

**LOT LINE ADJUSTMENT AND CONSOLIDATION PLAN FOR  
AL-AHAD ISLAMIC CENTER  
MINOR PLAN 2023-204  
ATTACHMENTS**

- 1. Memorandum**
- 2. Site Plan**
- 3. Submission Acceptance Review dated December 15, 2023**
- 4. Township Engineer Review dated January 4, 2024**
- 5. Township Water & Sewer Engineer Review dated January 2, 2024**
- 6. Public Works Department Review dated January 3, 2024**
- 7. Community Development Department Review dated January 4, 2024**
- 8. Lehigh Valley Planning Commission Review dated December 14, 2023**
- 9. Applicant's Correspondence:**
  - A. Project Narrative dated December 7, 2023**

**TO: PLANNING COMMISSION**  
**FROM: GREGG ADAMS, PLANNER**  
**SUBJECT: LOT LINE ADJUSTMENT AND CONSOLIDATION PLAN FOR**  
**AL-AHAD ISLAMIC CENTER**  
**MINOR PLAN 2023-204**  
**REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW**

**DATE: JANUARY 5, 2024**

**COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, D. MANHARDT,**  
**L. HARRIER, J. ZATOR, ESQ., J. ALDERFER, ESQ, A.**  
**TALLARIDA, S. PIDCOCK, APPLICANT, SUB. FILE 2023-204**

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**LOCATION AND INTENT:**

An application to consolidate the lots located at 1410 Ridgeview Drive, 1500 Ridgeview Drive, and 1504 Ridgeview Drive. The plan proposes to create a single parcel containing 7.909 acres, two single dwelling units (to be removed) and a place of worship. The property is to be served by public water and public sewer and is zoned R-3 Low Density residential. Jaffer Reachout Foundation is the owner of 1410 and 1504 Ridgeview. Shia Ithna Asheri Jamaat of PA is the owner of 1500 Ridgeview Drive. Jaffer Reachout Foundation is the applicant.

**PREVIOUS TOWNSHIP CONSIDERATION:**

At their February 10, 2021 meeting, the Board of Commissioners, through Resolution 2021-7, approved Shia Ithna Asheri Jamaat of Pennsylvania Major Plan 2020-109.

At their June 16, 1999 meeting, the Board of Commissioners, through Resolution 1999-44, granted preliminary/final approval to Major Plan 1999-102 Khoja Ithnasheri Jamaat of Pennsylvania Islamic Center, which proposed the construction of a place of worship on the 4.3-acre property.

The Zoning Hearing Board granted a variance to the number of required parking spaces provided that an area be reserved for an additional 63 parking spaces as a result of its discussion and deliberation of appeal A-16-99.

**REVIEWING AGENCIES COMMENTS:**

- A. Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated January 4, 2024. Mr. Tallarida is recommending engineering approval at this time. His comments pertain to plan detail, frontage improvements, and zoning issues.
- B. Township Water & Sewer Engineer** – The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard’s review dated January 2, 2024. His comments pertain to plan detail and change of water and sewer service.

- C. **Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender’s review dated January 3, 2024. His comments pertain to plan detail.
- D. **Public Safety Committee** – The comments of the Public Safety Commission have not been received at the time of this writing.
- E. **Landscape and Shade Tree Commission** – The Landscape and Shade Tree Commission is scheduled to review the plan at a future meeting.
- F. **Lehigh Valley Planning Commission** –The Lehigh Valley Planning Commission’s comments are contained Ms. Bambi Griffin Rivera’s review dated December 14, 2023. She reports that the application is a minor proposal and not a matter of regional concern.
- G. **Lehigh County Conservation District** – The comments of the Lehigh County Conservation District have not been received at the time of this writing.
- H. **LANTA** – The comments of LANTA have not been received at the time of this writing.
- I. **Community Development Department** – The Department issued a submission receipt dated December 8, 2023 confirming that the application meets the submission requirements of the Subdivision and Land Development Regulations. The Department’s technical review is dated January 4, 2024 and provides comment pertaining to zoning issues, curbing and sidewalk, plan detail, outside agency submission requirements, plan recording requirements, waiver and deferral commentary, and Official Map and Comprehensive Plan consistency.

#### **COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:**

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

1. If deemed to be necessary, the applicant shall execute subdivision improvement, security, maintenance and indemnification agreements acceptable to the Township and its Solicitor, that sufficient security in a form acceptable to the Township be posted, that such security shall be available for draws/presentation no further than 60 miles from the Township’s office, and evidence of insurance coverage in an amount satisfactory to the Township in its sole discretion shall be provided prior to the plan being recorded.
2. That the applicant address to the satisfaction of the Township Engineer, the comments of Mr. Anthony Tallarida, as contained in his review dated January 4, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
3. That the applicant address to the satisfaction of the Township Water & Sewer Engineer, the comments of Mr. Jason Newhard, as contained in his review dated January 2, 2024. The Applicant shall provide to the Community Development Department written

