

**PROPOSED ST. PAUL ANTIOCHIAN ORTHODOX CHURCH**  
**MAJOR PLAN 2023-104**  
**ATTACHMENTS**

- 1. Memorandum**
- 2. Site Plan**
- 3. Sketch Plan Acceptance Review dated August 18, 2023**
- 4. Township Engineer Review dated September 14, 2023**
- 5. Township Water & Sewer Engineer Review dated September 5, 2023**
- 6. Public Works Department Review dated August 30, 2023**
- 7. Community Development Department Review dated September 14, 2023**
- 8. Public Safety Commission Review dated September 15, 2023**
- 9. Landscape and Shade Tree Commission Review dated August 29, 2023**
- 10. Applicant's Correspondence:**
  - A. Project Narrative**

**TO: PLANNING COMMISSION**  
**FROM: GREGG ADAMS, PLANNER**  
**SUBJECT: PROPOSED ST. PAUL ANTIOCHIAN ORTHODOX CHURCH**  
**MAJOR PLAN 2023-104**  
**REQUEST FOR SKETCH PLAN REVIEW**  
**DATE: SEPTEMBER 15, 2023**  
**COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, D. MANHARDT,**  
**L. HARRIER, J. ZATOR, ESQ., J. ALDERFER, ESQ, A.**  
**TALLARIDA, S. PIDCOCK, APPLICANT, SUB. FILE 2023-104**

**LOCATION AND INTENT:**

An application to develop the property located at 670 South Cedar Crest Boulevard. The plan proposes the demolition of the existing structures and the construction of a 28,144 square foot place of worship, a 20,000 square foot school, office and fellowship hall, a 1,600 square foot storage building, and a 294 space parking lot on the 8.2824 acre parcel. The parcel is proposed to be served by public water and sewer and is zoned Neighborhood Commercial NC. St. Paul Orthodox Church is the owner and applicant.

**PREVIOUS TOWNSHIP CONSIDERATION:**

At their May 3, 2017 hearing, the Board of Commissioners adopted Ordinance 1020, rezoning the property from R-3 Medium Density Residential to Neighborhood Commercial NC as a result of Rezoning Request #2015-501 Wells Family Partners LP.

In 2011, the Planning Commission reviewed Rezoning Request 2011-503 D. Smith Family LP, a request to rezone the R-3 portion of the subject property to HC Highway Commercial. The Planning Commission took the plan under advisement, requesting that the applicant submit a plan of the proposed development. The applicant tabled the plan.

In 1974, the South Whitehall Township Zoning Hearing Board granted special exception use for the continuation of the nursery and for the erection of two buildings, parking, and signs as a result of its discussion and deliberation of Zoning Appeal No. A-46-74.

In 1980, the South Whitehall Township Zoning Hearing Board granted special exception use for the expansion of the nursery and for the erection of a storage building for the tent rental business as a result of its discussion and deliberation of Zoning Appeal No. A-30-84.

## **REVIEWING AGENCIES COMMENTS:**

- A. Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated September 14, 2023. Mr. Tallarida offers comments to assist in the preparation of the Preliminary Plans. His comments pertain to driveway versus road extension consideration, interior vehicular circulation, existing stormwater management facilities, proposed stormwater management, frontage improvements, uses proposed, clear sight distances, truck turning templates, use of the TND Overlay, plan detail, and outside agency reviews.
- B. Township Water & Sewer Engineer** – The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard’s review dated September 5, 2023. Mr. Newhard offers comments to assist in the preparation of the Preliminary Plans. His comments pertain to water and sewer service and plan details.
- C. Township Geotechnical Consultant** – Comments from the Township Geotechnical Consultant were not available at the time of this writing.
- D. Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender’s review dated August 30, 2023. His comments pertain to the ownership of stormwater management facilities, sidewalk along Cedar Crest Boulevard, and proper abandonment of existing services at the main.
- E. Public Safety Committee** – The Public Safety Commission reviewed the plan at its September 11, 2023 meeting and reported that the following comments of the fire chief are to be addressed:
- A complete set of plans for the subdivision should be submitted for review by the Commission.
  - A second fire hydrant complying with the SALDO distance requirement to buildings should be provided.
  - The traffic circulation lanes around the building should be a minimum width of twenty feet.
  - Fire lanes should be proposed for the paved areas near the building.
- F. Landscape and Shade Tree Commission** –The Landscape and Shade Tree Commission reviewed the plan at its August 28, 2023 meeting. The Commission recommended that the applicant present a Landscaping Plan with the preliminary plan submission.
- G. Parks and Recreation Board** – The Park and Recreation Board is scheduled to review the plan at its October 9, 2023 meeting.
- H. Lehigh Valley Planning Commission** – The comments of the Lehigh Valley Planning Commission have not been received at the time of this writing.
- I. Lehigh County Conservation District** – The comments of the Lehigh County Conservation District have not been received at the time of this writing.
- J. Pennsylvania Department of Transportation** – The comments of the Pennsylvania Department of Transportation have not been received at the time of this writing.

