

**Wednesday, January 20, 2021**  
**Board of Commissioners Meeting - 7:00 PM**

**Meeting Held Via "GoTo Meeting" (See SWT Website Link)**

**\*Agenda Packet, Recordings, & Minutes Location: [www.boarddocs.com](http://www.boarddocs.com)**

**USERNAME: [swhitehall](#)**

**PASSWORD: [swtpublic](#)**

---

**1. CALL TO ORDER**

A. Roll Call

---

**2. PLEDGE OF ALLEGIANCE**

---

**3. NOTIFICATION**

A. All public sessions of the South Whitehall Township Board of Commissioners are electronically recorded, filed, and posted on BoardDocs for the Public's access.

---

**4. MINUTES**

A. January 6, 2021 - BOC Meeting Minutes - **Page 3**

---

**5. PRESENTATIONS**

---

**6. ORDINANCES**

A. Advertised for Possible Adoption - An Ordinance Amending the Codified Ordinances of South Whitehall Township to Add a New Chapter 65 Entitled the South Whitehall Township COVID-19 Relief Small Business Grant Program and Further Provide for Severability, Failure to Enforce not a Waiver, Repealer, and Effective Date - **Page 15**

---

**7. RESOLUTIONS**

A. A Resolution Granting Preliminary/Final Approval to a Minor Plan Entitled "George Sam" - **Page 27**

B. A Resolution of the Board of Commissioners of South Whitehall Township Confirming Individuals Nominated by the Volunteer Fire Companies as Special Fire Police Each for a Five (5) Year Term - **Page 43**

C. A Resolution Establishing the Contributions by Police Officers to the South Whitehall Township Police Pension Plan for the Year January 1, 2021 to December 31, 2021 - **Page 45**

---

**8. MOTIONS**

A. Motion Requesting Permission to Award Bid for the Kohler Ridge Park/Master Site Development Plan Project - **Page 47**

---

**9. CORRESPONDENCE AND INFORMATION ITEMS**

A. Boards and Commissions - Informational Items

B. Public Notice - Planning Commission Meeting, Thursday, January 21, 2021, 7:00 p.m. - **Page 49**

---

**10. DIRECTION/DISCUSSION ITEMS**

---

**11. OLD BUSINESS**

A. Wehr's Dam - Status

B. Campus Renovation Project - Status

C. Credit Cards - Status

---

**12. DEPARTMENT REPORTS**

---

A. Executive Department

B. Community Development Department

C. Finance Department

D. Parks & Recreation Department

E. Police Department

F. Public Works Department

G. Township Engineer - **Page 51**

---

**13. COURTESY OF THE FLOOR**

---

---

**14. PAYMENT OF INVOICES**

---

A. Invoices and Purchasing Requisitions have been reviewed by the Township Manager and the Director of Finance, who authorize that checks be issued to pay bills as tabulated.

---

**15. EXECUTIVE SESSION**

---

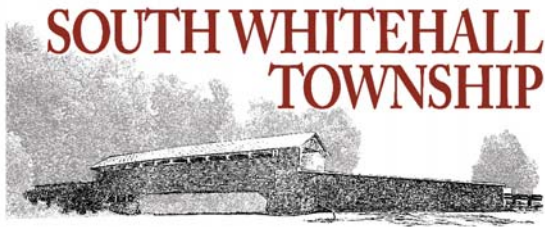
A. Scheduled Accordingly.

---

**16. ADJOURNMENT**

---

A. Motion to Adjourn.



## BOARD OF COMMISSIONERS

**PUBLIC MEETING**

**AGENDA-MINUTES**

**January 6, 2021**

**1. CALL TO ORDER: 7:00 p.m.**

**As this is a virtual GoTo Meeting, Township Manager, Renee Bickel took a Roll Call for attendance purposes as follows:**

Commissioner Wolk:	HERE
Commissioner Mobilio:	HERE
Commissioner Kelly:	HERE
Commissioner Setton:	HERE
Commissioner Morgan:	HERE

Attendees: Commissioner Christina (Tori) Morgan, President  
Commissioner Diane Kelly, Vice President  
Commissioner Michael Wolk, Assist. Secretary  
Commissioner Matthew Mobilio  
Commissioner Joe Setton  
Joseph A. Zator, Twp. Solicitor, Zator Law Offices  
Anthony Tallarida, Twp. Engineer, The Pidcock Company  
Renee Bickel, Township Manager - Absent  
Randy Cope, Director of Twp. Operations  
Herb Bender, PW Superintendent  
Mike Elias, PW Utility & MS4 Coordinator  
Scott Boehret, Finance Manager  
Chief Glen Dorney, SWT Police Department  
Dave Manhardt, Director of Community Development  
Tracy Fehnel, Exec. Assistant

**2. PLEDGE OF ALLEGIANCE**

**3. NOTIFICATION: All Public sessions of the South Whitehall Township Board of Commissioners are electronically recorded, filed, and posted on BoardDocs for the Public's access.**

**\*(boarddocs.com; USERNAME: swhitehall; PASSWORD: swtpublic)**

**4. MINUTES**

**a. December 16, 2020 - BOC Meeting Minutes**

A MOTION was made by Commissioner Kelly, which was seconded by Commissioner Mobilio, to approve the December 16, 2020 BOC Meeting Minutes as presented.

Roll Call Vote as follows:

Commissioner Wolk:	AYE
Commissioner Mobilio:	AYE
Commissioner Kelly:	AYE
Commissioner Setton:	AYE

Commissioner Morgan: AYE  
Motion carried.

5. **PRESENTATIONS:** At this time, Chairman Morgan gave the 2020 SWT Year-End Accomplishments/Highlight Report. (Report Attached to minutes.)

6. **ORDINANCES:**

- a. **Request to Advertise - An Ordinance Amending the Codified Ordinances of South Whitehall Township to Add a New Chapter 65 Entitled the South Whitehall Township COVID-19 Relief Small Business Grant Program and Further Provide for Severability, Failure to Enforce not a Waiver, Repealer, and Effective Date**

President Morgan handed this item over to Commissioner Mobilio. He summarized by saying he felt it was important that we do everything within our power to help our citizens and businesses of South Whitehall. This grant money, in combination with the opportunities provided by federal, state and local governments—it truly takes a village to help business and people survive something of this magnitude. Commissioner Mobilio feels this is the best and quickest way in which we can help our people. He asked that all commissioners show solidarity in the helping of our people.

Comments made/Questions answered by both Board and Public at this time.

Township Solicitor Joe Zator explained that the ordinance authorizes that a certain amount of money be set aside for this Grant Program. Once funds are expended, there is no further authorization. Technically it remains on the books of the Township. However, once funds are expended, that is it.

Commissioner Kelly asked that as the newsletter goes to every household, we put something in the next newsletter with regard to supporting our small businesses—to encourage and motivate our citizens to make choices to frequent and support our small businesses in the long term.

Jessica O'Donnell, Executive Vice President of Affiliated Chambers for The Greater Lehigh Valley Chamber of Commerce, and Ashley Lorah, Emmaus Main Street Manager, AVP, Affiliated Chambers (EPCC, WLCC, SLCC) were both in attendance this evening. Jessica explained that through your leadership you will be able to impact many businesses throughout the Township. They have worked closely with Lehigh and Northampton Counties regarding their small COVID relief programs. She explained in three weeks they saw over 300 applications in Lehigh County. The Chamber also put out a grant for \$1,000 a piece to small businesses. She said this was a lifeline to some of these small businesses. People are currently afraid to get out there in order to support small business at this time during COVID. The SWT grant program would also be a lifeline to businesses within your Township. The future is so unknown for these businesses. She went on to say that you will truly be able to impact these small businesses.

A MOTION was made by Commissioner Mobilio, which was seconded by Commissioner Setton, to proceed with the advertising of the above Ordinance, with regard to COVID-19 Relief, as presented this evening.

Roll Call Vote as follows:

Commissioner Wolk:	NO
Commissioner Mobilio:	AYE
Commissioner Setton:	AYE
Commissioner Kelly:	NO
Commissioner Morgan:	AYE

Motion carried to move forward with advertising. President Morgan thanked Commissioner Mobilio for all his hard work on this. Additionally, she thanked the Chamber for their support regarding this.

## 7. **RESOLUTIONS:**

### a. **A Resolution Appointing Lee N. Solt as an Alternate Member to the South Whitehall Township Zoning Hearing Board**

President Morgan explained that Lee Solt was brought forth as the recommended candidate for this position. Commissioner Mobilio, as well as ZHB Chairman Don Kline, were also part of the interview process of each candidate.

Comments made/Questions answered by both Board and Public at this time.

A MOTION was made by Commissioner Wolk, which was seconded by Commissioner Mobilio, to appoint Lee Solt as an Alternate Member to the South Whitehall Township Zoning Hearing Board.

Roll Call Vote as follows:

Commissioner Wolk:	AYE
Commissioner Mobilio:	AYE
Commissioner Setton:	AYE
Commissioner Kelly:	NO
Commissioner Morgan:	AYE

Motion carried.

### b. **A Resolution To Amend The Fee Schedule Regarding Administrative Fees, Construction Permit Fees, Special And Other Permit Fees, Subdivision Or Land Development Fees, Non-Subdivision Or Land Development Fees, Police Department Fees, Public Works Fees, And Parks And Recreation Fees; And To Provide For A General Repealer, Severability Clause And Effective Date**

Dave Manhardt, Director, Community Development Department, explained that we typically update the fee schedule at the beginning of the year, and periodically changes sometime occur throughout the year, as the fee schedule is used.

Pavilion rental fees – Pavilion #1 has electricity and is closest to where restrooms will be situated, and closest to playground and parking—this is the smallest pavilion. Plans are being made to run electric to Pavilion #2; however, because we are in a floodplain, we need to

keep that in mind when running electric, and will be referring to code in this situation. Randy Cope, Director of Township Operations explained location is the biggest factor when people are deciding which pavilion to use.

Application Fees for Zoning Issues was a concern of Commissioner Mobilio. He feels some of these fees are not appropriate as far as what the end game really is regarding what it will cost the Township to review these things, what the Township has to pay engineers to be at these meetings, etc. Changing zoning is a huge undertaking, and some of the fees related to this should be higher.

Solicitor Zator explained that what the law allows regarding the fees schedule is that the Township cannot operate as a profit center. Township can recoup all its costs, but cannot make money on these items. The Township can raise fees, if the Township is underpaying themselves in terms of recouping those costs.

In light of the fact that the Board will need more time to discuss this further—looking at the re-zoning fees, the Board decided to proceed with the fee schedule as is, and then revisit after Staff has done more research on fees related to zoning/re-zoning issues (Schedule “D” Fees).

Solicitor Zator said the Board can adopt this Fee Schedule at this time, including Schedule “D”, and then come back and amend Schedule “D” at a later date.

Comments made/Questions answered by both Board and Public at this time.

