ten-, twenty-five, and 100-year post-development peak runoff rate must be controlled to the stated percentage of the predevelopment peak.

35. **Section § 296-22.C.(1)** – The drainage plan shall be submitted by the developer to the Lehigh Valley Planning Commission as part of the preliminary plan submission.

GENERAL COMMENTS:

36. The applicant should consider relocating the four (4) parking spaces in the northwest corner of the site nearest the incoming traffic lane at the proposed driveway entrance from PA Route 309. We ultimately defer to PennDOT's acceptance of the location of these spaces.

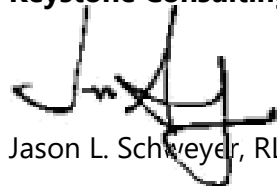
* Item for review and/or action by the Planning Commission.

This information is provided for a Sketch Plan review and should be used by the developer for the preparation of a preliminary and final land development plan.

If there are any questions regarding this review, please contact the this office.

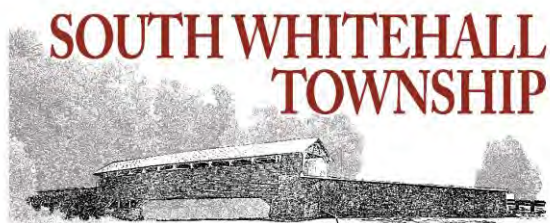
Sincerely,

Keystone Consulting Engineers, Inc.



Jason L. Schweyer, RLA, ASLA

cc: Tom Petrucci, SWT Manager (petruccit@southwhitehall.com)
 Dave Manhardt, SWT Director of Community Development (manhardtd@southwhitehall.com)
 Herb Bender, SWT Director of Operations (benderh@southwhitehall.com)
 Mike Elias, SWT Public Works Utility and MS4 Program Coordinator (Eliasm@southwhitehall.com)
 Tracy Fehnel, SWT Executive Assistant (fehnel@southwhitehall.com)
 Laura Harrier, SWT Building Code Official / Zoning Officer (harrierl@southwhitehall.com)
 John Frantz, SWT Fire Marshal / Building Code Official (frantzj@southwhitehall.com)
 Lisa Pereira, Township Solicitor (lispereira@broughal-devito.com)
 Dave Crowther, PG, SWT Geotechnical Consultant (dcrowther@KCEinc.com)
 Geoff Reese, Lehigh Valley Planning Commission (greese@lvpc.org)
 Luke Jandl, Landston Equities, LLC / Jandl Land Company (luke.jandl@jandl.com)
 Jeffrey Beaven, PE, Bohler Engineering PA, LLC (jbeaven@bohlereng.com)
 Erich Schock, Esq., Fitzpatrick, Lentz & Bubba, P.C. (eschock@flblaw.com)



INTEROFFICE MEMORANDUM

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: HERB BENDER, PUBLIC WORKS MANAGER

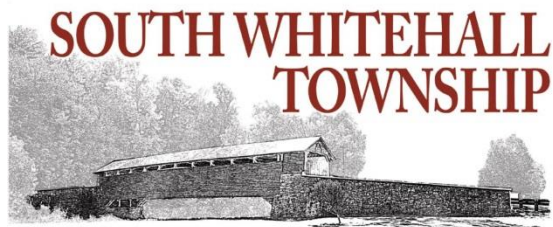
DATE: AUGUST 10, 2023

SUBJECT: PROPOSED COMMERCIAL DEV. 18104 PA 309

MAJOR PLAN 2020-103

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

1. Please show Water & Sewer connections.
2. All storm to remain private.



MEMORANDUM

TO: Planning Commission
FROM: Laura Harrier, Zoning Officer
DATE: August 11, 2023
SUBJECT: Subdivision Plan Review
 1810 PA Route 309 Proposed Commercial Development (Wawa)
 Major Plan 2020-103
 (Sketch) Plan Dated June 21, 2023
COPIES: D. Manhardt, G. Adams, J. Schweyer, L. Pereira, Applicant

The revised plan proposes one building for a fueling station/convenience store use known as Wawa. The tract is located along State Highway PA Route 309 and is within the Highway Commercial (HC) Zoning District. The proposal has been reviewed under the criteria for a Motor Vehicle Service Facility. The Motor Vehicle Service Facility (Wawa) is permitted by Special Exception subject to conditions set forth in Section 350-48(m)(9).