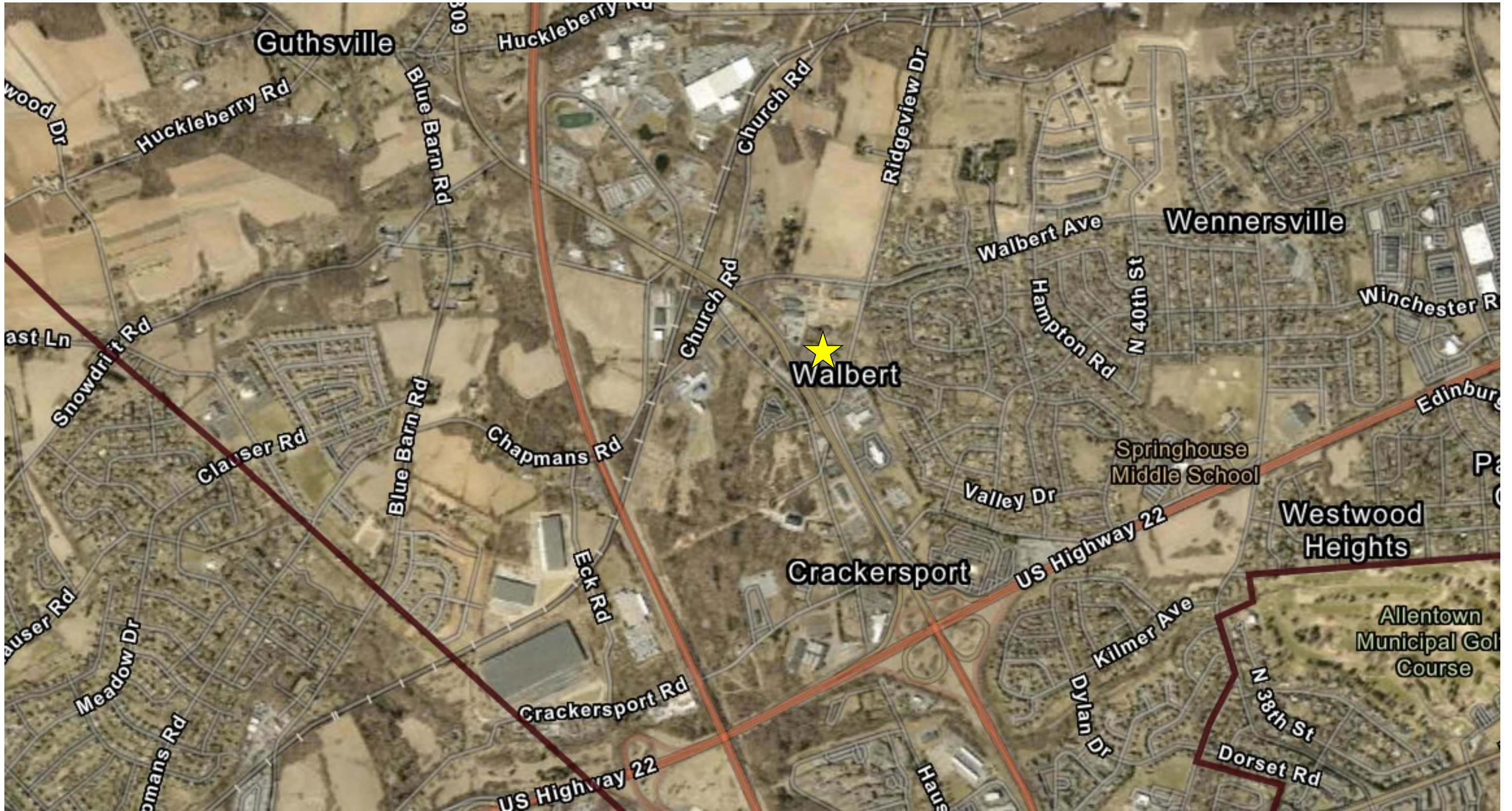
confirmation from the appropriate reviewing agency that all applicable comments have been addressed.

4. That the applicant address to the satisfaction of the Community Development Department, the comments of Mr. Gregg Adams, as contained in his review dated January 4, 2024.
5. That the applicant address to the satisfaction of the Public Works Department, the comments of Mr. Herb Bender, as contained in his review dated January 3, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
6. That the applicant complies with the forthcoming recommendation of the Public Safety Commission. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
7. That the applicant complies with the forthcoming recommendation of the Landscape and Shade Tree Commission. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
8. That the applicant addresses all issues and obtains all approvals deemed necessary by the South Whitehall Township Board of Commissioners in so far as matters pertaining to the Township's water and sewer service are concerned. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
9. If deemed to be necessary, the applicant shall dedicate to the Township additional right-of-way along the frontage of Ridgeview Drive 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 shall be 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, and a copy of the current deed for the property showing current ownership and recording information.
10. The Plan may be recorded only after the Township's review and approval of language addressing any such matters that the Township determines to be advisable for inclusion in documentation relating to the condominium association. Such documentation need not be recorded with the Lehigh County Recorder of Deeds prior to plan recording. However, any such condominium association documentation shall be recorded to the satisfaction of the Township prior to the issuance of a certificate of occupancy (temporary or permanent) for any land development on the consolidated parcels.

- 11. That the applicant coordinates with the Township Engineer’s office to have addresses assigned to the plan of record.
- 12. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.
- 13. That the plans are to be revised and deemed to be “clean” prior to them being presented to the Board of Commissioners.