A MOTION was made by Commissioner Kelly, which was seconded by Commissioner Wolk, to approve above-mentioned resolution which adopts said Fee Schedule as is, with the understanding that the Board will come back and revisit Schedule “D” of the Fee Schedule regarding modifications that may need to be made.

Roll Call Vote as follows:

Commissioner Wolk: AYE

Commissioner Mobilio: AYE

Commissioner Setton: AYE

Commissioner Kelly: AYE

Commissioner Morgan: AYE

Motion carried.

**c. A Resolution Extending The Conditional Preliminary/Final Approval Granted To A Major Subdivision Plan Entitled, “KRE Spring View Commercial II”**

Dave Manhardt, Director, Community Development Department explained that this is a request for a 180-day extension for KRE II, at the corner of Broadway and Cetronia. Original Resolution passed January 2020, COVID happened, and they could not get through their checklist. This is their first request for an extension

Comments made/Questions answered by both Board and Public at this time.

A MOTION was made by Commissioner Kelly, which was seconded by Commissioner Setton, granting 180-day extension request.

Commissioner Wolk:	AYE
Commissioner Mobilio:	AYE
Commissioner Kelly:	AYE
Commissioner Setton:	AYE
Commissioner Morgan:	AYE

Motion carried.

## 8. **MOTIONS**

### a. **Motion to Approve 2021 Rate Schedule for Spotts, Stevens and McCoy (SSM), Township Utility Engineer**

SSM requested a 2.9% increase over last year.

Comments made/Questions answered by both Board and Public at this time.

A MOTION was made by Commissioner Kelly, which was seconded by Commissioner Wolk, to approve 2021 Rate Schedule for SSM, Township Utility Engineer as presented this evening.

Roll Call Vote as follows:

Commissioner Wolk:	AYE
Commissioner Mobilio:	AYE
Commissioner Kelly:	AYE
Commissioner Setton:	AYE
Commissioner Morgan:	AYE

Motion carried.

### b. **Motion to Approve 2021 Rate Schedule for Hanover Engineering, Geotechnical Engineer and Alternate Sewage Enforcement Officer (SEO)**

Comments made/Questions answered by both Board and Public at this time.

A MOTION was made by Commissioner Kelly, which was seconded by Commissioner Wolk, approving the 2021 Rate Schedule for Hanover Engineering, in addition to naming of SEO.

Roll Call Vote as follows:

Commissioner Wolk:	AYE
Commissioner Mobilio:	AYE
Commissioner Kelly:	AYE
Commissioner Setton:	AYE
Commissioner Morgan:	AYE

Motion carried.

### c. **Motion to Approve 2021 Rate Schedule for Keystone Consulting Engineers, Alternate Township Engineer and Sewage Enforcement Officer (SEO)**

Comments made/Questions answered by both Board and Public at this time.

A MOTION was made by Commissioner Kelly, which was seconded by Commissioner Wolk, approving the 2021 Rate Schedule for KCE, in addition to naming of SEO, as presented by Mr. Erdman this evening.

Roll Call Vote as follows:

Commissioner Wolk:	AYE
Commissioner Mobilio:	AYE
Commissioner Kelly:	AYE
Commissioner Setton:	AYE
Commissioner Morgan:	AYE

Motion carried.

**d. Motion to Approve 2021 Rate Schedule for The Pidcock Company, Township Engineer**

Mr. Tallarida explained that The Pidcock Company is requesting a 2.2% increase in the rate schedule as presented.

Comments made/Questions answered by both Board and Public at this time.

A MOTION was made by Commissioner Wolk, which was seconded by Commissioner Kelly, to approve the 2021 rate schedule for The Pidcock Company as presented by Mr. Tallarida.

Roll Call Vote as follows:

Commissioner Wolk:	AYE
Commissioner Mobilio:	AYE
Commissioner Kelly:	AYE
Commissioner Setton:	AYE
Commissioner Morgan:	AYE

Motion carried.

**9. CORRESPONDENCE AND INFORMATION ITEMS:**

**a. Boards and Commissions – Informational Items**

President Morgan explained that the Green Advisory Council did meet in December. Draft of survey regarding single-use plastics given to Board for review. Working on electronic recycling event May 22<sup>nd</sup>, 9A-12P at Parkland High School, teaming up with North Whitehall. Also working on flyer regarding trash, recycling and yard waste.

Current vacancies – 2 alternate positions open on Civil Service Commission.

**b. Public Notice – 2021 SWT Meeting Schedule – FYI.**

**10. DIRECTION/DISCUSSION ITEMS:**

**11. OLD BUSINESS: Randy Cope, Director Township Operations reported as follows**

- a. Wehr's Dam – Status:** Still no word from PA DEP regarding our permit. Still in permitting process. Did follow up with Michael Baker, our engineer, to see if they have any update on this—they do not.
- b. Campus Renovation Project:** This project continues to move forward. Site work continues--curbing being poured. Furniture due to arrive in next few weeks.
- c. Credit Cards and Website – Status:** Dave Manhardt explained there are a lot of pieces to this—things being set up on the front end and back end. Customer Self-



Service was set up w/ Munis. Next, worked with third-party credit card vendor to get that to work with the customer self-service. Did have a successful test transaction. Should begin taking payments with a month or so. These components will be part of new website. Also, meeting/agenda software is another component which will be imbedded into the website. On target for beginning of February. Dave gave a mini presentation of what the new website looks like.

**12. COURTESY OF THE FLOOR:**

Brian Hite – 1273 Eck Road. Topic: Ongoing difficulties regarding construction activities located by his residence. President Morgan said that there is a gap in what we can and cannot do—we need to look at an ordinance, or revisit this, to see what we can do in order to close this gap that exists, so situations like this do not happen again.

Mike Kulp, Black Creek Group, owner of development across the street from Brian Hite. Will be helping Mr. Hite mitigate some of the things that have been going on at his property as a result of the construction, They are committed to being good, long-term neighbors.

**13. PAYMENT OF INVOICES:**

- a. **Invoices and Purchasing Requisitions have been reviewed by the Township Manager and the Director of Finance, who authorize that checks be issued to pay bills as tabulated.**

A MOTION was made by Commissioner Kelly, and seconded by Commissioner Wolk, to approve the payment of all invoices. All in favor; none opposed.

Roll Call Vote as follows:

Commissioner Wolk:	AYE
Commissioner Mobilio:	AYE
Commissioner Kelly:	AYE
Commissioner Setton:	AYE
Commissioner Morgan:	AYE
Motion carried.	

**14. EXECUTIVE SESSION:** No executive session after this meeting.

- 15. ADJOURNMENT:** At 9:37 p.m. a MOTION was made by Commissioner Kelly, which was seconded by Commissioner Setton, to adjourn. All in favor; none opposed.

**16. APPROVED:**



## SWT BOC Meeting

January 6, 2021

Presentations: Commissioner Christina Tori Morgan

Good Evening Everyone,

2020, Nothing short of unprecedented as a result of the pandemic. we have found ourselves as a community faced with many challenges but in the true South Whitehall fashion our Residents, Businesses, and Staff have risen above, persevered and remained strong throughout. Never letting a challenge get in the way of progress and positivity.

As done in the past I felt it important to share with all of you a brief 2020 South Whitehall Township Year in Review accomplishment highlights.

Starting in January 2020 we embarked on the Township Campus Renovations, in parallel with our partners the Parkland Library; with no significant delays as a result of the pandemic we anticipate Campus renovation completion by the end of February 2021; resulting in a renewed, energized and efficient Township building to meet the needs of our community.

From the Policing perspective we continue to grow through our policing initiatives and partnerships including work with the Parkland School District, Parkland CARES food pantry, Hero's fighting Hunger/Travis Manion Foundation; Shop with a Cop; Regional DUI Task Force lead; Summer Educational police academy camps just to name a few. In addition the SWT Police Team was recognized for Re Accreditation in 2020 further supporting the commitment and dedication of a police team above and beyond expectations.

Our Volunteer Fire Departments have continued to provide service to our residents and businesses second to none; in an effort to continue to support recruitment and retainment of our valuable volunteers the incentive program was enhanced; a new fire truck was ordered and we supported station upgrades to meet the needs of our Fire Teams; provided consolidation of our Fire Police resources; and completed organizational enhancements with the first full year of our Fire Commissioner position.

Community Development had a busy year in 2020 with the continuation of Comprehensive Plan which started in March of 2019 and is expected for completion in the Spring of 2021; implementation of Code Enforcement enhancements to include a Noise Ordinance; organizational modifications to enhance customer service; educational programs to the public on the land development process; continued work on supporting redevelopment opportunities for vacant business lots; implementation of outdoor dining guidelines to support area restaurants; and development for consideration a temporary Small Business Covid Grant;

Finance worked hard to manage expenses and fluctuating revenues, and quickly adjusted to handle payments differently during the past year; they lead the effort to prepare a no tax increase budget for 2021

Parks and Recreation also had a busy year. construction of the new “Covered Bridge Playground” truly a spectacle for young and the young at heart was completed ; planned and orchestrated modified holiday events for Halloween and the December Holiday Lighting Event both providing a safe and socially distant community celebration for our residents; successfully provided a much requested modified summer playground program ; initiated a Capital Campaign for the Covered Bridge Park; Completed the Jordan Greenway Trail 309 section and continued collaborations for the future trail sections; implementation of the Green Advisory Committee (GAC) to lead special educational and informational initiatives relative to environmental challenges affecting our Community.

Public Works, most often the unsung heroes of our community, had a busy year as well; developing efficiencies through remote meter read devices were brought to the water department; for the MS4 stormwater management program accomplishments were made towards goals through basin modifications and ; An increased street sweeping program; Amongst it all we were touched by TS Isaiahs bringing extensive damage to our Covered Bridge Park but with the dedication of PW's and some amazing resident volunteers the park was quickly brought back to its pristine state.; developed cooperatives with UM/LM/ and NW for shared manpower in Emergency situations to further strengthen services to our residents;

We learned throughout 2020 new, creative and adaptive ways to conduct meetings and share information through virtual platforms, outside meetings, and creative

events. To further compliment, we are excited to roll out our new and improved website in early 2021. The SWT leadership team and Staff has and continues to be the glue that keeps our communities every day operations in check. A task that has been seamless despite the limitations of the pandemic, the temporary office, and remote working conditions. By holding expenses and ongoing diligence by Staff we were able to have presented and approved a no tax increase budget for 2021.

Certainly 2021 will come with its own set of new challenges for which Staff and the Commissioners will have to work together to maintain the services and future of this great community. Thank you to Staff, Professionals and fellow Commissioners for your passion and dedication to do great things for our residents and businesses for this is what brings us all together. We are all looking forward to a happy, healthy, safe and prosperous 2021 with renewed energy to secure a strong tomorrow and future.