At the time of the last plan, coordination with PennDOT was ongoing to ultimately determine the entrance from PA Route 309. PennDOT has since determined the location of the drive.

The Zoning Hearing Board granted relief under ZHB-2021-05 which is valid for one (1) year from date of signature in which to commence the project. While the Applicant was waiting for outside agency approvals, an Extension of Time was not requested before the Zoning Hearing Board to extend the original relief granted. Therefore, ZHB-2021-05 granted approvals are expired and not valid for this sketch plan. Any relief necessary for this sketch plan would require a new hearing before the Zoning Hearing Board.

The following comments should be addressed:

1. All comments in the Township Engineer's review letter dated August 10, 2023, shall be addressed.
2. Section 350-42(b)(4)(B) Buffer Strips. The proposed landscaping around all the dumpster enclosures shall be on all sides not intended for dumpster access. This includes transformers, generators, or other like equipment which are greater than four (4) feet in any one dimension. Screening shall be required for any proposed trash dumpsters.
3. Section 350-42(d)(4)(B)(i) Driveways. PA Route 309 and Chapmans Road are Arterial Roads. The driveway separation distance from the centerline of Chapmans Road to the centerline of the driveway is 300 feet. The plan proposes a separation distance of 149.6 feet from Chapmans Rd. A variance is required.

4. Section 350-42(e)(3)(B) Fences and Retaining Walls. A previous plan indicated a height of 24.5 feet for the proposed retaining wall. The Retaining walls may not be taller than six feet above the uphill (retained side) of the adjacent ground. Show and label on the plan the height of wall from grade from the parking lot side and the neighboring property side. Clarify the placement of the fence with regard to the wall.
5. Section 350-42(t)(2) Ultimate Right-of-Way Widths for Roads. Grammes Road is a local road and requires a 60 feet Ultimate Right-of-Way. Show and label on the plan the proposed right of way line and the distance from the centerline.
6. Section 350-48(e)(1) Electric Vehicle Charging Station. There are 13 spaces in the upper parking area that are noted for future EV parking spaces. A note shall be placed on the plan that *“the parking spaces from which the charging station may be accessed shall not be restricted to vehicle charging-only parking”*. If the parking spaces from which the charging station may be accessed are restricted in opposition to the preceding sentence, those spaces shall not be counted within the total off-street parking spaces required by the provisions of Section 350-48(o)(2) by the associated primary use.
7. Section 350-48(m)(9) Motor Vehicle Service Facility. The proposal of a Motor Vehicle Service Facility is permitted by Special Exception in the HC (Highway Commercial) Zoning District subject to specific standards set forth in this section. Along with the Special Exception criteria listed in Section 350-16(i), the approval for the Motor Vehicle Service Facility is required to meet all criteria listed and provide documentation before the Zoning Hearing Board.
8. Section 350-48(m)(9)(D) Minimum Off-Street Parking Calculation for Motor Vehicle Service Facilities. Where 75 spaces are required, the plan proposes 74 (Section 350-48(o)(2)(E)((ii)(3) where computation results in a fraction, they are resolved to the next highest whole number. Parking spaces are allowable to be shown under the canopy next to the individual gas pumps. Show and label the required spaces. NOTE: Since parking spaces can be utilized at the pumps, the parking spaces to the Northwest of the entrance from Route 309 should be reevaluated for safe entry and exit of the first couple parking spaces.
9. Section 350-48(m)(9)(E)(ix) Additional Regulations for On-Premises Signs. All signage meeting the criteria in this section shall be shown on the plan and presented to the Zoning Hearing Board for approval. As proposed on the sketch plan, certain criteria may require a variance(s). Additionally, all signage is applied for under separate building permit procedures once the land development plan has been recorded.
10. Section 350-48(o)(2)(E)(iii)(2)(a)(i) Parking Space Size. All nonparallel standard parking spaces shall be 9 feet wide and 18.5 feet long.
11. Section 350-48(o)(2)(E)(v)(b) Shade Trees. Provide one shade tree for every ten (10) parking spaces located in a planned manner within or adjacent to the parking lot areas. Indicate whether the trees are the parking lot trees required in section (b), section (c), or if they are the required street tree planting to be located within the right-of-way.