- K. Pennsylvania Department of Environmental Protection** - The applicant is to obtain approvals from the PA Department of Environmental Protection for wetland disturbance, NPDES Permits, and Sewage Facilities Planning Module Exemption.
- L. LANTA** –The comments of LANTA have not been received at the time of this writing.
- M. Community Development Department** – The Department issued a submission receipt dated August 18, 2023 confirming that the application meets the submission requirements of the Subdivision and Land Development Regulations. The Department’s technical review is dated September 14, 2023 and provides comment pertaining to fire-safety related comments, recreation and open space requirements, water and sewer service, erosion and sedimentation control, street lighting, curbing and sidewalk, MS4 requirements, plan detail, dumpster screening, street tree placement, plan submission requirements, 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. The following items may be considered as points for discussion for the sketch plan review:

Stormwater issues

Whether the accessway between Glick Avenue and Cedar Crest Boulevard should be a driveway or a public road extension, and the design implications of that decision.

The nature of the proposed school

The status of Mosser Drive and its place in the design, if any

The height of the buildings and any appurtenances

Frontage improvements

**Deadline dates to act on the plan are not applicable to sketch plans**



**Proposed St. Paul Antiochian Orthodox Church 2023-104**  
**Location Map**



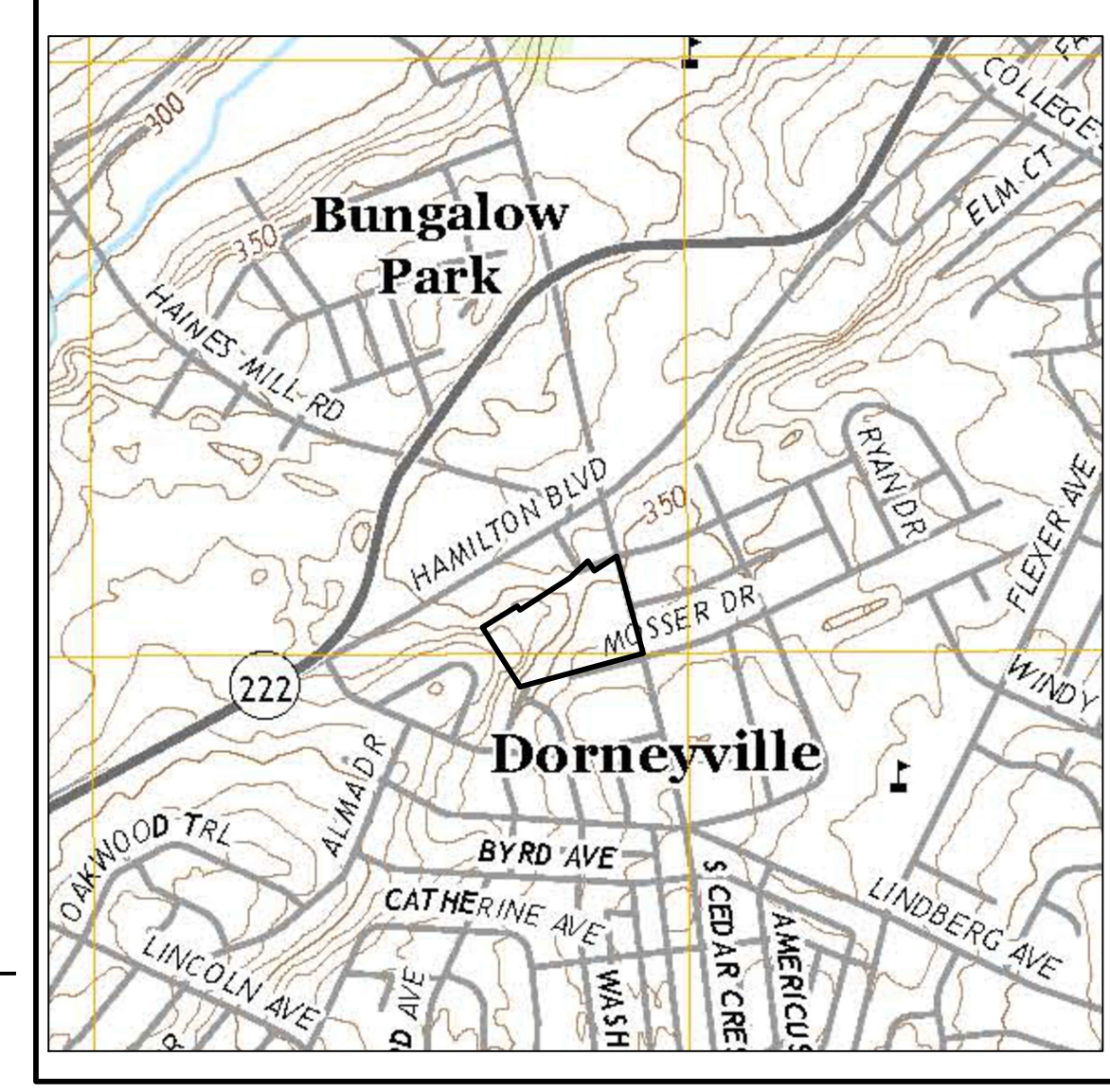
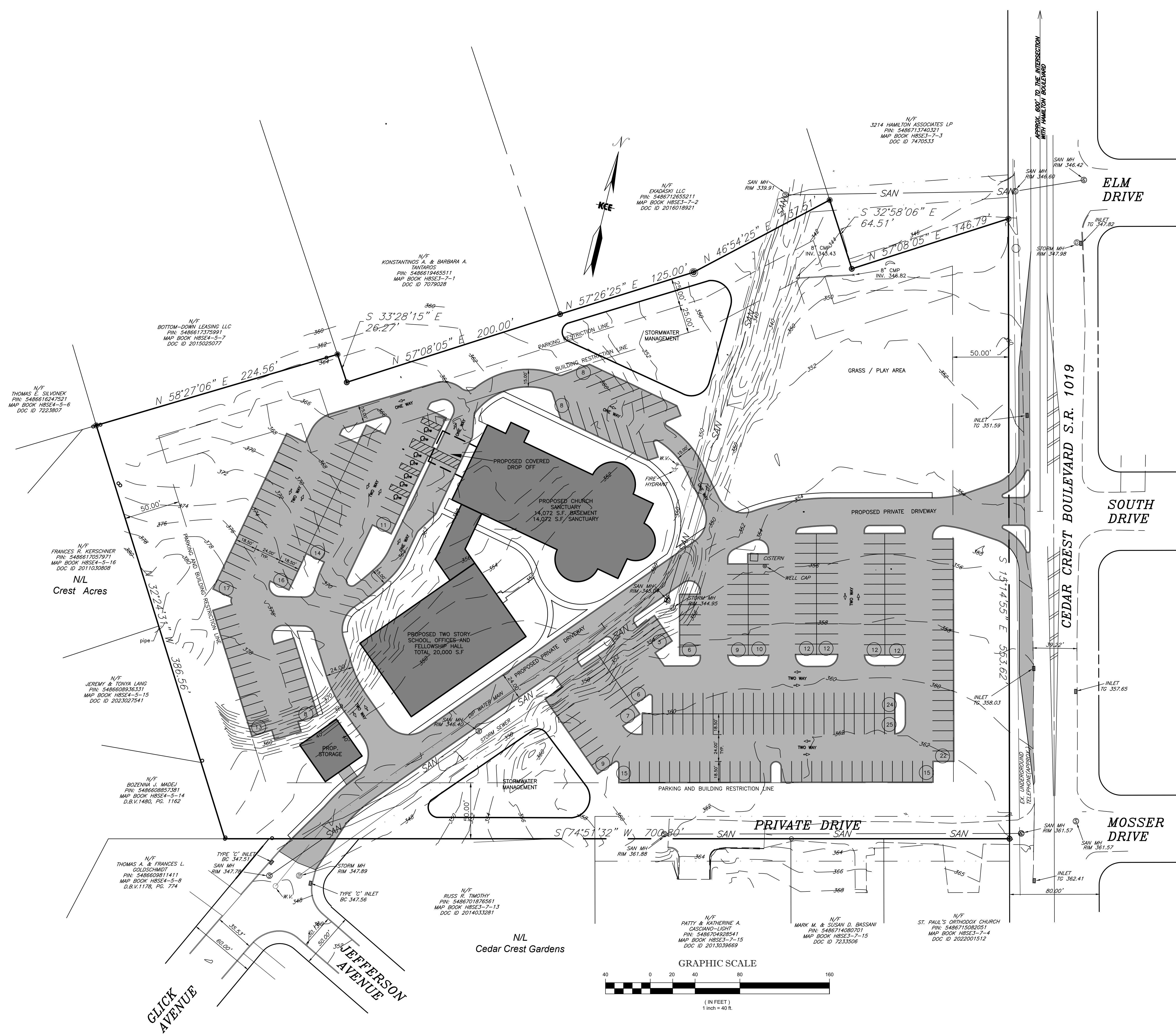