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

**ORDINANCE NO. \_\_\_\_\_  
(Duly Adopted \_\_\_\_\_, 2021)**

**AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF  
SOUTH WHITEHALL TOWNSHIP TO ADD A NEW CHAPTER 65  
ENTITLED THE SOUTH WHITEHALL TOWNSHIP COVID-19 RELIEF  
SMALL BUSINESS GRANT PROGRAM AND FURTHER PROVIDE FOR  
SEVERABILITY, FAILURE TO ENFORCE NOT A WAIVER,  
REPEALER, AND EFFECTIVE DATE.**

**WHEREAS**, South Whitehall Township (the “Township”) is a political subdivision, municipal corporation, and First-Class Township of the Commonwealth of Pennsylvania, being a body corporate and politic, situated in Lehigh County, duly established and lawfully existing under and pursuant to the First-Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §55101 et seq., as amended; and

**WHEREAS**, the Township, like many municipalities across the Commonwealth of Pennsylvania, has seen its small business community suffer due to the COVID-19 pandemic; and

**WHEREAS**, the Township has a vested interest in protecting the Township’s small business community as it contributes to the Township’s economy, employs its residents, and positively affects the health, safety, welfare, and well-being of its residents; and

**WHEREAS**, the Township wishes to assist its small business community by providing financial assistance, in the form of grants, to help this community survive for the benefit of the Township and its residents.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Board of Commissioners of South Whitehall Township, Lehigh County, Commonwealth of Pennsylvania as follows:

**SECTION 1: ADOPTION OF CHAPTER 65**

Chapter 65 shall be added to the Township’s Codified Ordinances with the following provisions:

**§ 65-1: NAME**

This ordinance shall be commonly known as the South Whitehall Township COVID-19 Relief Small Business Grant Program.

## **§ 65-2: PURPOSE AND INTENT**

The purpose of this ordinance is to provide financial assistance to small businesses located within the Township that have been and are being negatively affected by the ongoing pandemic and necessary shut down of businesses.

## **§ 65-3:**

A. COVID-19 Small Business Grant. South Whitehall Township hereby adopts the COVID-19 Relief Small Business Grant Program, attached hereto as Exhibit “A,” which is incorporated by reference as if fully set forth herein.

## **§ 65-4:**

A. The Board of Commissioners authorizes a one-time disbursement of one-hundred fifteen thousand (\$115,000) Dollars from the Fiscal Stability Fund to the Greater Lehigh Valley Chamber of Commerce to fund the South Whitehall Township COVID-19 Relief Small Business Grant Program.

B. This money shall be used solely for the South Whitehall Township COVID-19 Relief Small Business Grant Program and will be disbursed to approved businesses using the criteria and selection process in § 65-3.

## **SECTION 2: SEVERABILITY**

If any sentence, clause, section, term, phrase, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, terms, provisions, or parts of this Ordinance. It is hereby declared the intent of the Board of Commissioners of South Whitehall Township that this Ordinance would have been adopted had such an unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

## **SECTION 3: FAILURE TO ENFORCE NOT A WAIVER**

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

## **SECTION 4. REPEALER**

Any ordinance, resolution and/or other regulation of the Township, or any parts of ordinances, resolutions and/or other regulations of the Township which are inconsistent herewith are hereby repealed. All other provisions of the ordinances, resolutions and/or other regulations of the Township of South Whitehall, Lehigh County, Pennsylvania shall remain in full force and effect.



## **SECTION 5: EFFECTIVE DATE**

This Ordinance shall become effective immediately following the date of adoption by the Board of Commissioners.

**DULY ORDAINED AND ENACTED** this \_\_\_\_ day of \_\_\_\_\_, 2021, by a majority of the Board of Commissioners of the Township of South Whitehall Township, Lehigh County, Pennsylvania, at a duly advertised meeting of the Board of Commissioners. As part of this Ordinance, the Board of Commissioners has directed that the President, or Vice-President in the absence of the President, execute this Ordinance on behalf of the Board.

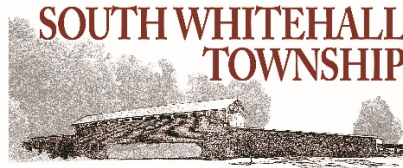
**ATTEST:**

**BOARD OF COMMISSIONERS  
SOUTH WHITEHALL TOWNSHIP**

\_\_\_\_\_  
, Secretary

\_\_\_\_\_  
Christina Tori Morgan, President





## COVID-19 RELIEF SMALL BUSINESS GRANT PROGRAM

1. South Whitehall has dedicated \$115,000 to be used by businesses in South Whitehall Township who have been negatively impacted by COVID-19. This program will be administered by the South Whitehall Township Director of Finance, Township Manager and Business Privilege Tax Administrator (collectively “Township Administration”) in partnership with the Greater Lehigh Valley Chamber of Commerce.
2. South Whitehall Township Businesses with gross receipts of \$750,000 or less may apply for up to a \$3,500 grant for COVID-19 related expenses.
3. The Greater Lehigh Valley Chamber of Commerce will conduct outreach and marketing with a goal of ensuring small, vulnerable, and disadvantaged businesses have access to the grant application platform.
4. The Greater Lehigh Valley Chamber of Commerce will provide technical assistance to businesses during application preparation and online submission.
5. South Whitehall Township will fund the grants to approved businesses.
6. Businesses will be required to provide certifications regarding accuracy and truthfulness of information submitted in the application. Applicants must be aware of such certifications outlined in these guidelines.

### PROGRAM ELIGIBILITY

1. Grants of up to \$3,500 are available for eligible businesses that have been negatively affected by the COVID-19 pandemic and related statewide business closures.
2. South Whitehall Township Businesses with gross receipts of \$750,000 or less, in either calendar year 2019 or 2020, are eligible to apply for up to a \$3,500 grant for COVID-19 related expenses.

Gross receipts shall be determined by the business's most recently filed South Whitehall Township Business Privilege Tax return. If the business was a startup in 2019 and has not yet filed taxes, a management prepared statement of revenue and expenses as of December 31, 2020 is acceptable.

3. A determination of gross receipts shall be defined as defined in the South Whitehall Township Ordinance Chapter 328-8(D) titled "Determination of Gross or Whole Volume Business."
4. In addition to the gross receipt requirement, the eligible business must also have a projected or actual (if known at the time of application) decrease of 20% or more in gross receipts for 2020. If the business was a startup after January 1, 2019, the 20% reduction shall be determined by comparing quarterly returns from 2019 to the same quarter of 2020.
5. Eligible businesses must be physically based and operate in South Whitehall Township and must have filed or will file a South Whitehall Township Business Privilege Tax Return.
6. Eligible businesses must have must have been in operation on December 31, 2019, and they must have operated for at least one full quarter in 2019.
7. Eligible businesses must currently be operating or have a clear plan to re-open once the Commonwealth permits re-opening of the business. If a business is closed, its clear plan to reopen must be provided with other application material.

### **ELIGIBLE USES OF FUNDING**

1. Costs related to the continuation of group health care benefits during periods of paid sick, medical, or family leave, and insurance premiums.
2. Working capital for the purpose of paying business related mortgage interest payments (but not mortgage prepayments); and business-related interest payments on any other debt obligations that were incurred before February 15, 2020.
3. Rent payments.
4. Utility payments.
5. Payroll.

8. Working capital for the purpose of covering the costs of re-opening business operations after being fully or partially closed due to the state-mandated business closure period commencing March 2020, if the expense was incurred due to COVID-19.
9. Any expenses (costs) incurred related to the expense of implementing COVID-19 safety measures, including but not limited to specialized equipment, barriers, PDE's, and employee training expense to ensure compliance with state and federal CDC guidelines for reopening.
10. Any Covid-19 related expenses not already paid for with other relief measures such as state grants or loans, US SBA Paycheck Protection Loans, local or regional grant and/or loan programs.

## **INELIGIBLE BUSINESS**

1. Businesses that are not physically based in South Whitehall Township.
2. Businesses that are in active default (not on a payment plan) with taxes or fees owed to the County, South Whitehall Township, the Federal Government, or Commonwealth.
3. Businesses engaged in any activity that is illegal under federal, state, or local law.
4. Businesses owned or controlled by any owner that has ever obtained a direct or guaranteed loan from the State of Pennsylvania or any Federal agency that is currently delinquent or has defaulted within the last seven years and caused a loss to the government.
5. Non-Profit organizations, including without limitation, all charities, Churches, and other religious institutions.
6. Financial businesses primarily engaged in the business of lending, such as banks or finance companies.
7. Passive real estate companies and investors who file a Schedule E on their personal tax returns are not eligible.
8. Real estate businesses in which the majority (>51%) of their income is rental income.
9. Life insurance companies.
11. Private clubs and businesses which limit the number of memberships for reasons other than capacity.
12. Government-owned entities or elected official offices.
13. Businesses primarily engaged in political or lobbying activities.
14. An owner of 20 percent or more of the equity of the applicant is incarcerated, on probation, on parole; presently subject to an indictment, criminal information, arraignment, or other means by which formal criminal charges are brought in any jurisdiction; or has been convicted of a felony involving fraud, bribery, embezzlement, or a false statement in a loan application or an application for federal financial assistance within the last five years or any other felony within the last year.
15. Business that has received another Grant or loan for the expenses included in this program from the Lehigh County Small Business Grant Program.

16. Businesses with one or more municipal liens against them.
17. Businesses currently filing for bankruptcy or planning to in 2021.
18. Home based businesses.

### **APPLICATION REVIEW PROCESS**

1. Once an application is received, South Whitehall Township in partnership with the Greater Lehigh Valley Chamber of Commerce will process applications and review for administrative completeness.
2. Complete grant applications will be reviewed by a committee consisting of Township Administration, designated South Whitehall Township Board of Commissioners member(s), and the Greater Lehigh Valley Chamber of Commerce (collectively the “Review Committee”).
3. The Review Committee will review each application, make a final recommendation of approval or denial, and will forward the recommendation to the South Whitehall Township Manager.
4. The South Whitehall Township Manager shall review the recommendations and place all recommended approvals on the agenda at the next scheduled South Whitehall Township Board of Commissioners meeting for discussion and vote on final approval.
5. At the Board of Commissioners meeting, the Commissioners shall review, discuss, and vote on whether to grant final approval on all recommended approvals from the Review Committee. Final approval shall be granted on a majority vote of Commissioners present at the meeting.
6. All approved applications will be funded by South Whitehall Township on a first come first serve basis subject to a limited exception.
7. A limited exception shall give priority to businesses who can demonstrate it has not received other state or federal COVID-19 grant or loan assistance and/or funding.

### **REQUIRED DOCUMENTATION CHECKLIST**

- Most recent Business Privilege Tax Return filed (2019 or 2020) – must be in an electronic form for online upload, such as PDF.

- If the applicant was a startup in 2019 and has not yet filed taxes, a management prepared statement of revenue and expenses as of December 31, 2020; must be in an electronic form for online upload, such as PDF.
- Copy of official filing with the Department of State or local municipality for your business such as one or more of the following must be provided in electronic format for upload, such as PDF:
  - Articles of Incorporation
  - Certificate of Organization
  - Fictitious Name Registration
  - Government-Issued Business License
- Any form of acceptable government-issued photo ID; must be in an electronic form for online upload, such as PDF.