Laura Harrier, Zoning Officer
Community Development

SOUTH WHITEHALL TOWNSHIP

49

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

August 10, 2023

Landston Equities, LLC
Attn: Luke Jandl
3150 Coffeetown Road
Orefield, PA 18069

**RE: *Proposed Commercial Development 1810 PA Route 309
Major Plan 2020-103
Request For Preliminary/Final Plan Review***

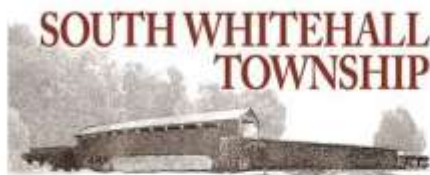
Dear Mr. Jandl:

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

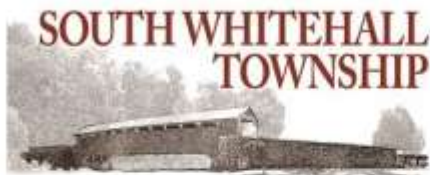
Zoning

1. All comments in the Township Engineer's review letter dated August 10, 2023, shall be addressed.
2. Section 350-42(b)(4)(B) Buffer Strips. The proposed landscaping around all the dumpster enclosures shall be on all sides not intended for dumpster access. This includes transformers, generators, or other like equipment which are greater than four (4) feet in any one dimension. Screening shall be required for any proposed trash dumpsters.
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5. Section 350-42(t)(2) Ultimate Right-of-Way Widths for Roads. Grammes Road is a local road and requires a 60 feet Ultimate Right-of-Way. Show and label on the plan the proposed right of way line and the distance from the centerline.
6. Section 350-48(e)(1) Electric Vehicle Charging Station. There are 13 spaces in the upper parking area that are noted for future EV parking spaces. A note shall be placed on the plan that *“the parking spaces from which the charging station may be accessed shall not be restricted to vehicle charging-only parking”*. If the parking spaces from which the charging station may be accessed are restricted in opposition to the preceding sentence, those spaces shall not be counted within the total off-street parking spaces required by the provisions of Section 350-48(o)(2) by the associated primary use.
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10. Section 350-48(o)(2)(E)(iii)(2)(a)(i) Parking Space Size. All nonparallel standard parking spaces shall be 9 feet wide and 18.5 feet long.
11. Section 350-48(o)(2)(E)(v)(b) Shade Trees. Provide one shade tree for every ten (10) parking spaces located in a planned manner within or adjacent to the parking lot areas. Indicate whether the trees are the parking lot trees required in section (b), section (c), or if they are the required street tree planting to be located within the right-of-way.



Fire Inspector

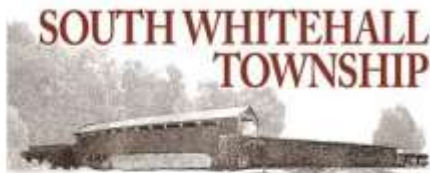
1. The Fire Inspector reported no comments. The Fire Inspector reports that the Public Safety Commission in conjunction with the Fire Chief recommended that the driveway separation distance comply with Township regulations.

Open Space and Recreation

1. At their September 14, 2020 meeting, 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. For nonresidential developments a fee shall be Twenty-Five Cents (\$0.25) per square foot of additional impervious coverage (post-development impervious surface minus pre-development impervious surface) in lieu of the requirement for public dedication of land. According to the Zoning Requirements block on Sheet C-301, 85,903 square feet of additional impervious surface is proposed (91,835 sq ft proposed minus 5,932 sq ft existing). The fee in lieu of common open space land dedication would be \$21,475.75.

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, 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.