Proposed St. Paul Antiochian Orthodox Church 2023-104



W:\2023\21\21-02 Proposed Church Sketch Layout, 670 S. Cedar Crest Blvd., SWT Drawings\21-02-02 Option 4.dwg - Site Plan Date: August 16, 2023 - 8:46am Keystone Consulting Engineers, Inc. West Office - USER: ldealy

- LEGEND**
- STAMPED TEXT INDICATES EXISTING
  - UNSTAMPED TEXT INDICATES PROPOSED
  - IRON PIN FOUND
  - IRON PIPE FOUND
  - CONCRETE MONUMENT FOUND
  - UTILITY POLE
  - GUY WIRE
  - UTILITY POLE LIGHT POLE
  - STREET LIGHT
  - TRAFFIC SIGNAL
  - OVERHEAD TRAFFIC SIGN POLE
  - TRAFFIC SIGNAL POST
  - ELECTRIC MANHOLE
  - ELECTRIC METER
  - ELECTRIC BOX
  - STORM MANHOLE
  - STORM INLET
  - STORM FLARED END SECTION
  - SANITARY CLEANOUT
  - SANITARY MANHOLE
  - VENT
  - GAS VALVE
  - GAS MANHOLE
  - GAS BOX
  - GAS METER
  - WATER VALVE
  - WATER MANHOLE
  - FIRE HYDRANT
  - WATER SERVICE
  - WELL
  - WATER METER
  - TELEPHONE MANHOLE
  - FIBER OPTIC MANHOLE
  - MANHOLE
  - VALVE
  - SIGN
  - MAILBOX
  - AREA LIGHT
  - PINE TREE
  - DECIDUOUS TREE
  - BUSH
  - STAND PIPE
  - ROOF DRAIN
  - PARKING METER
  - BOLLARD
  - GATE POST
  - PARKING COUNT
  - BOUNDARY
  - ZONING BOUNDARY
  - WHEEL STOP
  - DETECTABLE WARNING PAD
  - LEGAL RIGHT-OF-WAY
  - ULTIMATE RIGHT-OF-WAY
  - REQUIRED RIGHT-OF-WAY
  - EASEMENT LINE
  - ADJOINER PROPERTY LINE
  - ADJOINER PROPERTY LINE
  - BUILDING RESTRICTION LINE
  - EDGE OF PAVEMENT
  - CURB
  - FENCE
  - GUIDERAIL
  - TREELINE
  - CONTOUR
  - SOIL BOUNDARY
  - SANITARY FORCEMAIN
  - CABLE
  - FIBER OPTIC
  - GAS LINE
  - OVERHEAD WIRES
  - SANITARY SEWER
  - TELEPHONE LINE
  - ELECTRIC LINE
  - WATER LINE
  - OXYGEN LINE
  - LOW PRESSURE SANITARY SEWER
  - STORM SEWER
  - D.Y.L. DOUBLE YELLOW LINE
  - S.W.L. SOLID WHITE LINE
  - E.O.P. EDGE OF PAVEMENT
  - E.O.S. EDGE OF STONE
  - C.L.F. CHAIN LINK FENCE



**ZONING MAP**  
SCALE: 1"=1000'

SITE DATA		
NC-DISTRICT NEIGHBORHOOD COMMERCIAL		
AREA, YARD AND HEIGHT RESTRICTIONS		
PLACE OF WORSHIP		
PARCEL ID 548671329250-1		
MAXIMUM PERMITTED	PERMITTED	PROPOSED
BUILDING HEIGHT	50 FEET*	
LOT COVERAGE	75%	59%
MINIMUM REQUIREMENTS		
LOT SIZE	20,000 S.F.	360,782 S.F.
MINIMUM FRONTAGE	200 FEET	553 FEET
FRONT BUILDING SETBACKS	50 FEET	
SIDE YARD		
TOTAL	100 FEET	
ONE SIDE	50 FEET	
REAR YARD	50 FEET	
WATER	MUNICIPAL	
SEWER	MUNICIPAL	

\* ART. 350-42(h)(1)(A) AND (h)(2)(B) ALLOW FOR A "CUPOLA, CLOCK TOWER, SPIRE" TO BE UP TO 140% OF THE PRINCIPAL BUILDING HEIGHT.