**Planning Commission deadline date to act on the plan: February 19, 2024**  
**Board of Commissioners deadline date to act on the plan: March 20, 2024**





**Lot Line Adjustment and Consolidation Plan for Al-Ahad Islamic Center      Minor Plan 2023-204**  
Location Map



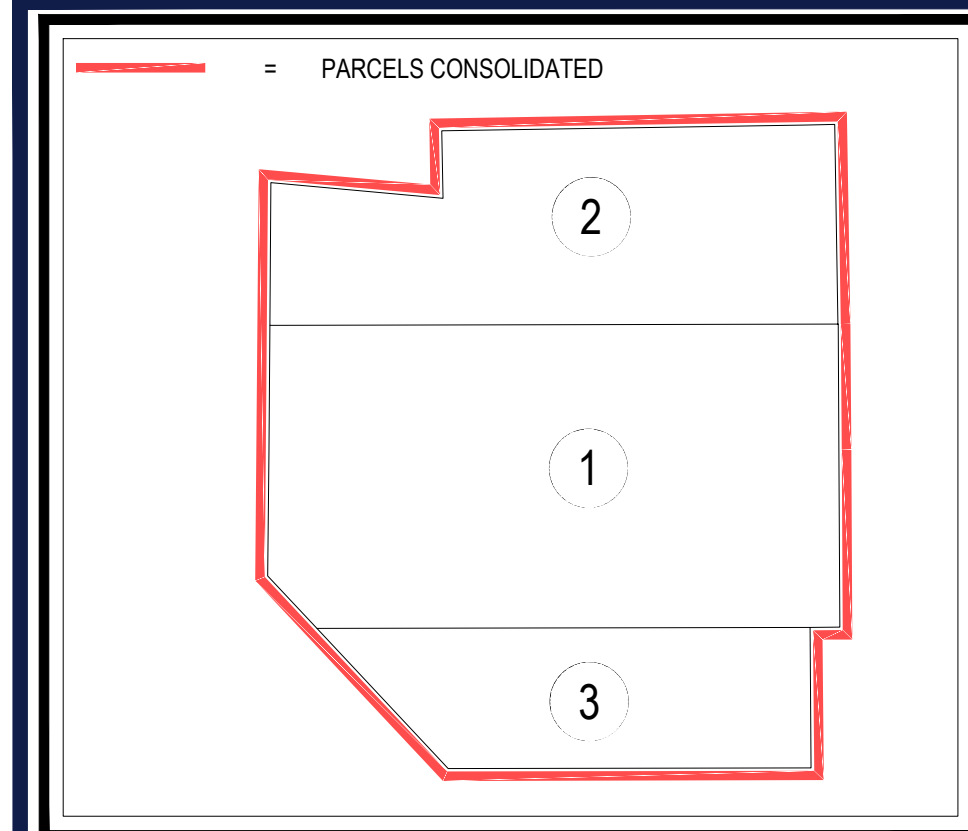


**Lot Line Adjustment and Consolidation Plan for Al-Ahad Islamic Center    Minor Plan 2023-204**





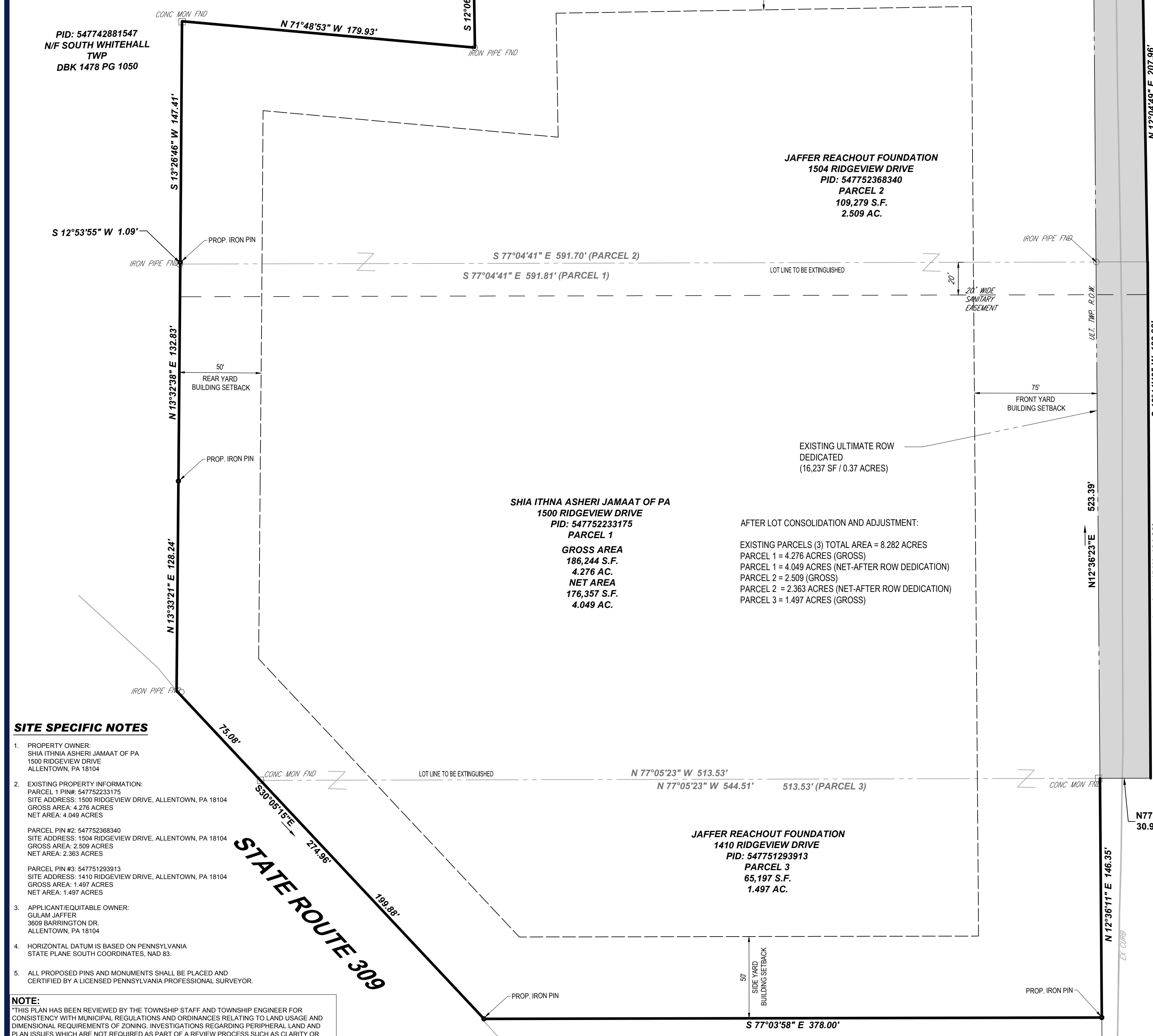




LEGEND	
EXISTING	
PROPERTY LINE	---
R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
CONCRETE MONUMENT/ IRON PIN	□ ○