### **APPLICANT CERTIFICATION**

Applicants must be aware of the critical Applicant Certifications set forth below:

- South Whitehall Township may rely on applicant certifications for use of funds, business eligibility, owner information and financial information for both the business and the owner. Applicants must make this certification in good faith, considering their current business activity and their ability to access other sources of liquidity sufficient to support their ongoing operations in a manner that is not significantly detrimental to the business.
- Applicant understands that the grant funds available under the South Whitehall Township COVID-19 Relief Small Business Grant Program are limited, and thus, certain small business owners, including small business owners who may otherwise qualify for such grant funds, may not be selected to receive grant funds under the South Whitehall Township COVID-19 Relief Small Business Grant Program. The grant funds, subject to a limited exception, will be awarded by South Whitehall Township, on a first come, first serve basis. The limited exception is that priority will be given to businesses who can demonstrate that it has not received other state or federal COVID-19 grant assistance and/or funding.

Businesses receiving grant funds must certify such compliance under penalty of perjury and fines pursuant to 18 Pa. C.S. § 4904 (relating to unsworn falsification to authorities) to all the below:

1. The business was in operation on February 1, 2020 and, if required, paid income taxes to the state and federal government, as reported on individual or business tax returns.
2. COVID-19 has had an adverse economic impact and makes this grant request necessary to support the ongoing operations of the applicant.
3. The grant will be used only for eligible uses of funding as described in the South Whitehall Township COVID-19 Relief Small Business Grant Program. I understand that if the funds are



knowingly used for unauthorized purposes, the county, state, and federal government may hold me legally liable such as for charges of fraud.

4. During the period beginning on February 15, 2020 and ending on December 31, 2020, the Applicant has not and will not receive another Grant or loan for the expenses included in this application from any county, state or federal authority.
5. The business must have been, and remain, in compliance with all relevant laws, orders, and regulations during the period of the COVID- 19 disaster emergency under the Pennsylvania Governor's proclamation dated March 6, 2020, and any and all subsequent renewals. The foregoing includes, but is not limited to, orders by the Governor, Secretary of Health, or other commonwealth officials empowered to act during the emergency. Any noncompliant business will be ineligible for funding under this program and may be required to return all, or a portion, of the funds awarded.
6. I understand that I am ineligible to receive funding under this COVID-19 Relief Statewide Small Business Assistance Program if I, or any owner of 20 percent or more of the equity of the applicant is incarcerated, on probation, on parole; presently subject to an indictment, criminal information, arraignment, or other means by which formal criminal charges are brought in any jurisdiction; or has been convicted of a felony involving fraud, bribery, embezzlement, or a false statement in a loan application or an application for federal financial assistance within the last five years or any other felony within the last year.
7. I further certify that the information provided in this application and the information provided in all supporting documents and forms is true and accurate in all material respects. I understand that knowingly making a false statement to obtain a grant from South Whitehall Township is punishable under state and federal law, including under 18 USC 1001 and 3571 by imprisonment of not more than five years and/or a fine of up to \$250,000; under 15 USC 645 by imprisonment of not more than two years and/or a fine of not more than \$5,000; and, if submitted to a federally insured institution, under 18 USC 1014 by imprisonment of not more than thirty years and/or a fine of not more than \$1,000,000.
8. I acknowledge that the Township will confirm the eligible grant amount using required documents submitted. I understand, acknowledge, and agree that the Township can share any information that I have provided with authorized representative from Lehigh County and the Commonwealth of Pennsylvania, for the purpose of compliance with this Grant Program's requirements.

Click [here](#) to download the program overview.



**GEORGE SAM**  
**MINOR PLAN 2020-201**  
**ATTACHMENTS**

- 1. Memorandum**
- 2. Site Plan**
- 3. Township Engineer Review dated January 11, 2021**
- 4. Resolution**

**TO: BOARD OF COMMISSIONERS**  
**FROM: GREGG ADAMS, PLANNER**  
**SUBJECT: GEORGE SAM**  
**MINOR PLAN 2020-201**  
**REQUEST FOR PRELIMINARY/FINAL PLAN APPROVAL**  
**DATE: JANUARY 13, 2021**  
**COPIES: BOARD OF COMMISSIONERS, R. BICKEL, D. MANHARDT, L. HARRIER,**  
**A. SILVERSTEIN; J. ZATOR, ESQ., J. ADLERFER, ESQ, S. PIDCOCK,**  
**APPLICANT, SUB. FILE 2020-201**

---

---

**LOCATION AND INTENT:**

An application to resubdivide the properties located at 2449 Walbert Avenue, containing an existing dwelling and two garages oriented toward Walbert Avenue on a 3.0468-acre parcel, and 2421 Belmont Street, containing an existing dwelling on an approximately 0.57-acre property. The plan proposes: to create a new lot line along the current R-4 Medium Density Residential/NC Neighborhood Commercial zoning district line and remove the lot line between 2449 Walbert Avenue and 2421 Belmont Street. The resubdivision would result in: 2449 Walbert Avenue, containing an existing dwelling and two garages oriented toward Walbert Avenue on a 1.0131-acre parcel, and 2421 Belmont Street, containing an existing dwelling on an approximately 2.7654-acre property. The subject properties are zoned NC Neighborhood Commercial along Walbert Avenue and R-4 Medium Density Residential to the north of unopened Belmont Street. George E. Sam is the owner of 2449 Walbert Avenue and applicant.

No zoning relief was required.

At their November 20, 2020 meeting, the Planning Commission reviewed the plan and recommended approval to the Board of Commissioners with ten conditions. Additionally, the Planning Commission reviewed five SALDO waiver requests and recommended the approval of all five to the Board of Commissioners. The five waiver requests are:

The applicant has requested that the requirement of Section 312-35(b)(3)(A)(i)(1) of the Subdivision and Land Development Ordinance pertaining to the requirement for the installation of curbing on all public and private streets and for the ingress and egress of all parking lot access drives and non-residential driveways, and the Planning Commission is persuaded that the deferral would be appropriate until such right-of-way improvements are required; and,

The applicant has requested that the requirement of Section 312-35(b)(3)(A)(ii)(1)(A) of the Subdivision and Land Development Ordinance pertaining to the requirement for sidewalks within all subdivisions be deferred, and the Planning Commission is persuaded that the deferral would be appropriate until such right-of-way improvements are required; and,

The applicant has requested that the requirement of Section 312-35(b)(3)(A)(iv) of the Subdivision and Land Development Ordinance pertaining to the requirement for concrete aprons be deferred, and the Planning Commission is persuaded that the deferral would be appropriate until such right-of-way improvements are required as the requirement for sidewalk has been deferred; and,

The applicant has requested that the requirement of Section 312-35(b)(3)(B)(i) of the Subdivision and Land Development Ordinance pertaining to the requirement for arterial streets to be constructed in accordance with the Arterial Street Cross Section within the Township Standard Construction Documents (latest revision) with regard to Walbert Avenue, be deferred, and the Planning Commission is persuaded that the deferral would be appropriate until such right-of-way improvements are required; and,

The applicant has requested that the requirement of Section 312-40 of the Subdivision and Land Development Ordinance to plant street trees within the right-of-way of streets along the perimeter of the property, be deferred, and the Planning Commission and Landscape and Shade Tree Commission are persuaded that the deferral would be appropriate until such right-of-way improvements are required.

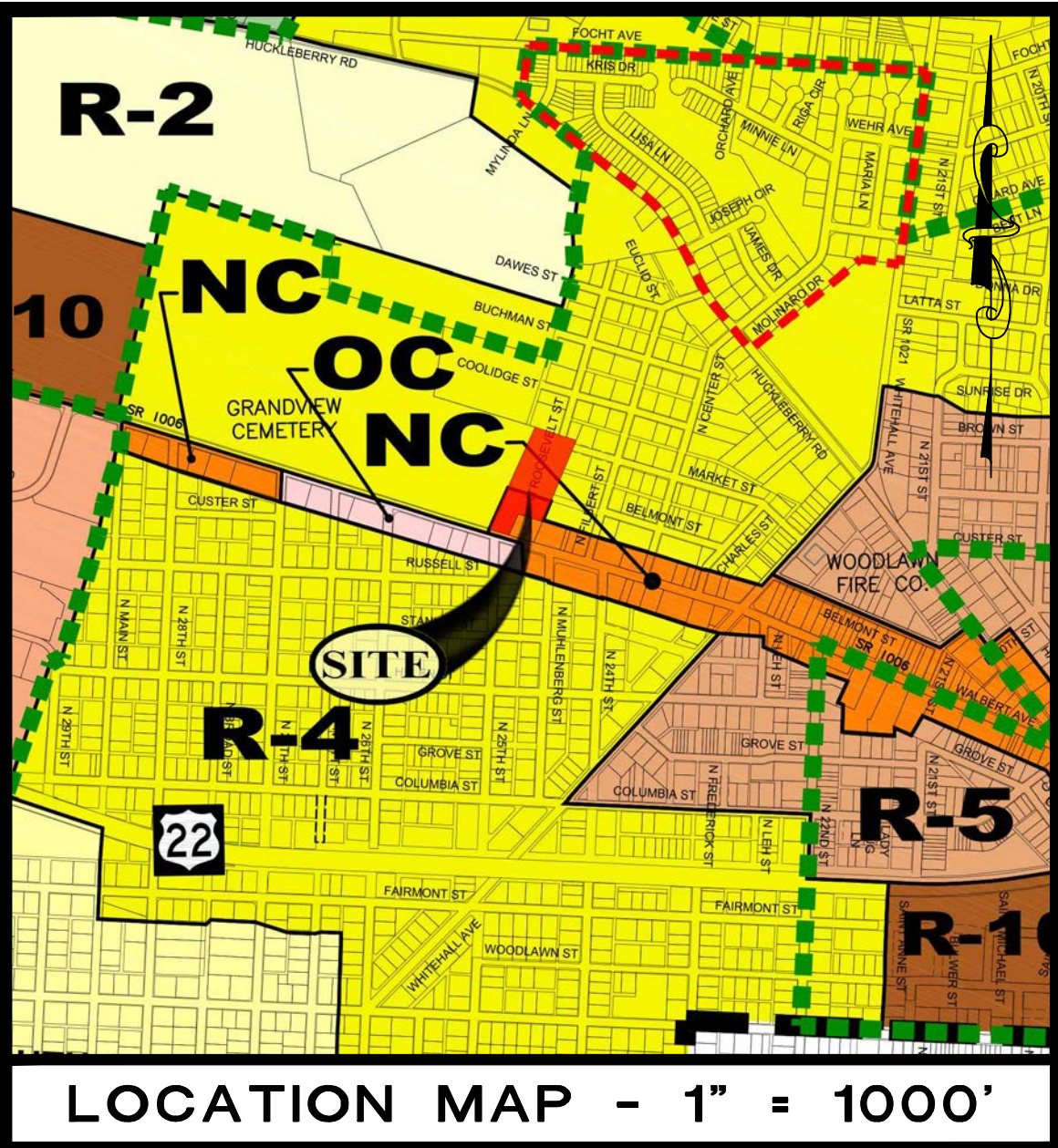
On June 20, 2019, Elysium Acquisitions submitted an application for Roosevelt Street Flats Major Plan 2019-102, which proposed the subdivision of 2449 Walbert Avenue into five lots, including one lot for the existing dwelling and four lots, each to contain a two-flat dwelling. A revised plan was not resubmitted and the *Waiver from the Time Limitation to Review the Plan* expired on November 30, 2020, voiding the plan.