**PARKING REQUIREMENTS**

SANCTUARY-ONE SPACE PER FOUR SEATS	
REQUIRED	PROVIDED
600 SEATS/4=150 SPACES	180
CLASSROOMS/OFFICES ONE SPACE PER 200 SQ.FT.	
20,000 SQ. FT./200=100 SPA	134
TOTAL	294

**RECORD OWNER**  
ST. PAUL ORTHODOX CHURCH  
158 E. MAIN STREET  
EMMAUS, PA 18049

**KEYSTONE CONSULTING ENGINEERS, INC.**  
Engineering firm of choice since 1972  
5012 MEDICAL CENTER CIRCLE, SUITE 1, ALLENTOWN, PA 18106 610-395-0971  
East Office: Bethlehem, West Office: Allentown, North Office: Kresgeville  
www.KCEINC.com

**KEYSTONE CONSULTING ENGINEERS**

**SKETCH PLAN**  
**PROPOSED ST. PAUL ANTIOCHIAN ORTHODOX CHURCH**  
670 S. CEDAR CREST BLVD.  
SOUTH-WHITEHALL TOWNSHIP  
LEHIGH COUNTY, PENNSYLVANIA

DESIGNED BY:	DATE:
TKD	

REVISIONS	DATE
BY	

DESIGNED BY:	DATE:
TKD	

DRAWN BY:	DATE:
ARF	8-15-23

CHECKED BY:	DATE:

SCALE:	JOB NUMBER:
1" = 40'	CW-23-02

SHEET:	OF
1	1



# SOUTH WHITEHALL TOWNSHIP

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

August 18, 2023

St. Paul Orthodox Church  
156 East Main Street  
Emmaus, PA 18049

**Re: *Proposed St. Paul Antiochian Orthodox Church  
Major Plan 2023-104  
Application Completeness Review***

Gentlemen:

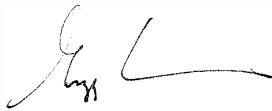
This letter constitutes the Completeness Review for your application of August 17, 2023 for sketch plan review of the above-referenced Major Plan. A determination has been made that your application is **Administratively Complete**. Please find attached the following documents:

1. *The Escrow and Reimbursement Agreement*

In order to complete the application, complete and sign the *Escrow and Reimbursement Agreement* and return it to me no later than 3:30 PM on Thursday August 24 in order to be on the September 21, 2023 Planning Commission meeting agenda. Should the above-mentioned item be received after the above-mentioned deadline date, the application shall be reviewed at the next available Planning Commission meeting (in accordance with the published meeting submission deadline schedule).

If you have any questions, please call.

Sincerely,



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

cc: T. Petrucci D. Manhardt L. Harrier J. Frantz S. Pidcock J. Alderfer, Esq  
J. Zator, Esq A. Tallarida S. Pidcock A. Fornwalt, KCE Sub. File 2023-104





MEMORANDUM

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

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

SUBJECT: South Whitehall Township  
Proposed St. Paul Antiochian Orthodox Church  
Major Plan #2023-104  
Sketch Plan Review

DATE: September 14, 2023

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

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

Mr. Herb Bender  
Director of Township Operations  
South Whitehall Township

Mr. Mike Elias  
Public Works Utility and MS4 Program Coordinator  
South Whitehall Township

Ms. Tracy J.B. Fehnel  
Insurance Administrator & Executive Assistant  
South Whitehall Township

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

Mr. John G. Frantz, CFEL, BCO  
Fire Marshal, Building Code Official  
South Whitehall Township

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

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

Mr. Alan R. Fornwalt, P.E., MBA&E  
Keystone Consulting Engineers, Inc.

Mr. Joseph Dunski  
St. Paul Antiochian Orthodox Church

(all via e-mail)

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



REPORT:

South Whitehall Township Ordinances:

Zoning Ordinance (ZO)

Subdivision and Land Development Ordinance (SALDO)

Stormwater Management Plan (SMP)

See attached list for documents reviewed.

Proposal:

Proposed Church Sanctuary;

Proposed Two-Story School, Offices, and Fellowship Hall;

Proposed Storage Area;

One existing Building;

Proposed Private Driveway and Parking Facilities;

NC – Neighborhood Commercial Zoning District;

TND – Commercial Retrofit Overlay District;

Public Water; and

Public Sewer.

Recommendation:

We offer the attached comments to assist in the preparation of Preliminary/Final Plans.

The Plans should address these comments as well as the requirements of the SALDO, the ZO, and other applicable regulations.

erb/laf

Enclosures

South Whitehall Township  
Proposed St. Paul Antiochian Orthodox Church  
Major Plan #2023-104  
Sketch Plan Review