LEGEND	
PROPOSED	
PROPERTY LINE	---
SETBACK LINE	---
IRON PIN	•

**PARCEL KEY MAP**  
SCALE: 1" = 200'



**SITE SPECIFIC NOTES**

- PROPERTY OWNER: SHIA ITHNA ASHERI JAMAAT OF PA, 1500 RIDGEVIEW DRIVE, ALLENTOWN, PA 18104
- EXISTING PROPERTY INFORMATION: PARCEL 1 PIN# 54775233175, GROSS AREA: 4.276 ACRES, NET AREA: 4.049 ACRES; PARCEL PIN #2: 547752368340, GROSS AREA: 2.509 ACRES, NET AREA: 2.363 ACRES; PARCEL PIN #3: 547751293913, GROSS AREA: 1.497 ACRES, NET AREA: 1.497 ACRES
- APPLICANT/EQUITABLE OWNER: GULAM JAFFER, 3609 BARRINGTON DR, ALLENTOWN, PA 18104
- HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE SOUTH COORDINATES, NAD 83.
- ALL PROPOSED PINS AND MONUMENTS SHALL BE PLACED AND CERTIFIED BY A LICENSED PENNSYLVANIA PROFESSIONAL SURVEYOR.

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

ZONING DISTRICT REQUIREMENTS				
REQUIRED	EXISTING PARCEL #1	EXISTING PARCEL #2	EXISTING PARCEL #3	PROPOSED PARCEL (#1 + #2 + #3)
PARCEL ID	54775233175	547752368340	547751293913	-
MIN. LOT AREA	3 ACRE	4.276 GROSS ACRES	2.509 GROSS ACRES	1.497 GROSS ACRES
MAX BUILDING HEIGHT	50 FT	<50 FT	<50 FT	<50 FT
MIN. YARD SETBACKS				
FRONT	75 FT	75 FT (MIN)	75 FT (MIN)	75 FT (MIN)
SIDE YARD (EA)	50 FT	50 FT (MIN)	50 FT (MIN)	50 FT (MIN)
REAR	50 FT	50 FT (MIN)	50 FT (MIN)	50 FT (MIN)
MAX LOT COVERAGE	<75%	<75%	<75%	<75%
TOTAL IMPERVIOUS AREA	84,003 SF	10,090 SF	4,685 SF	98,778 SF
TOTAL IMPERVIOUS COVER	<75%	47.67%	9.80%	7.18%

**NOTE:** WHILE CURRENTLY UNDER SEPARATE OWNERSHIP, THE OWNERS OF THE PROPERTIES THAT ARE THE SUBJECT OF THIS PLAN INTEND TO SUBJECT THEIR PARCELS TO THE PA UNIFORM CONDOMINIUM ACT 64 PA. C.S. 3101 ET. SEQ., AND THE CONSOLIDATED PROPERTY WILL BE SUBJECT TO A SINGLE CONDOMINIUM ASSOCIATION.