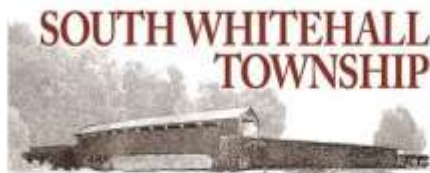
3. An Erosion and Sediment Control Plan is required for any earth disturbance activity of more than 5,000 square feet pursuant to Section 296-11(B) of the South Whitehall Township Codified Ordinance (Stormwater Management Plan).

Waiver and Deferral Request Commentary

1. No waivers or deferrals are requested at this time.

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 PA Route 309 Betterment Plan envisions full pedestrian crossings at the PA Route 309/Chapmans Road/Pope Road intersection. The applicant may wish to consider the implications of this vision within their pedestrian design.
3. Considering existing and potential nearby businesses, the Applicant may wish to consider a pedestrian crossing at the northwestern corner of the Grammes Road/Chapmans Road intersection to ensure pedestrian safety and provide an existing connection when the tract at the southwest corner of the Grammes Road/Chapmans Road intersection is developed.
4. Given the existing and potential nearby businesses, the applicant should consider a pedestrian walkway along the Grammes Road driveway entrance from Grammes Road to the parking area to ensure safe pedestrian access into the site.
5. That the plan be amended to include a note referencing the "State Highway Law" pursuant to Section 508.6 of the PA Municipalities Planning Code and Section 312-12(a)(9) of the Subdivision and Land Development Ordinance.
6. 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.
7. 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.
8. 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.



- c. Street trees proposed on private property shall be located within a Street Tree Easement and shall not count toward the Zoning requirement for parking lot trees.
9. A note shall be added to the plan (in the Construction Notes section) stating that a building permit is required for light pole foundations prior to installation.
10. The zoning information block on the plan should be amended to include a note indicating the number of floors in each building shown and whether or not a basement will be included in each building. If so, the square footage of the basement may be counted towards parking requirements.
11. Confirmation of a plan submittal to PennDOT and LANTA shall be provided.
12. Signature Blocks and Certifications to appear on each plan sheet to be recorded.

Official Map & Comprehensive Plan

1. The Official Map depicts the subject parcel as underlain by karst geology along the southern portion of the tract. PA Route 309 is a Principle Arterial, Chapmans Road is a Minor Arterial Road, and Grammes is a Local Road.
2. The Comprehensive Plan envisions the tract within an Industrial Land Use Type. The goal of Industrial is:
 - To support the manufacturing and distribution of goods and materials. Intensity of development is dependent on the availability of utilities and connections to road infrastructure.
 - Require buffers to be proportionate to the degree of impact and intensity of development.
 - Consider transit and multimodal connection to support industrial employees.
 - Coordinate development along transportation routes that can appropriately accommodate traffic impacts and require necessary transportation improvements.

The Comprehensive Plan indicates natural areas within the southwestern portion of the tract and adjoining the tract. Natural areas should be a priority for preservation when possible. In some cases, development can be supported in these areas but may require site-level analysis.



Your plan is scheduled to be reviewed by the Planning Commission at the Municipal Building located at 4444 Walbert Avenue on Thursday August 17, 2023 at 7:30 p.m.

If you have any questions, please call.

Sincerely,

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

Gregg R. Adams
Planner, Community Development Department

cc: T. Petrucci H. Bender D. Manhardt L. Harrier J. Schweyer
L. Pereira, Esq. J. Beavan, Bohler Eng. Sub. File 2020-103

Gregg R. Adams

From: John G. Frantz
Sent: Friday, August 11, 2023 1:54 PM
To: Gregg R. Adams
Subject: RE: 1810 PA Rout 309 Wawa

No comments, other than they request a review of the full plan set when submitted.