September 14, 2023

## REVIEW COMMENTS

1. As proposed, the private driveway for this site would appear to function as a thoroughfare between Cedar Crest Boulevard and the existing residential area southwest of the site (Glick Avenue). A revision to this arrangement should be considered. We note the following for further discussion with the Township:
  - a. The connection of Glick Avenue be revised to reflect a cul-de-sac termination of Glick Avenue with a standard driveway connection for the site;
  - b. The connection to Glick Avenue or Cedar Crest Boulevard be removed; and
  - c. The driveway be revised to be a public road extension from Glick Avenue to Cedar Crest Boulevard.
2. The vehicular circulation design has not been reviewed for this private facility and is the responsibility of the Developer. Depending on the final condition of the proposed driveway, the number of access aisles to the parking facility to the south of the proposed driveway should be reduced. We note that the parking facility access aisles should meet the requirements for Cedar Crest Boulevard, SALDO §312-36(c)(4)(B);
3. An off-site regional drainage area is tributary to the existing large diameter storm sewer pipe system through the site. The stormwater management system plans and design calculations should consider this drainage area and its overland flow component to be managed through the development to show there will be no impacts to the downstream properties. Any proposed storm sewer connections to this existing storm sewer system should consider the nature of the flow in the pipe;
4. The project is located in the Little Lehigh Creek Watershed Act 167 Subareas 194 and 196 which is a 30/100 percent release rate district. Stormwater management system plans and design calculations which demonstrate that the proposed development will meet the Act 167 runoff requirements and the water quality volume (WQv) requirements for discharge to any contiguous properties for each discharge point should be submitted for review with the Preliminary Plan;
5. The following improvements along the property frontage are required along Cedar Crest Boulevard per the SALDO: right-of-way dedication, cartway widening, curb, sidewalk, monuments, shade trees, etc. (SALDO §312-26(a) §312-35(b), §312-36, and §312-40 pertain), and should be shown on the Plans. We note that the improvements along Cedar Crest Boulevard and the proposed intersection to the site are to be reviewed and permitted by PennDOT;



6. Further detail of the use of the proposed school, offices, and fellowship hall should be provided to determine site operations, vehicular and pedestrian circulations, impacts on surrounding roadway networks, etc.;
7. Identify required and available sight distances for the proposed driveway;
8. Provide truck turning templates (trash, fire, and delivery) for the site as part of the Preliminary Plan submission to demonstrate the driveway radii are adequate to handle trucks entering and exiting the site without impeding oncoming traffic. In addition, truck turning templates should be provided demonstrating the ability of trucks to maneuver through the site (trash trucks to/from trash dumpster, fire truck around building, and delivery vehicles to designated loading zone or delivery area);
9. We note the project is in the TND – Commercial Retrofit Overlay District. Confirm/provide documentation if provisions of the Overlay District are intended to be used for this project;
10. Address the following Sketch Plan related comments:
  - a. Provide a signed statement that the applicant is the owner, or authorized by the owner to make an application for the land should be provided on the Plan, SALDO §312-10(b)(4);
  - b. List the acreage of the tract, SALDO §312-10(b)(5)(A);
  - c. Provide the linear feet of the proposed driveway, SALDO §312-10(b)(5)(C);
  - d. Provide existing and proposed impervious coverage, SALDO §312-10(b)(5)(H);
  - e. Label the right-of-way width along Cedar Crest Boulevard, SALDO §312-10(b)(9); and
  - f. Show any existing buildings and vegetation (e.g., trees), SALDO §312-10(b)(12).
11. Address any concerns of the Public Safety Commission. We have not reviewed and would defer to the Township Fire Marshal and emergency response personnel regarding the acceptability of emergency access, the requirements for fire protection systems, etc.;
12. Address any concerns of the Landscape and Shade Tree Commission;
13. The Township should determine whether open space, or fees in lieu of, will be required, and an appropriate note should be placed on a Preliminary Plan, SALDO §312-34(d); and
14. Address any concerns of the Department of Public Works regarding the sanitary sewer and water services SALDO §312-10(b)(5)(D) and §312-10(b)(5)(E).

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  
Proposed St. Paul Antiochian Orthodox Church  
Major Plan #2023-104  
Sketch Plan Review

List of Plans and Supplemental Information  
Prepared by Keystone Consulting Engineers, Inc. and  
dated August 15, 2023, except as noted

1. Sketch Plan, Sheet 1 of 1;
2. Project Narrative, dated August 16, 2023; and
3. Subdivision & Land Development Review Application, dated August 17, 2023.

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

1. Letter of Transmittal to Allentown Post Office, dated August 17, 2023;
2. Letter of Transmittal to LANTA, dated August 17, 2023; and
3. Letter of Transmittal to Township, dated August 17, 2023.





September 5, 2023

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

Re: St. Paul Antiochian Orthodox Church.  
Land Development #2023-104  
Review of Sketch Plan  
SSM File: 103400.103

Dear Mr. Adams:

This correspondence is provided as a review of the Sketch Plan submitted for the above referenced project dated 08/15/2023. We have the following comments regarding the water and sanitary sewer utilities:

General Note:

1. Water and Sanitary sewer connection information will be required.
  - A. Water/Sewer "Will Serve" letter will may be issued prior to Preliminary Plan Approval.
  - B. Water/Sewer Tapping Application
  - C. Water / Sewer Allocation Application.
  - D. PA DEP Sewer Planning Module will be required.