PID: 547752840240  
N/F KOSZI, NICHOLE  
DOC ID# 2015004014

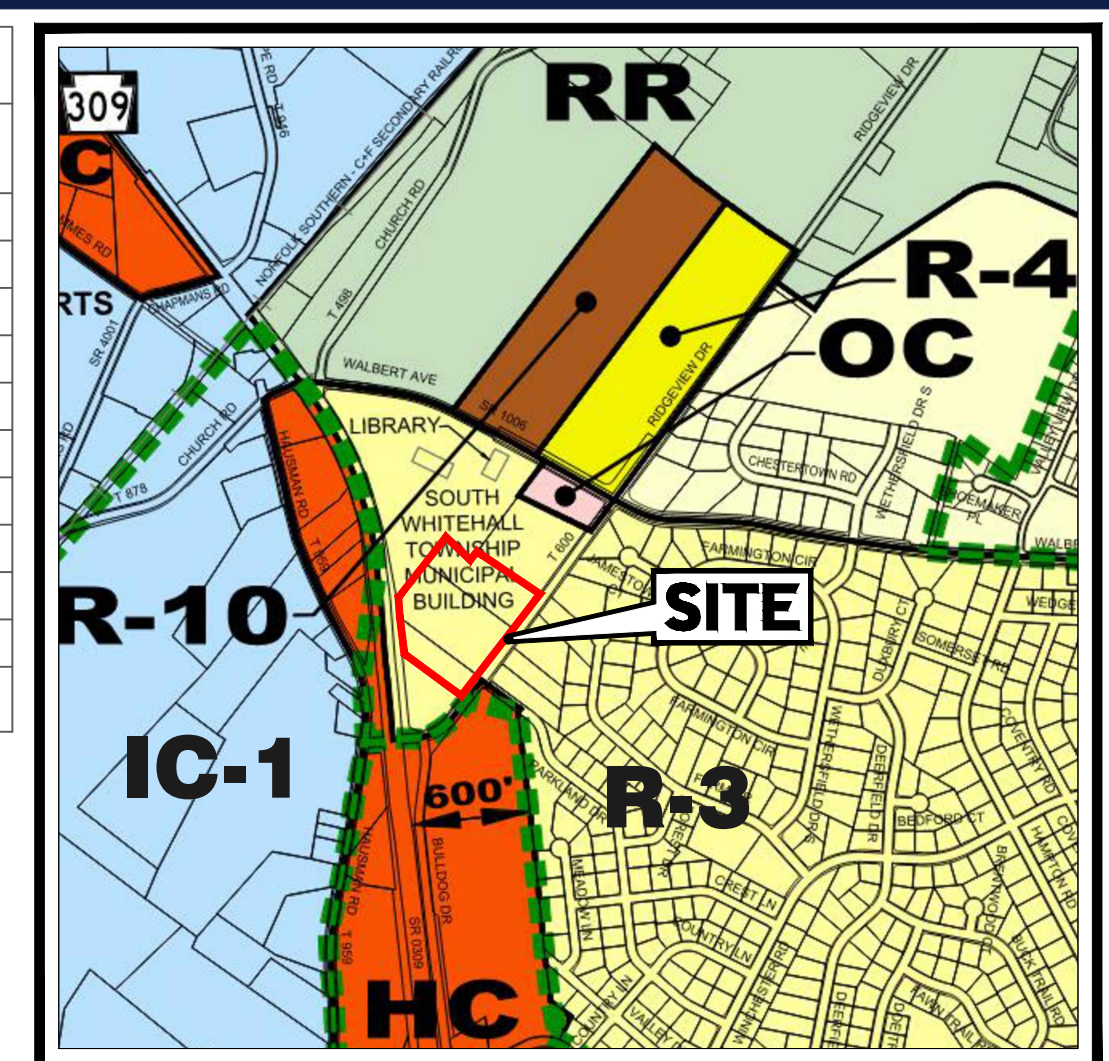
PID: 54775273716  
N/F COMMUNITY OPTIONS INC  
DOC ID# 2020023860

PID: 547752714212  
N/F MUGHAL, SHOUKAT  
DOC ID# 7336811

PID: 547752704157  
N/F CORDERO, LUIS R. & CHRISTINE A.  
DOC ID# 2009025448

PID: 547751655884  
N/F DWYER HOLDINGS INC  
DBK 1476 PG 120

PID: 547751276936  
N/F STAHLEY, PAUL W. & JEANNETTE J.  
DBK 1462 PG 43



**ZONING MAP**  
SCALE: 1" = 1,000'

**OWNER'S CERTIFICATION**

I, THE UNDERSIGNED, AM THE APPLICANT AND OWNER OF THE LAND SHOWN HEREON. THE LAND IS NOT SUBJECT TO ANY LITIGATION OF LIENS. THIS PLAN HAS BEEN PROCESSED WITH FREE CONSENT, AND IT IS DESIRED TO RECORD THE SAME.

GULAM JAFFER DATE  
3609 BARRINGTON DR. ALLENTOWN PA, 18104

PRINT NAME TITLE  
SWORN AND SUBSCRIBED TO ME ON THIS  
DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL**

RECOMMENDED FOR APPROVAL \_\_\_\_\_ (DATE) BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH WHITEHALL

CHAIRMAN'S SIGNATURE \_\_\_\_\_ SECRETARY'S SIGNATURE \_\_\_\_\_

**SOUTH WHITEHALL TOWNSHIP BOARD OF COMMISSIONERS APPROVAL**

APPROVED \_\_\_\_\_ (DATE) BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH WHITEHALL

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_  
TOWNSHIP ENGINEER \_\_\_\_\_

**ENGINEER'S CERTIFICATION**

I HEREBY CERTIFY THAT THE ABOVE PLAN TO BE CORRECT IN ALL ITS DETAILS.

DONALD K. PETERS P.E. P.E. No. PE086335  
DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE ABOVE SURVEY TO BE CORRECT IN ALL ITS DETAILS.

DATE \_\_\_\_\_

**CERTIFICATION OF LEHIGH VALLEY PLANNING COMMISSION**

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

LVPC STAFF MEMBER RESPONSIBLE FOR REVIEW \_\_\_\_\_ DATE \_\_\_\_\_

**PROOF OF RECORDING**

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA IN DOCKET ID \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

WITNESS \_\_\_\_\_

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

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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#20200070597

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

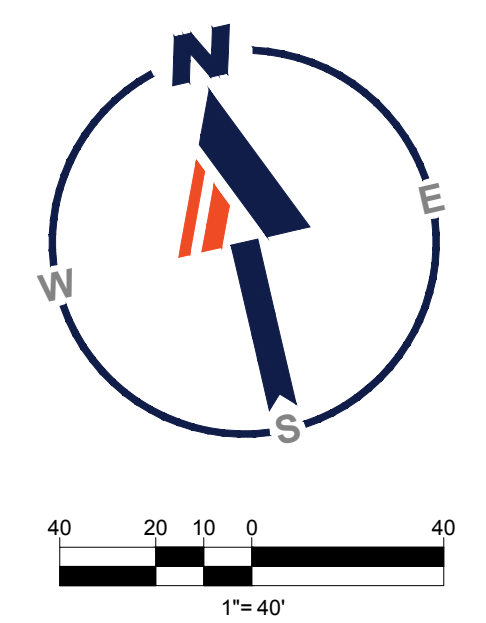
PROJECT No.: PAB220167.00  
DRAWN BY: \_\_\_\_\_ IN  
CHECKED BY: \_\_\_\_\_ DKP  
DATE: 12/7/2023  
CAD ID: PAB220167.00-SUBD-0A