At their August 21, 2013 meeting, the Board of Commissioners, via Ordinance 975, rezoned the southernmost 1.0114-acre portion of the 3.0458-acre parcel from R-4 Medium Density Residential to NC-Neighborhood Commercial (Rezoning Request #2012-501 Doris Snyder).

**Board of Commissioners deadline date to act on the plan: February 17, 2021**







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).

I, THE UNDERSIGNED, AS OWNER OF THIS PLOT OF LAND LOCATED IN SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA, BEING DULY SWORN ACCORDING TO LAW, DO DEPOSE AND SAY THAT I AM THE SOLE OWNER OF SAID PROPERTY, THAT I AM IN PEACEFUL POSSESSION OF SAME, THAT THERE ARE NO LITIGATIONS 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 MY CONSENT AND IT IS MY DESIRE TO RECORD THE SAME.

OWNER(S) \_\_\_\_\_  
SWORN AND SUBSCRIBED TO BEFORE ME THIS  
DAY OF \_\_\_\_\_, 20\_\_\_\_

MY COMMISSION EXPIRES  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF \_\_\_\_\_

I, THE UNDERSIGNED, AS OWNER OF THIS PLOT OF LAND LOCATED IN SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA, BEING DULY SWORN ACCORDING TO LAW, DO DEPOSE AND SAY THAT I AM THE SOLE OWNER OF SAID PROPERTY, THAT I AM IN PEACEFUL POSSESSION OF SAME, THAT THERE ARE NO LITIGATIONS 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 MY CONSENT AND IT IS MY DESIRE TO RECORD THE SAME.

OWNER(S) \_\_\_\_\_  
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 \_\_\_\_\_

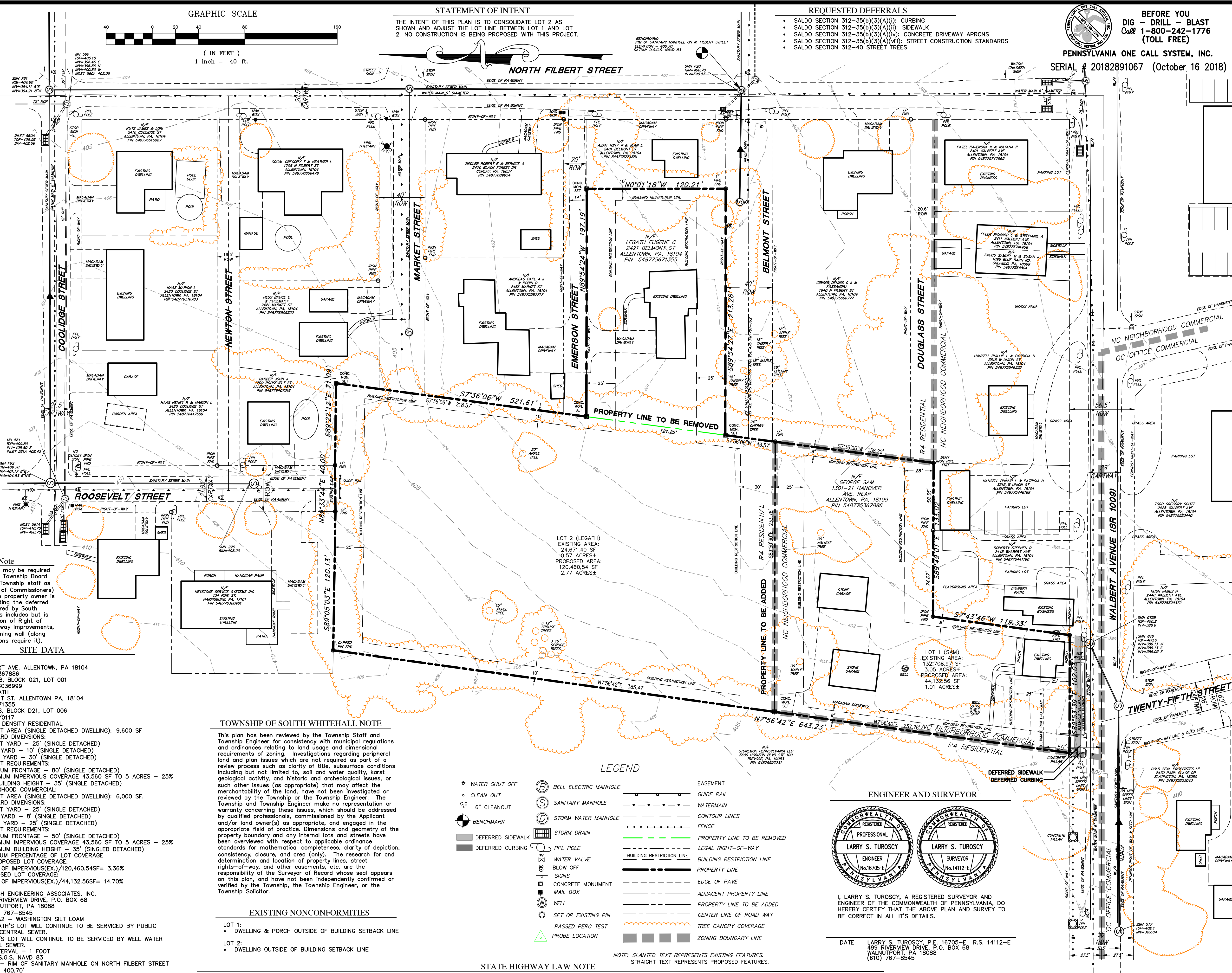
### PROOF OF RECORDING

REVIEWED \_\_\_\_\_ BY THE LEHIGH VALLEY PLANNING  
COMMISSION.

PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH  
COUNTY, PENNSYLVANIA, IN INSTRUMENT # \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

RECORDER OF DEEDS \_\_\_\_\_



Deferral Note

Deferred improvements may be required by the South Whitehall Township Board of Commissioners (or Township staff as directed by the Board of Commissioners) at their discretion. The property owner is responsible for completing the deferred improvements as required by South Whitehall Township. This includes but is not limited to Dedication of Right of Way, street trees, cartway improvements, sidewalk, curbing, retaining wall (along sidewalk if site conditions require it), etc.

- SITE DATA**
- GEORGE SAM  
2449 WALBERT AVE. ALLENTOWN, PA 18104  
PIN: 548775367886  
TAX MAP: G08, BLOCK 021, LOT 001  
DOC ID: 2016036999
  - EUGENE LEGATH  
2421 BELMONT ST. ALLENTOWN PA, 18104  
PIN: 548775671355  
TAX MAP: G08, BLOCK D21, LOT 006  
DOC ID: 1326/0117
  - R-4 MEDIUM DENSITY RESIDENTIAL  
MINIMUM LOT AREA (SINGLE DETACHED DWELLING): 9,600 SF  
MINIMUM YARD DIMENSIONS:  
FRONT YARD - 25' (SINGLE DETACHED)  
SIDE YARD - 10' (SINGLE DETACHED)  
REAR YARD - 30' (SINGLE DETACHED)  
MINIMUM LOT REQUIREMENTS:  
MINIMUM FRONTAGE - 80' (SINGLE DETACHED)  
MAXIMUM IMPERVIOUS COVERAGE 43,560 SF TO 5 ACRES - 25%  
MAXIMUM BUILDING HEIGHT - 35' (SINGLE DETACHED)
  - NC NEIGHBORHOOD COMMERCIAL:  
MINIMUM LOT AREA (SINGLE DETACHED DWELLING): 6,000 SF.  
MINIMUM YARD DIMENSIONS:  
FRONT YARD - 25' (SINGLE DETACHED)  
SIDE YARD - 8' (SINGLE DETACHED)  
REAR YARD - 25' (SINGLE DETACHED)  
MINIMUM LOT REQUIREMENTS:  
MINIMUM FRONTAGE - 50' (SINGLE DETACHED)  
MAXIMUM IMPERVIOUS COVERAGE 43,560 SF TO 5 ACRES - 25%  
MAXIMUM BUILDING HEIGHT - 35' (SINGLE DETACHED)
  - 5.25% MAXIMUM PERCENTAGE OF LOT COVERAGE  
LEGATH PROPOSED LOT COVERAGE:  
4,052.86SF OF IMPERVIOUS(EX)/120,460.54SF= 3.36%  
SAM PROPOSED LOT COVERAGE:  
6,486.26SF OF IMPERVIOUS(EX)/44,132.56SF= 14.70%
  - ENGINEER:  
LEHIGH ENGINEERING ASSOCIATES, INC.  
499 RIVERVIEW DRIVE, P.O. BOX 68  
WALNUTPORT, PA 18088  
(610) 767-8545
  - SOILS - WgA2 - WASHINGTON SILT LOAM
  - EUGENE LEGATH'S LOT WILL CONTINUE TO BE SERVICED BY PUBLIC WATER AND CENTRAL SEWER.  
GEORGE SAM'S LOT WILL CONTINUE TO BE SERVICED BY WELL WATER AND CENTRAL SEWER.
  - CONTOUR INTERVAL = 1 FOOT  
DATUM - U.S.C.S. NAVD 83  
BENCHMARK - RIM OF SANITARY MANHOLE ON NORTH FILBERT STREET  
ELEVATION = 400.70'
  - PROPOSED LF OF ROADWAY: N/A

### TOWNSHIP OF SOUTH WHITEHALL NOTE

This plan has been reviewed by the Township Staff and Township Engineer for consistency with municipal regulations and ordinances relating to land use 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 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 reviewed 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.

### EXISTING NONCONFORMITIES

- LOT 1:  
• DWELLING & PORCH OUTSIDE OF BUILDING SETBACK LINE
- LOT 2:  
• DWELLING OUTSIDE OF BUILDING SETBACK LINE

### STATE HIGHWAY LAW NOTE

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 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 obligations or liabilities pertaining to, relating to, resulting from, caused by, arising out of, sustained in connection with or imposed by PennDOT upon the Township to sign the highway occupancy permit 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.