Water Comments:

1. Drawing of water utility plan sheet required showing connection points and service locations.

Sanitary Sewer Comments:

1. Drawing of sanitary sewer utility plan sheet required showing connection points and service locations.

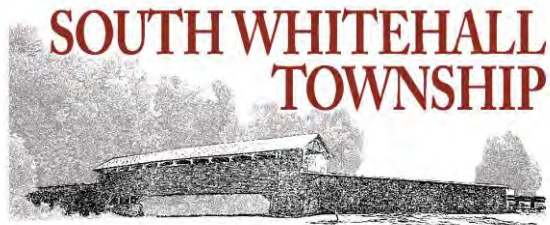
Please contact us should you have any questions, or require any additional information regarding our comments.

Sincerely,  
Spotts, Stevens and McCoy

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

Jason M. Newhard, CMIT, LO  
Manager, Operations  
Water and Wastewater Engineering  
[jason.newhard@ssmgroup.com](mailto:jason.newhard@ssmgroup.com)

cc: SWT, PW Dept.



## INTEROFFICE MEMORANDUM

---

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

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

**DATE: AUGUST 30, 2023**

**SUBJECT: PROPOSED ST. PAUL ANTIOCHIAN ORTHODOX CHURCH  
MAJOR PLAN 2023-104**

---

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

1. All Storm water to remain private.
2. Requesting sidewalk on Cedar Crest Blvd.
3. Properly abandon old water and sewer service at the main.

# SOUTH WHITEHALL TOWNSHIP

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

September 14, 2023

St. Paul Orthodox Church  
156 East Main Street  
Emmaus, PA 18049

**Re: *Proposed St. Paul Antiochian Orthodox Church  
Major Plan 2023-104  
Application Completeness Review***

Gentlemen:

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

**Zoning**

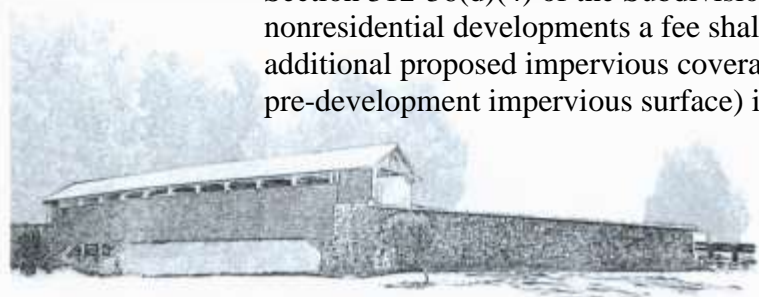
- 1. The comments of the Zoning Officer have not been received at the time of this writing.

**Fire Inspector**

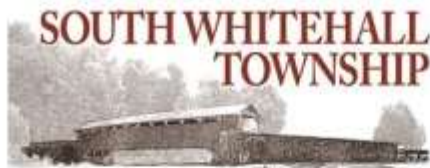
- 1. The Fire Inspector reported no comments. The Fire Inspector reports that the Public Safety Commission in conjunction with the Fire Chief recommends:
  - a. A complete set of plans for the subdivision should be submitted for review by the Commission.
  - b. A second fire hydrant complying with the SALDO distance requirement to buildings should be provided.
  - c. The traffic circulation lanes around the building should be a minimum width of twenty feet.
  - d. Fire lanes should be proposed for the paved areas near the building.

**Open Space and Recreation**

- 1. The plan will be forwarded to the Parks and Recreation Board for a recommendation on how the applicant might best meet the Open Space and Recreation Requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. For nonresidential developments a fee shall be Twenty-Five Cents (\$0.25) per square foot of additional proposed impervious coverage (post-development impervious surface minus pre-development impervious surface) in lieu of the requirement for public dedication of







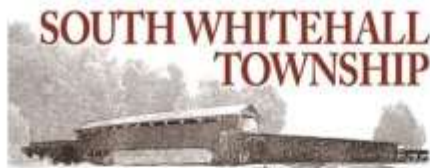
land. Please provide the additional square footage of impervious surface with the next plan submission so that the fee can be calculated.

### **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 Township Operations Manager Herb Bender, as soon as practicable, to learn of, or confirm any or all of:
  - a. The amount of any water and/or sewer **allocation fees**. The application is available on the Township website under Water/Sewer Forms/FAQs/Links. The fee for the allocation(s) will be due with the submission of the application;
  - b. The amount of any water and/or sewer **connection fees**. The fees are due at or before the building permit is to be issued. Application is also available on the Township website under Water/Sewer Forms/FAQs/Links;
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).
4. The applicant shall forward a preliminary plan to PPL for a recommendation on street lighting per Section 312-41(a)(1) of SALDO.