**LOT LINE ADJUSTMENT AND CONSOLIDATION PLAN**  
FOR  
**AL-AHAD ISLAMIC CENTER**  
PROPOSED DEVELOPMENT  
1500 RIDGEVIEW DRIVE  
SOUTH WHITEHALL TWP.  
LEHIGH COUNTY  
ALLENTOWN, PA 18104

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

**D.K. PETERS**  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. 75080-008

SHEET TITLE:  
**LOT LINE ADJUSTMENT / CONSOLIDATION PLAN**  
SHEET NUMBER:  
**S-2**  
ORG. DATE - 12/7/2023



R:\2022\PA220167\00\CAD\DRAWINGS\PLAN SET\SUBMISSION PLANS\SUBD\2021\FIN\SUBD-0A.dwg - LAYOUT: S - CONSOLIDATED LOTS



# SOUTH WHITEHALL TOWNSHIP

24

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

December 8, 2023

Gulam Jaffer  
3609 Barrington Drive  
Allentown, PA 18104

**Re: *Lot Line Adjustment and Consolidation Plan for Al-Ahad Islamic Center  
Major Plan 2023-108  
Application Completeness Review***

Gentlemen:

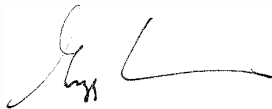
This letter constitutes the Completeness Review for your application of December 7, 2023 for preliminary/final plan review of the above-referenced Major Plan. A determination has been made that your application is ***Administratively Complete***. Please find attached the following documents:

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

In order to complete the application, complete and sign the *Escrow and Reimbursement Agreement*, attach a check for the invoiced amount to the Application Fee Invoice, and attach a check for the invoiced amount to the Subdivision Escrow Invoice, and return all three items to the Cashier at the South Whitehall Township Municipal Building no later than 3:30 PM on Thursday December 14, 2023 in order to be on the January 11, 2024 Planning Commission meeting agenda. Should the above-mentioned items be received after the above-mentioned deadline date, the application shall be reviewed at the next available Planning Commission meeting (in accordance with the published meeting submission deadline schedule).

If you have any questions, please call.

Sincerely,

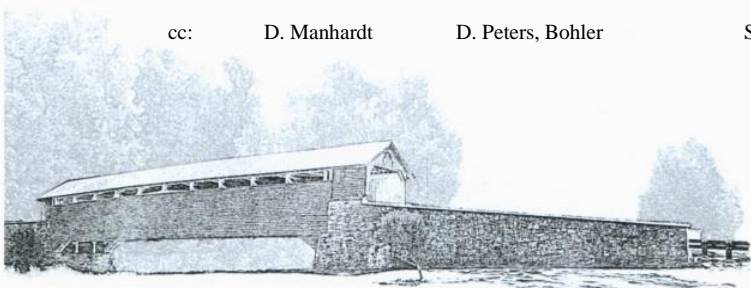


**Gregg R. Adams, Planner**  
**Community Development Department**

cc: D. Manhardt

D. Peters, Bohler

Sub. File 2023-108





# THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING  
 ARCHITECTURE  
 LAND SURVEYING

Oxford Drive at Fish Hatchery Road  
 2451 Parkwood Drive Allentown, Pennsylvania 18103-9608  
 Telephone: 610-791-2252  
 Telefacsimile: 610-791-1256  
 E-mail: info@pidcockcompany.com  
 Website: www.pidcockcompany.com

Established 1924  
 J. Scott Pidcock, P.E., R.A.

Bruce E. Anderson, P.E., LEED AP  
 Brian A. Dillman, P.E.  
 Ronald J. Gawlik, P.E.  
 Brian E. Harman, P.E., PTOE  
 James A. Rothdeutsch, P.E., LEED AP  
 John R. Russek, Jr., P.E.  
 Brent C. Tucker, P.E.

Douglas E. Haberbosch, P.E.  
 William G. Kmetz, P.L.S.  
 Jeffrey R. Matyus  
 John M. McRoberts, P.E.  
 Brent D. Shriver, P.E.  
 Todd L. Sonntag, R.A., LEED AP  
 Anthony F. Tallarida, P.E.  
 Ryan R. Troutman, P.E.

G. Edwin Pidcock, P.E., P.L.S. 1924-1967  
 John S. Pidcock, P.E., P.L.S. 1954-1999  
 Ralph M. Pidcock, P.L.S. 1952-2000 (Retired)

## 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  
 Al-Ahad Islamic Center  
 Minor Plan #2023-204  
 Lot Line Adjustment Plan Review

DATE: January 4, 2024

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

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

Mr. Herb Bender  
 Director of Township Operations  
 South Whitehall Township

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



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

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

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

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

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

Mr. Don Peters, P.E.  
Bohler Engineering PA, LLC

Mr. Gulam Jaffer

(all via e-mail)

Mr. Ronald J. Gawlik, PE, Township Engineer



## REPORT:

## South Whitehall Township Ordinances:

Zoning Ordinance (ZO)

Subdivision and Land Development Ordinance (SALDO)

Stormwater Management Plan (SMP)

See attached list for documents reviewed.

## Proposal:

## Lot Line Adjustment

1500 Ridgeview Drive (Parcel 1):

- 4.276 acres existing (gross);
- R-3 – Low Density Residential.

1504 Ridgeview Drive (Parcel 2):

- 2.509 acres existing (gross);
- R-3 – Low Density Residential.

1410 Ridgeview Drive (Parcel 3):

- 1.497 acres existing (gross);
- R-3 – Low Density Residential.