**REQUESTED DEFERRALS**

- SALDO SECTION 312-35(b)(3)(A)(i): CURBING
- SALDO SECTION 312-35(b)(3)(A)(ii): SIDEWALK
- SALDO SECTION 312-35(b)(3)(A)(iv): CONCRETE DRIVEWAY APRONS
- SALDO SECTION 312-35(b)(3)(A)(viii): STREET CONSTRUCTION STANDARDS
- SALDO SECTION 312-40 STREET TREES

**BEFORE YOU DRILL - BLAST**  
Call 1-800-242-1776 (TOLL FREE)

PENNSYLVANIA ONE CALL SYSTEM, INC.  
SERIAL # 20182891067 (October 16 2018)

**ENGINEER AND SURVEYOR**

LARRY S. TUROSCY  
REGISTERED PROFESSIONAL ENGINEER  
No. 16705-E  
PENNSYLVANIA

LARRY S. TUROSCY  
REGISTERED SURVEYOR  
No. 14112-E  
PENNSYLVANIA

I, LARRY S. TUROSCY, A REGISTERED SURVEYOR AND ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ABOVE PLAN AND SURVEY TO BE CORRECT IN ALL ITS DETAILS.

DATE: LARRY S. TUROSCY, P.E. 16705-E R.S. 14112-E  
499 RIVERVIEW DRIVE, P.O. BOX 68  
WALNUTPORT, PA 18088  
(610) 767-8545

**LEGEND**

- WATER SHUT OFF
- CLEAN OUT
- 6" CLEANOUT
- BENCHMARK
- DEFERRED SIDEWALK
- DEFERRED CURBING
- BELL ELECTRIC MANHOLE
- SANITARY MANHOLE
- STORM WATER MANHOLE
- STORM DRAIN
- PPL POLE
- WATER VALVE
- BLOW OFF
- SIGNS
- CONCRETE MONUMENT
- MAIL BOX
- WELL
- SET OR EXISTING PIN
- PASSED PERC TEST
- PROBE LOCATION
- EASEMENT
- GUIDE RAIL
- WATERMAIN
- CONTOUR LINES
- FENCE
- PROPERTY LINE TO BE REMOVED
- LEGAL RIGHT-OF-WAY
- BUILDING RESTRICTION LINE
- PROPERTY LINE
- EDGE OF PAVE
- ADJACENT PROPERTY LINE
- PROPERTY LINE TO BE ADDED
- CENTER LINE OF ROAD WAY
- TREE CANOPY COVERAGE
- ZONING BOUNDARY LINE

NOTE: SLANTED TEXT REPRESENTS EXISTING FEATURES.  
STRAIGHT TEXT REPRESENTS PROPOSED FEATURES.

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

LOCATED IN:  
TOWNSHIP OF S. WHITEHALL  
COUNTY OF LEHIGH  
COMMONWEALTH OF PENNSYLVANIA

PRELIMINARY/FINAL LOT LINE ADJUSTMENT PLAN FOR:  
**GEORGE SAM**

DATE: 08/16/2020  
SCALE: 1" = 40'  
DRAWN BY: JDG  
JOB: 6124

SHEET  
1 of 1







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

# MEMORANDUM

TO: Mr. Gregg R. Adams via e-mail  
Planner  
South Whitehall Township

FROM: Mr. Anthony F. Tallarida, P.E.  
Manager, Municipal Division – Planning

SUBJECT: South Whitehall Township  
George Sam – Lot Line Adjustment  
Minor Plan #2020–201  
Lot Line Adjustment Plan Review

DATE: January 11, 2021

COPIES: Ms. Renee Bickel, SHRM-SCP, SPHR  
Township Manager  
South Whitehall Township

Mr. Randy Cope  
Director of Township Operations  
South Whitehall Township

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

Mr. Herb Bender  
Public Works Superintendent  
South Whitehall Township

## TOWNSHIP ENGINEER

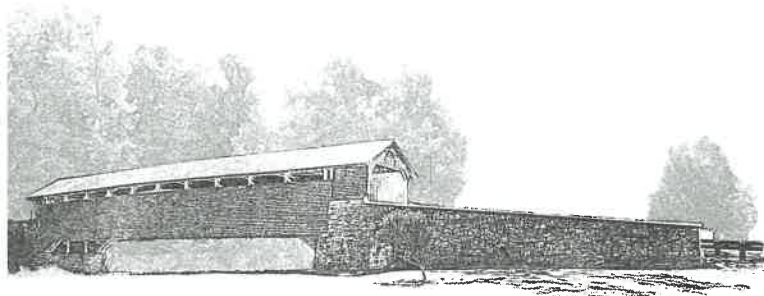
J. Scott Pidcock, P.E., R.A.

*The Pidcock Company*

2451 Parkwood Drive, Allentown, PA 18103-9608

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

E-mail: [info@pidcockcompany.com](mailto:info@pidcockcompany.com)



Mr. Mike Elias  
MS4 Program Coordinator  
South Whitehall Township

Ms. Tracy J. Fehnel  
Executive Assistant  
South Whitehall Township

Ms. Laura M. Harrier  
Zoning Officer  
South Whitehall Township

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

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

Mr. Larry S. Turoscy, P.E., R.S.  
Director of Engineering  
Lehigh Engineering Associates, Inc.

Mr. George Sam

(all via e-mail)

REPORT:

South Whitehall Township Ordinances:

Zoning Ordinance (ZO)  
Subdivision and Land Development Ordinance (SALDO)  
Stormwater Management Plan (SMP)

See attached list for documents reviewed.

Proposal:

Lot Line Adjustment  
Lot 1 – Sam Property – (3.05± acres existing; 1.01± acres proposed)  
Lot 2 – Legath Property – (0.57± acres existing; 2.60± acres proposed per plan  
N-C and R-4 Zoning Districts  
Relocation of existing lot lines  
Private Well (Lot 1)  
Public Water (Lot 2)  
Public Sewer (Lots 1 and 2)

Waivers/Deferrals Recommended by the Planning Commission on November 17, 2020:

Installation of Curb – SALDO §312-35(b)(3)(A)(i)(1)  
Installation of Sidewalk – SALDO §312-35(b)(3)(A)(ii)(1)(A)  
Installation of Concrete Driveway Aprons – SALDO §312-35(b)(3)(A)(iv)  
Installation of Street Construction Standard – SALDO §312-35(b)(3)(B)(i)  
Installation of Street Trees – SALDO §312-40

Recommendation:

In conclusion, we recommend engineering approval of the George Sam Lot Line Adjustment Minor Plan subject to the below-noted comments being satisfactorily addressed. If you have any questions, please contact us.

jfw/laf

Enclosures

South Whitehall Township  
George Sam – Lot Line Adjustment  
Minor Plan #2020–201  
Lot Line Adjustment Plan Review

January 11, 2021

REVIEW COMMENTS

1. The plans have been revised to address comments in the Plan markups attached to our October 8, 2020 review letter. However, the revised plan dated November 4, 2020, changed the lot boundary measurements making the lot area values on the October 8, 2020 markup outdated. The Lot 2 Proposed Area should be checked and revised as necessary; and
2. In the event the deferrals are granted by the BOC, the plan note should be updated to indicate the dates of the approvals and the correct ordinance sections.

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  
George Sam – Lot Line Adjustment  
Minor Plan #2020–201  
Lot Line Adjustment Plan Review

List of Plans and Supplemental Information  
Prepared by Lehigh Engineering Associates, Inc. and  
dated or revised November 20, 2020, except as noted

1. Lot Line Adjustment Plan, Sheet 1 of 1;
2. Sam Lot Existing Closure Report, undated;
3. Sam Lot Proposed Closure Report, undated;
4. Legath Lot Existing Closure Report, undated;
5. Legath Lot Proposed Closure Report, undated;
6. Application, dated December 21, 2020; and
7. Comment Response Letter, dated December 16, 2020.

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

**RESOLUTION NO. 2021-\_\_\_\_  
(Duly Adopted January 20, 2021)**

**A RESOLUTION GRANTING PRELIMINARY/FINAL APPROVAL  
TO A MINOR PLAN ENTITLED  
"GEORGE SAM"**

**WHEREAS**, George Sam, pursuant to Article 4 of the South Whitehall Township Subdivision and Land Development Regulations, submitted an application for preliminary/final approval for a minor plan to resubdivide the properties located at 2449 Walbert Avenue and 2421 Belmont Street, in South Whitehall Township, Lehigh County, Pennsylvania; and,

**WHEREAS**, this proposal is reflected on plans prepared by Lehigh Engineering, entitled "**GEORGE SAM**", dated September 15, 2020 and last revised November 20, 2020; and,

**WHEREAS**, the South Whitehall Township Planning Commission has reviewed the aforesaid plan on November 17, 2020, and having found it to be in substantial compliance with the Subdivision and Land Development Regulations, has recommended that preliminary/final approval be granted,

**WHEREAS**, the applicant has requested that the requirement of Section 312-35(b)(3)(A)(i)(1) of the Subdivision and Land Development Ordinance pertaining to the requirement for the installation of curbing on all public and private streets and for the ingress and egress of all parking lot access drives and non-residential driveways, and the Planning Commission is persuaded that the deferral would be appropriate until such right-of-way improvements are required; and,

**WHEREAS**, the applicant has requested that the requirement of Section 312-35(b)(3)(A)(ii)(1)(A) of the Subdivision and Land Development Ordinance pertaining to the requirement for sidewalks within all subdivisions be deferred, and the Planning Commission is persuaded that the deferral would be appropriate until such right-of-way improvements are required; and,

**WHEREAS**, the applicant has requested that the requirement of Section 312-35(b)(3)(A)(iv) of the Subdivision and Land Development Ordinance pertaining to the requirement for concrete aprons be deferred, and the Planning Commission is persuaded that the deferral would be appropriate until such right-of-way improvements are required as the requirement for sidewalk has been deferred; and,

**WHEREAS**, the applicant has requested that the requirement of Section 312-35(b)(3)(B)(i) of the Subdivision and Land Development Ordinance pertaining to the requirement for arterial streets to be constructed in accordance with the Arterial Street Cross Section within the Township Standard Construction Documents (latest revision)

with regard to Walbert Avenue, be deferred, and the Planning Commission is persuaded that the deferral would be appropriate until such right-of-way improvements are required; and,

**WHEREAS**, the applicant has requested that the requirement of Section 312-40 of the Subdivision and Land Development Ordinance to plant street trees within the right-of-way of streets along the perimeter of the property, be deferred, and the Planning Commission and Landscape and Shade Tree Commission are persuaded that the deferral would be appropriate until such right-of-way improvements are required.