### **Legal and Other**

1. Township policy with regard to the deferral of sidewalk and curbing has changed and deferrals shall no longer be granted. The applicant should be prepared to discuss compliance with SALDO Section 312-35(b)(3)(A)(ii).
2. The Township Solicitor and Township Engineer may want to comment upon the legal requirements of the MS4 program with regard to any private stormwater management facilities.



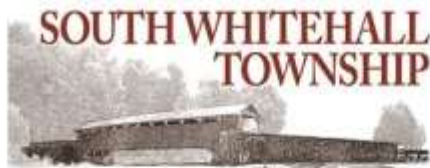
3. That the plan be amended to include a note referencing the “State Highway Law” pursuant to Section 508.6 of the PA Municipalities Planning Code and Section 312-12(a)(9) of the Subdivision and Land Development Ordinance.
4. If a dumpster is to be used, the location shall be identified on the plan and screened and buffered in accordance with Section 350-42(b) of the Zoning Ordinance and Section 288-4(c) of the Codified Ordinances.
5. 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.
6. 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.
7. 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.
8. That a note be added to the site plan stating that the applicant is responsible for joining the PA One Call system and is responsible for the marking of all underground utilities prior to the utilities being formally accepted by and dedicated to the Township.
9. Confirmation of a plan submittal to PennDOT and LANTA shall be provided.
10. Signature Blocks and Certifications to appear on each plan sheet to be recorded.

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

1. No waivers or deferrals were requested with the sketch plan submission.

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

1. The Official Map depicts the subject parcel as fronted by a Principle Arterial Road and underlain by karst geology.
2. The Comprehensive Plan envisions the tract within a Business District Land Use Type. The goal of the Business District is to:
  - Incentivize infill and redevelopment
  - Incorporate residential to create mixed-use development
  - Encourage local connectivity to surrounding land uses
  - Encourage walkability and multiple modes of transportation



- Encourage regional connectivity through transit and multimodal infrastructure and circulation.
- Business District Land Use supports Suburban Center and Regional Employment Center place types.

Your plan is scheduled to be reviewed by the Planning Commission on Thursday, September 21, 2023 at 7:30 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue. The meeting will be also be livestreamed via GoToMeeting. To access the meeting though your computer, go to <https://global.gotomeeting.com/join/757430189>. To access the meeting through your phone, dial 1-224-501-3412 and, when prompted, enter 757 430 189 to join the meeting.

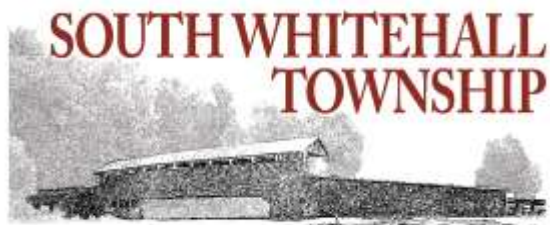
If you have any questions, please call.

Sincerely,

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

cc: T. Petrucci      D. Manhardt      L. Harrier      J. Frantz      S. Pidcock      J. Alderfer, Esq  
 J. Zator, Esq      A. Tallarida      S. Pidcock      A. Fornwalt, KCE      Sub. File 2023-104





**MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Gregg R. Adams, Planner  
**DATE:** August 29, 2023  
**SUBJECT:** Subdivision Plan Review  
 Proposed St. Paul Antiochian Orthodox Church  
 Major Plan 2023-104  
 Plan dated August 15, 2023

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

At their August 28, 2023 meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and recommended the following:

The applicant shall submit a Landscape Plan with their Preliminary Plan submission.

Respectfully submitted,

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



CW 23-002

August 16, 2023

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

RE: St. Paul Antiochian Orthodox Church Land Development Plan  
South Whitehall Township, Lehigh County, PA

**Project Narrative**

The St. Paul Antiochian Orthodox Church is proposing to develop a 8.28 acre tract of loan on the west side of Cedar Crest Boulevard by constructing a 14,072 square foot (footprint) church building with basement and a 2 story, 10,000 square foot (footprint), and 294 parking spaces and driving isles, a grass play area, and a private drive through the property for access to the parking areas and Cedar Crest Boulevard and Glick Avenue.

The site was previously used as a plant nursery and is currently used as equipment storage for maintaining the site.

Public water and sewer and storm water facilities are available for the site and are proposed to service this development.

Sincerely,

KEYSTONE CONSULTING ENGINEERS, INC.

A handwritten signature in blue ink, appearing to read 'A. Fornwalt', is written over the typed name.

Alan R. Fornwalt, P.E., MBA&E

W:\2023\CW23-002 Proposed Church Sketch Layout, 670 S. Cedar Crest Blvd., SWT\CW23-002 doc\8-16-23 Project Narrative.doc