## Lot Line Consolidation

Parcels 1, 2, and 3:

- Proposed 8.282 acres (gross), 7.909 acres (net);
- Existing Ultimate R-O-W Dedicated – 0.37 acres.

## Waivers / Variances Granted:

None to date.

## Recommendation:

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

jfw/laf

Enclosures



## THE PIDCOCK COMPANY

South Whitehall Township  
Al-Ahad Islamic Center  
Minor Plan #2023-204  
Lot Line Adjustment Plan Review

January 4, 2024

**REVIEW COMMENTS**

1. The following Minor Plan requirements should be provided:
  - a. The sheet size shall be an approved size as stated in SALDO §312-23(b)(2), and shall be labeled in the upper left hand corner of each sheet, SALDO §312-23(b)(32);
  - b. Add the applicant statements per SALDO §312-23(b)(7);
  - c. List the type of water and sanitary sewerage service for the site and label it on the Plan, SALDO §312-23(b)(10)(c), §312-23(b)(10)(d), and §312-23(b)(23);
  - d. Add Zoning Districts to the Location Map, SALDO §312-23(b)(11)(d);
  - e. Identify the location of the benchmark on the Plan, SALDO §312-23.B(16);
  - f. Show the locations, size and owners of existing buildings, sewer mains, water lines, etc., within 100 feet of the tract, SALDO §312-23(b)(19);
  - g. Show the location, character, and elevation of any building within 100 feet of the tract, SALDO §312-23(b)(20);
  - h. Show the locations and widths of all sidewalks, trails, driveways, streets, easements, etc., within 400 feet of the tract, SALDO §312-23(b)(21);
  - i. List the soil types and mapped limits, SALDO §312-23(b)(22); and
  - j. Label the sight distance at the existing driveway, SALDO §312-23(b)(24).
2. Identify the centerline of Ridgeview Drive through proposed frontage. Provide frontage improvements (e.g., right-of-way dedication, cartway widening, sidewalk, etc. if necessary) for a collector road, SALDO §312-35(b)(3);
3. Label the right-of-way and cartway width for Ridgeview Drive south of Parkland Drive;

4. Clear any outstanding Zoning issues created by consolidating the lots prior to Plan recording;
5. Add the Parnum Numbers to all lot Parcel Identification Numbers for the lot line adjustment and surrounding properties. Additionally revise the Mughal property to be consistent with the most recent tax parcel information;
6. Provide existing easements on the Plans (e.g., water easements, PPL easements, etc.) and any supporting easement information (e.g., restrictions, access, etc.);
7. Provide closure reports and legal descriptions for the boundaries of the consolidated parcel and the right-of-way dedication;
8. Identify the type of water supply and sewage disposal systems, SALDO §312-23(b)(10)(C) and §312-23(b)(10)(D);
9. We defer to the Township Solicitor to review the acceptability of the Note on Sheet S-2 beneath the Zoning District Requirements Table; and
10. Revise the South Whitehall Township Planning Commission Recommendation for Approval block to be consistent with SALDO §312-22(d).

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.



## THE PIDCOCK COMPANY

South Whitehall Township  
Al-Ahad Islamic Center  
Minor Plan #2023–204  
Lot Line Adjustment Plan Review

List of Plans and Supplemental Information  
Prepared by Bohler Engineering, PA LLC and  
dated or last revised December 7, 2023, except as noted

1. Existing Conditions/Demolition Plan, Sheet S-1 (cursory review only);
2. Lot Line Adjustment/Consolidation Plan, Sheet S-2;
3. Deed for 1410 Ridgeview Drive, recorded on July 10, 2020;
4. Deed for 1504 Ridgeview Drive, dated November 25, 2020;
5. Subdivision & Land Development Review Application, dated December 6, 2023;
6. Application Completeness Review letter, prepared by South Whitehall Township, dated December 8, 2023;
7. Minor Plan 2023-204 letter, prepared by South Whitehall Township, dated December 18, 2023;
8. Letter of Transmittal to Lehigh Valley Planning Commission; and
9. Letter of Transmittal to South Whitehall Township.



January 2, 2024

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

Re: Al Ahad Islamic Center  
Land Development #2023-204  
Review of Preliminary Plan  
SSM File 103400.0089

Dear Mr. Adams:

This correspondence is provided as a review of the Preliminary Lot Consolidation Plan submitted for the above referenced project on December 7, 2023. We have the following comments regarding the water and sanitary sewer utilities:

General Comments:

- 1. The sanitary sewer easement between 1500 Ridge View and 1504 Ridge View is 10' wide not 20' wide.
- 2. The owner shall notify the Township water/sanitary sewer billing department in writing of the billing account address changes for 1410 and 1504 Ridge View Drive.

Water Comments:

- 1. No Comment at this time.

Sanitary Sewer Comments:

- 2. No Comment at this time.

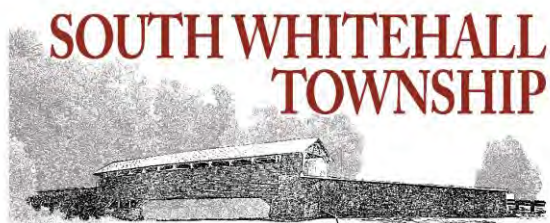
Please contact us should you have any questions, or require any additional information regarding our comments.