**NOW, THEREFORE, BE IT ADOPTED AND RESOLVED** that the Board of Commissioners of the Township of South Whitehall hereby grants preliminary/final approval to the minor plan entitled **“GEORGE SAM”**, subject to the applicant’s compliance with the following conditions:

1. That the applicant address to the satisfaction of the Township Engineer, the comments of the Township Engineer, as contained in his review dated January 11, 2021.
2. That the applicant shall dedicate to the Township additional right-of-way along the frontage of Walbert Avenue at a width acceptable to the Township. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Dedication in a form acceptable to the Township Solicitor, and an Opinion of Record Title prepared by applicant’s counsel indicating that the dedication is free and clear of liens and encumbrances that would affect the Township’s use of said property. The applicant shall furnish to the Township Solicitor a description for the dedication that has been approved by the Township Engineer, a copy of the current deed for the property showing current ownership and recites the deed book volume and page reference.
3. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.
4. The applicant shall meet all conditions of the Preliminary/Final Plan approval, and the Record Plan will be recorded within twelve (12) months of Conditional Preliminary/Final Plan approval, and the applicant agrees that if such conditions are not met, the conditional Preliminary/Final Plan approval will be considered void, and the application for Preliminary/Final Plan approval will be considered void and withdrawn unless otherwise approved by the South Whitehall Township Board of Commissioners or the Township Manager, who is expressly empowered to extend the deadline to satisfy the conditions of this resolution.

The requirement of Section 312-35(b)(3)(A)(i)(1) of the Subdivision and Land Development Ordinance pertaining to the requirement for the installation of curbing on all public and private streets and for the ingress and egress of all parking lot access drives and non-residential driveways is hereby deferred; and,

The requirement of Section 312-35(b)(3)(A)(ii)(1)(A) of the Subdivision and Land Development Ordinance pertaining to the requirement for sidewalks within all subdivisions is hereby deferred; and,

The requirement of Section 312-35(b)(3)(A)(iv) of the Subdivision and Land Development Ordinance pertaining to the requirement for concrete aprons is hereby deferred; and,

The requirement of Section 312-35(b)(3)(B)(i) of the Subdivision and Land Development Ordinance pertaining to the requirement for arterial streets to be constructed in accordance with the Arterial Street Cross Section within the Township Standard Construction Documents (latest revision) with regard to Walbert Avenue is hereby deferred; and,

The requirement of Section 312-40 of the Subdivision and Land Development Ordinance to plant street trees within the right-of-way of streets along the perimeter of the property is hereby deferred.

The conditions of approval have been made known to the applicant, and final approval is to be deemed expressly contingent upon the applicant's affirmative written acceptance of the conditions on a form prescribed by South Whitehall Township on or before 4:00 p.m., January 20, 2021. If an unconditional acceptance of the conditions is not received in writing by that date, the application for approval shall be deemed denied based upon applicant's failure to fulfill the said conditions or agree thereto.

**DULY ADOPTED** this 20<sup>th</sup> day of **JANUARY, 2021**, by the Board of Commissioners of the Township of South Whitehall, Lehigh County, Pennsylvania, in lawful session duly assembled.

**TOWNSHIP OF SOUTH WHITEHALL  
BOARD OF COMMISSIONERS**

---

**Christina Tori Morgan, President**

**ATTEST:**

---

**Scott Boehret, Secretary**



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

**RESOLUTION NO. 2021-\_\_\_\_  
(Duly Adopted January 20, 2021)**

**ACCEPTANCE OF CONDITIONS**

**A RESOLUTION GRANTING PRELIMINARY/FINAL APPROVAL  
TO A MINOR PLAN ENTITLED  
"GEORGE SAM"**

The undersigned, being the applicant of the land shown on the plan entitled "**George Sam**" prepared by Lehigh Engineering, dated September 15, 2020 and last revised November 20, 2020, Township Minor Plan File 2020-201, for a minor plan to resubdivide the properties located at 2449 Walbert Avenue and 2421 Belmont Street, in South Whitehall Township, Lehigh County, Pennsylvania, intending to be legally bound hereby, does affirmatively accept all of the conditions set forth in the Resolution granting conditional preliminary/final approval to the minor plan entitled "**George Sam**" and does waive any and all rights which the applicant would otherwise possess to contest the imposition of said conditions, both at law or in equity. Further, the applicant hereby certifies that as of the date of the Resolution, the applicant does not dispute (as outlined by the Pennsylvania Municipalities Planning Code, including but not limited to §§ 10503(1) and 10510(g)) any professional consultant fee for which it has received an invoice from the Township through the date hereof.

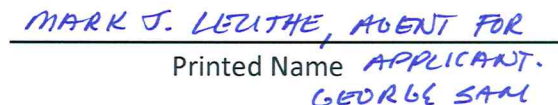
WITNESS/ATTEST:

APPLICANT: George Sam

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Applicant

  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Printed Name **MARK J. LEITHE, AGENT FOR  
APPLICANT.  
GEORGE SAM**

Date: 1-20-21



**SOUTH WHITEHALL TOWNSHIP  
LEHIGH COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2021-\_\_  
(Duly Adopted January 20, 2021)**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
SOUTH WHITEHALL TOWNSHIP CONFIRMING  
INDIVIDUALS NOMINATED BY THE VOLUNTEER FIRE  
COMPANIES AS SPECIAL FIRE POLICE EACH FOR A FIVE  
(5) YEAR TERM**

**WHEREAS**, pursuant to Section 1401.1 of the First Class Township Code, the Board of Commissioners may confirm any member of a volunteer fire company nominated to serve as special fire police under 35 Pa.C.S. Ch. 74 Subch. D (relating to special fire police); and

**WHEREAS**, each of the volunteer fire companies that serve South Whitehall Township have nominated individuals to serve as special fire police who are verified members in good standing with their respective volunteer fire companies with each having completed fire police training; and

**WHEREAS**, each of the officers confirmed hereby shall participate in an Oath of Office prior to assuming their specific powers pursuant to 35 Pa.C.S. Ch. 74 Subch. D (relating to special fire police); and

**WHEREAS**, the Board of Commissioners of South Whitehall Township has determined that confirming the fire police nominated by the volunteer fire companies is in the best interest of the Township.

**NOW, THEREFORE, BE IT RESOLVED AND ADOPTED** by the Board of Commissioners of South Whitehall Township, Lehigh County, Pennsylvania, as follows:

Section 1. Confirmation of Fire Police. The following named individuals nominated by volunteer fire companies serving South Whitehall Township are confirmed as special fire police for a five (5) year term, expiring on January 20, 2026, so long as said individuals listed below faithfully fulfill the duties of special fire police pursuant to 35 Pa.C.S. Ch. 74 Subch. D (relating to special fire police).

**Woodlawn Fire Department:**

Shoukat Mughal  
Jose Gonzalez  
Toseef Mughal  
Leandro Paulino  
Noah Miller  
Jacob Yeakel

James Gilbert  
James Gilleo, Jr  
Mubashar Mughal  
Mansoor Mughal  
Nicole Gilleo  
Muzammil Mughal

**Greenawalds Fire Company:**

Vincent Quinn  
William Reynolds

Matthew Brand  
Joseph Holler

**Cetronia Fire Department:**

Robert Himes

**Tri-Clover Fire Company:**

Brian Neas  
Joel Becks  
Trisha Burkhardt

Mark Koch  
Chad McCauley  
David Tomcics

Torrey Wotring

Section 2. Effective Date. This Resolution shall become effective as of January 20, 2021.

Section 3. Severability. In the event any provision, section, sentence, clause or part of this Resolution shall be held to be invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause or part of this Resolution, it being the intent of the Board of Commissioners that the remainder of the Resolution shall remain in full force and effect.

Section 4. Repealer. All resolutions or parts thereof, insofar as the same are inconsistent herewith are repealed hereby.

**DULY ADOPTED** this 20th day of January, 2021 by a majority of the Board of Commissioners of the Township of South Whitehall, Lehigh County, Pennsylvania, at a duly advertised meeting of the Board of Commissioners at which a quorum was present. As part of this Resolution, the Board of Commissioners has directed that the President, or Vice-President in the absence of the President, execute this Resolution on behalf of the Board.

**BOARD OF COMMISSIONERS  
TOWNSHIP OF SOUTH WHITEHALL**

---

Christina Tori Morgan, President

**ATTEST:**

---

Scott Boehret, Secretary

**SOUTH WHITEHALL TOWNSHIP  
LEHIGH COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2021 -  
(Duly Adopted January 20, 2021)**

**A RESOLUTION ESTABLISHING THE CONTRIBUTIONS BY POLICE OFFICERS  
TO THE SOUTH WHITEHALL TOWNSHIP POLICE PENSION PLAN FOR THE YEAR  
JANUARY 1, 2021 TO DECEMBER 31, 2021**

**WHEREAS**, on June 14, 1971, the South Whitehall Township Board of Commissioners adopted a Pension Plan for South Whitehall Township Police employees; and,

**WHEREAS**, the Pension Plan was amended and restated in its entirety on May 19, 2010, and generally effective January 1, 2010, and codified at Sections 1.181 through 1.196 of the Codified Ordinances; and,

**WHEREAS**, pursuant to State law, Section 1.192(a) of the Police Pension Plan provides that each full-time police officer covered by the plan shall contribute an amount equal to five percent (5%) of his/her salary to the Police Pension Plan; and,

**WHEREAS**, Section 1.192(a) of the Police Pension Plan provides that each month, each Qualified Employee (including Qualified Employees on leaves of absence) shall contribute an amount equal to five (5%) of his Salary for the month to the Trust; and,

**WHEREAS**, the Collective Bargaining Agreement between the Police Service and South Whitehall Township calls for a 2.25% Pension contribution for the calendar year 2021.

**NOW, THEREFORE, BE IT RESOLVED** that the contributions required to be paid by full-time Township police officers to the South Whitehall Township Police Pension Plan in accordance to the Collective Bargaining Agreement of be 2.25% from January 1, 2021 to December 31, 2021.

**DULY ADOPTED** this **20th** day of **January 2021**, by the Board of Commissioners of the Township of South Whitehall, Lehigh County, Pennsylvania, in lawful session duly assembled.

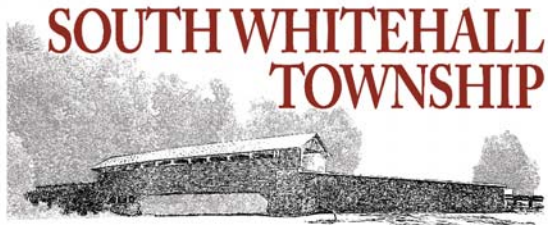
**TOWNSHIP OF SOUTH WHITEHALL  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
Christina "Tori" Morgan, President

ATTEST:

\_\_\_\_\_  
Scott Boehret, Secretary





## INTEROFFICE MEMORANDUM

---

To: South Whitehall Township Board of Commissioners  
From: Mike Kukitz  
Date: January 20, 2021  
Subject: Kohler Ridge Park – Master Site Development Plan  
Copies: R. Bickel, R. Cope, S. Boehret

---

The Township recently acquired land known as Kohler Ridge Park, creating a unique opportunity to add to our park system. In order to develop the land into a public park, we seek to develop a site plan. The Kohler Ridge Park Master Site Development Plan will include public participation, a resource analysis, two (2) design alternatives, a pre-final master plan and a final master plan that will identify active and passive recreation opportunities and specific sustainability and green design considerations. Furthermore, a cost and implementation analysis will be completed to identify fundraising needs and an achievable development plan.