John G. Frantz, CFEI, BCO

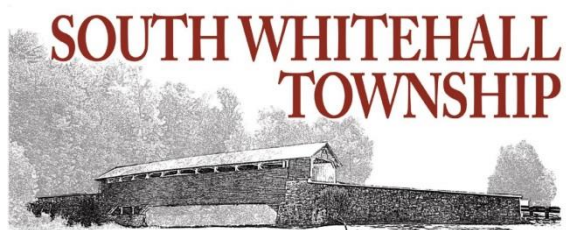
Fire Marshal, Building Code Official
South Whitehall Township
4444 Walbert Avenue
Allentown PA 18104-1699
610-398-0401 (office)
610-398-1068 (fax)
www.southwhitehall.com



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From: Gregg R. Adams <adamsg@southwhitehall.com>
Sent: Friday, August 11, 2023 11:37 AM
To: John G. Frantz <frantzj@southwhitehall.com>
Subject: 1810 PA Rout 309 Wawa

Did you or the PSC have any comments to the sketch plan?



MEMORANDUM

TO: Planning Commission
FROM: Gregg Adams, Planner
DATE: September 15, 2020
SUBJECT: Subdivision Plan Review
 1810 PA Route 309 Convenience Store and Medical Office
 Major Plan 2020-103
 Plan Dated April 22, 2020

COPIES: Parks and Recreation Board, R. Bickel, R. Cope, M. Kukitz, G. Kinney,
 J. Alderfer, S. Pidcock, Applicant

At their September 14, 2020 meeting, 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. For nonresidential developments a fee shall be Twenty-Five Cents (\$0.25) per square foot of additional impervious coverage (post-development impervious surface minus pre-development impervious surface) in lieu of the requirement for public dedication of land. A calculation of the **additional** impervious surface proposed on the site shall be included with the Preliminary Plan submission to assist in the Open Space fee calculations.

Respectfully submitted,

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

Gregg Adams, Planner
 Community Development Department



74 W. Broad Street, Suite 500
Bethlehem, PA 18018
610.709.9971

July 7, 2023
Via FedEx Priority & Email

South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104

Attention: Gregg Adams, Planner

Re: Proposed Commercial Development
1810 PA Route 309
South Whitehall Township
Lehigh County, PA
PY212092

Dear Mr. Adams:

On behalf of Jaindl Land Company, Bohler Engineering PA, LLC is hereby submitting a Sketch Plan Application for the above referenced project. The following items are enclosed:

- Three (3) copies of the Subdivision & Land Development Review Application for Sketch Plan.
- One (1) check #015746 in the amount of \$50.00 for the Completeness Review Fee.
- One (1) copy of the W-9.
- Ten (10) copies of the Concept Plan, dated 09/23/2021, Rev 3 dated 06/21/2023, Sheet C-301.
- One (1) USB drive with PDFs of all submission materials.

Project Narrative

Jaindl Land Company is proposing to develop the site with a 6,606 SF Wawa with eight (8) gas pumps along with associated parking, driveways, landscaping, lighting, and stormwater facilities. The site is located within the HC Highway Commercial District and has frontage on PA Route 309, Chapmans Road (State Route 4001), and Grammes Road. The parcel, PIN #547723936872-1 is owned by Landston Equities, LLC and the Applicant is Jaindl Land Company. The site is currently occupied by a vacant building that was a prior Fast-Food Restaurant. A Motor Vehicle Service Facility use is proposed. The existing lot is 4.06 acres and will be 3.84 acres after ROW dedications are completed. The Site is currently 1 Lot and 1 Lot is proposed to remain. The proposal includes 74 parking spaces. Public water and sewer connections are proposed through the Water Main and Sewer Force Main located at the Chapmans and Grammes Road intersection (previously approved as part of an off-site project). The Stormwater Management BMPs that are proposed include two (2) underground detention basins using Managed Release Concept. There are no known historic resources on the project site; Applicant will provide a PHMC clearance letter upon receipt.

It is the intent of this submission to be placed on the agenda for the **August 17th, 2023 Planning Commission Meeting**. Should you have any questions, or require additional information, please do not hesitate to contact me at jbeavan@bohlereng.com or at 610-709-9971.

Sincerely,

BOHLER ENGINEERING PA, LLC

Jeffrey Beavan, PE

JB/mb

cc: Luke Jaindl, Jaindl Land Company (via email)
Erich Schock, Esq., Fitzpatrick Lentz & Bubba (via email)
Nicole Galio, Jaindl (via email)

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