The township received twenty-one (21) responses to the Kohler Ridge RFP. The Kohler Ridge Park Steering Committee reviewed all proposals and held two rounds of consultant interviews. We are respectfully requesting the Board of Commissioners award the contract to Omnes in the amount of \$39,400 to create a Master Site Development Plan for the Kohler Ridge Park property.





## **PUBLIC NOTICE**

Notice is hereby given that the **Planning Commission** of South Whitehall Township will meet on **Thursday January 21, 2021** at 7:00 p.m. for an agenda review, and at **7:30 p.m.** for the purpose of conducting a public meeting to discuss the following, and any other business brought before the Board. Due to the COVID-19 outbreak, the meeting will be held electronically via GoToMeeting. To access the meeting through your phone, dial 1-224-501-3412 and, when prompted, enter 757 430 189 to join the meeting. To access the meeting through your computer, go to <https://global.gotomeeting.com/join/757430189>.

### **MAOSAIC CAMPUS**

#### **MAJOR PLAN 2020-110**

##### **REQUEST FOR SKETCH PLAN REVIEW**

An application to further develop the properties located at 3072 Cedar Crest Boulevard, 2967 Cedar Crest Boulevard, 2957 Cedar Crest Boulevard and 2947 Cedar Crest Boulevard. The plan proposes to construct two 2,400 square-foot commercial buildings, nine greenhouses and an 82-space parking lot on the four parcels. The subject property is zoned NC Neighborhood Commercial. Joseph and Nouhad Moussa are the owners. Joseph Moussa is the applicant.

### **PROPOSED FLEX BUILDING 1215 HAUSMAN ROAD**

#### **MAJOR PLAN 2018-106**

##### **REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW**

The application to develop the property located at 1215 Hausman Road. The plan proposes the razing of the existing barn and the construction of a 90,100 square-foot flex building, a 91-car parking lot, 5 oversized spaces, a truck court and associated stormwater management facilities on the 10.0656-acre tract. The subject property is zoned IC-1 industrial-Commercial-1 (Special Height Limitation). Lee Butz is the owner and Forge Development Group is the applicant.

### **PREMIER CENTER LUXURY APARTMENTS**

#### **CONDITIONAL USE 2020-601**

##### **REQUEST FOR CONDITIONAL USE REVIEW**

An application to further develop the property located at 1151 Bulldog Drive. The plan proposes the demolition of the existing Park View Motel and associated buildings and the construction of: 35 townhomes (25 of which front Crackersport Road), six three- or four-story mixed buildings containing 26,780 square feet of non-residential floorspace and 360 apartments, 909 parking spaces, stormwater management facilities, and 256,435 square feet of open space, on a 0.81-acre portion of the 23.55-acre site. The subject property is zoned HC Highway Commercial and TND-Commercial Retrofit Overlay. The property is being developed under the TND-Commercial Retrofit Overlay District regulations. E&B Partnership LP is the owner and applicant.

All properties are located in South Whitehall Township, Lehigh County, Pennsylvania. Copies of

plans, applications and supporting documents are available for public inspection upon request.

Gregg Adams  
Planner, Community Development Department

**SOUTH WHITEHALL TOWNSHIP -- DEVELOPER PROJECTS SUMMARY**  
**January 13, 2020**

PROJECTS IN REVIEW STAGES (REVIEW INITIATED)

PROJECT	OWNER/APPLICANT	LOCATION/ADDRESS	YEAR	REMARKS/STATUS
1420 North 22nd Street – Minor Subdivision	Nidal Karadsheh	1240 North 22nd Street	2020	
1569 Blue Barn Road – Sketch Plan (36 Twins)	Posocco Properties	1569 Blue Barn Road	2020	
3926 Lime Kiln Road – Minor Subdivision	Anthony E. Hanna	3926 Lime Kiln Road	2020	
900 South Hillview Road – Rezoning Request	Abra Development 10 LP	900 South Hillview Road	2020	
Bizati Enterprises – Sketch Plan and TIS Scoping Application – 33 Townhomes and 360 Apartments + Commercial / Daycare	E&B Hotel Partnership, LP	1151 Bulldog Drive	2020	January 21, 2021 PC Meeting
Blue Barn Road Subdivision	Jaindl Land Company	Blue Barn Road / Chapmans Road	2020	
Cedarbrook Senior Care & Rehab – Skilled Nursing Addition	County of Lehigh	Cedarbrook Road / Dorney Park Road	2020	
Dorney Park Attraction (2021)	Dorney Park & Wildwater Kingdom	3830 Dorney Park Road	2020	
George Sam – Lot Line Adjustment	George Sam	2449 Walbert Avenue	2020	
Luther Crest Retirement Community – Preliminary / Final Plan (76 Independent Living Apartments)	Luther Crest	800 Hausman Road	2020	
Mosaic Campus – Sketch Plan	Joseph & Nouhad Moussa	2947 North Cedar Crest Blvd	2020	January 21, 2021 PC Meeting
Shia Ithna Asheri Jamaat of Pennsylvania – Major Plan	Shia Ithna Asheri Jamaat of Pennsylvania	1500 Ridgeview Avenue	2020	
4828 Huckleberry Rd – Rezoning Request (RR / NC to HC)	Theodore and Lynn Lopsonzski	4828 Huckleberry Road	2019	
Hausman Rd Self Storage – Preliminary / Final Plan	Carrol & Warrick Inc. / Strategic Development Group (A – Z)	1567 & 1619 Hausman Road	2019	
1215 Hausman Rd Proposed Flex Building – Preliminary / Final Plan	Forge Development Group	1215 Hausman Road	2018	January 21, 2021 PC Meeting
Grandview Cemetery – Minor Subdivision and Rezoning	StoneMor PA LLC / PA Venture Capital, Inc.	2735 Walbert Ave.	2017	
Ridge Farms Preliminary Plan – 870 Units (Cumulative) + Retail / Comm. / MOB Dev.	Kay Builders	Cedar Crest Blvd. / Walbert Ave. / Huckleberry Road	2017	
St. George Orthodox Church Land Development – Sketch Plan	Applicant: St. George Church Owner: First Church of the Nazarene of Allentown	Cedar Crest Blvd. / Orefield Road	2016	
Ruhe Minor Subdivision – 3 SFD / 4 Lots	Robert H. Ruhe	2442 Huckleberry Road	2013	

**SOUTH WHITEHALL TOWNSHIP -- DEVELOPER PROJECTS SUMMARY**  
**January 13, 2020**

PROJECTS CONDITIONALLY APPROVED: CONSTRUCTION TO COMMENCE / PLANS TO BE RECORDED

PROJECT	OWNER/APPLICANT	LOCATION/ADDRESS	YEAR	REMARKS/STATUS
1960 Harold Ave. – Preliminary / Final Plan (5 Townhouses)	Susan Pammer / Posocco Equities	1960 Harold Ave.	2019	
John Jaindl Minor Subdivision – 2 Lots	John Jaindl	2886 Strohl Road	2019	
KRE – Spring View Commercial II	KRE Group	4590 Broadway	2019	
Parkland Manor Phase 4 Senior Living – Final Plan	PA Venture Capital, Inc.	4636 Crackersport Road	2019	
Village West Redevelopment (Panera Bread) – Waiver Request	Cedar Crest Associates, LP	3100 Tilghman Street	2019	
4741 Chapmans Road Flex Warehouse Facility – Revised Plan / Conditional Use	Griffin Industrial Realty	4741 Chapmans Road	2018	Pre-Construction Conference held
Dorney Park Project 2019 (Accessory Dwelling Unit)	Dorney Park & Wildwater Kingdom	3830 Dorney Park Road	2018	
Blue Barn Estates – 4 SFD	Posocco Equities	1530 Blue Barn Road	2017	Pre-Construction Conference held
Chabad Lubavitch Building Addition – Waiver Request	Chabad Lubavitch of the Lehigh Valley, Inc.	4457 Crackersport Road	2016	Pre-Construction Conference to be scheduled.
Hotel Hamilton (King George) – Preliminary / Final Plan	Hotel Hamilton LLC	Hamilton Blvd./Cedar Crest Blvd.	2015	
Pizzuto Minor Subdivision – 2 Lots	Jeffrey J. and Faith A. Pizzuto	2041 Church Road	2008	
Brickyard Road Minor Subdivision – 2 Lots	Glenn and Maribeth Stettler	1914 Brickyard Road	2007	Review on hold. Escrow to be re-established.

<p align="center"><b>SOUTH WHITEHALL TOWNSHIP -- DEVELOPER PROJECTS SUMMARY</b>  <b>January 13, 2020</b></p>				
PROJECTS UNDER CONSTRUCTION				
PROJECT	OWNER/APPLICANT	LOCATION/ADDRESS	YEAR	REMARKS/STATUS
AutoZone #6215	AutoZone / Phillip Pecord	4260 Tilghman St.	2018	Final inspection held 3/12/20.
Dollar General	Fonzone/Allentown (Walbert Ave.) DG, LLC	2032 / 2070 Walbert Ave.	2018	
Push and Pull Autobody Building Addition	Kevin and Donnie Holdings, LLC / Kevin Caffrey	4727 and 4749 Grammes Road	2018	
Nestle Purina – Huckleberry Road – Drainage Improvements	Nestle Purina	Pope Road	2017	Final Inspection held 11/5/19.
Nestle Purina Permit 4 Expansion	Nestle Purina	Pope Road	2017	Final Inspection held 11/5/19.
Crackersport Road DC Warehouses (3)	Black Creek Group	5100 Crackersport Road	2017	
Hamilton Animal Care	Polaris Corner, LP	4570 West Tilghman St.	2016	Final Inspection held.
Liquor Control Board Building	Mariano Rentals	1027 Hausman Road	2016	Final Inspection held.
KRE – Spring View – 450 Units, 3 Commercial Buildings	KRE Group	Cetronia Road	2013	Final Inspection held.
Cetronia Ambulance Corps. – Joint Operations Facility	Owner: County of Lehigh Applicant: Cetronia Ambulance Corps.	Broadway / Parkway Road	2011	Final Maintenance Inspection held 1/17/20. Staff closing out project.
Rothrock Dealership Land Development	Bruce L. Rothrock	1610 & 1628 Plaza Lane	2011	Final Maintenance Inspection held 2/3/20.
Parkland Place – 15 SFD	Devonshire Properties, LLC.	Walnut St.	2006	
Ressler Acres Major Subdivision – 1 SFD / 14 Twins	Posocco Equities	5344 Chapmans Road	2006	Final Inspection held.
Blue Barn Meadows – Stage 1 (91 of 207 Townhouses in SWT)	Posocco Properties	Blue Barn Road	2002	
Blue Barn Meadows – Stage 2 (47 of 207 Townhouses in SWT)	Posocco Equities	Blue Barn Road	2002	
Blue Barn Meadows – Stage 3 (Final Plan) (69 of 207 Townhouses in SWT)	Posocco Properties	Blue Barn Road	2002	