Sincerely,  
Spotts, Stevens and McCoy

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

cc: SWT, PW





## INTEROFFICE MEMORANDUM

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

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

**DATE: JANUARY 3, 2024**

**SUBJECT: RIDGE Lot Line Adjustment and Consolidation for Al-Ahad Islamic Center  
Minor Plan 2023-204**

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

1. Please indicate the sewer easement on the plan.

# SOUTH WHITEHALL TOWNSHIP

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

January 4, 2024

Gulam Jaffer  
3609 Barrington Drive  
Allentown, PA 18104

**Re: *Lot Line Adjustment and Consolidation Plan for Al-Ahad Islamic Center  
Minor Plan 2023-204***

Gentlemen:

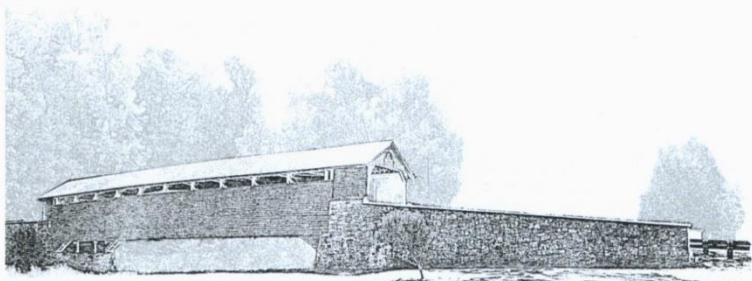
The purpose of this letter is to report zoning and non-engineering related comments that are to be addressed. My comments follow:

## **Zoning**

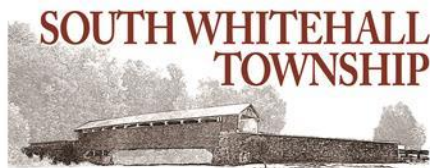
1. 350-05 Definitions, Primary Building/Primary Use. A use permitted by right provided said use is shown as a primary use in the Zoning District Schedule for the district in which the use is located and the use is in conformance with all other provisions of this chapter. No more than one primary use shall be permitted on a lot. The lot consolidation consists of 3 lots, one with the current build of the new mosque, and a single-family dwelling on each of the other lots. Combining the lots to create one lot will cause there to be 3 principal uses on 1 lot. It should be discussed what the future proposal is for the two 2 existing single-family dwellings. A variance may be required.
2. 350-42(b)(1) Buffer Strips. In general, between dissimilar types of uses (i.e., residential, commercial, industrial, or institutional), a minimum fifteen-foot-wide buffer strip shall be established and maintained along all lot lines which are not along public street right-of-way lines (including limited access highways) for all uses except single detached dwelling unit dwellings, two-unit dwellings, three-flats, and townhouses. If consolidated to one lot, the lower lot to the South should show a fifteen-foot buffer between the mosque use and the neighboring residential use.

## **Fire Inspector**

1. The comments of the Fire Marshal and the Public Safety Commission have not been received at the time of this writing.







### **Open Space and Recreation**

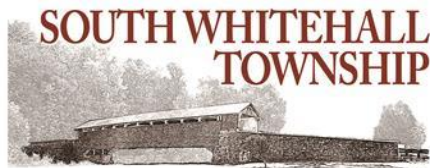
1. Lot Line Adjustments are not reviewed for Open Space and Recreation requirements.

### **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. 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.
3. 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.
4. Confirmation of a plan submittal to PennDOT and LANTA shall be provided.

### **Plan Recording Requirements**

1. Signature Blocks and Certifications to appear on each plan sheet to be recorded.
2. The size of the plan sheet shall be noted on the upper left-hand corner of every plan sheet to be recorded.
3. Wherever a Parcel ID is shown on a plan sheet to be recorded, it shall include the appropriate parnum suffix, such as 547677593477-1 or 547687003997-59.
4. Wherever an Owner’s signature is required, the Signature shall be accompanied by a Printed Name and Title (Owner or Title within the owning organization), and an area for a Notary stamp. If there are multiple owners, there shall be signature blocks and areas for Notary stamps for each and every owner’s name.
5. On the cover sheet or (if no cover sheet is present) the site plan sheet, include a table listing all of the properties involved in the project, including PIN and Parnum. This information may be included with an existing table or a new table may be created.
6. The review date of the Planning Commission and the review date and Resolution number of the Board of Commissioners shall be placed into the appropriate Board endorsement



notes on the appropriate plan sheet to be recorded. Dates and Resolution number may be obtained from South Whitehall Township.

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

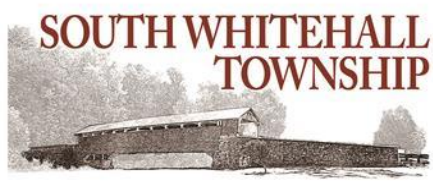
1. No waiver/deferral requests have been submitted. As the applicant has indicated that a land development is to follow the approval of the Lot line Adjustment, staff would be supportive of a 12-month deferral of the requirements of SALDO Section 312-35(b)(3). Such timeframe may be extended by an amendment to the approving Resolution by the Board of Commissioners or superseded by the recording of a land development plan for the consolidated lot.

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

1. The Official Map depicts the subject parcel as underlain by karst geology. Ridgeview Drive is a Collector Road. PA Route 309 is a Principle Arterial Road
2. The Comprehensive Plan envisions the tract within a Neighborhood Residential Land Use Type. The goal of Neighborhood Residential is to:
  - Encourage housing types to address the needs of all income levels
  - Support opportunities for local-serving small business development where appropriate
  - Evaluate pedestrian safety and connectivity
  - Encourage walkability within neighborhoods and to other land use types
  - Consider traffic calming and congestion relief where possible
  - And utilize streetscaping, facades, and beautification techniques to create sense of place and preserve community character.
  - Neighborhood Residential Land Use supports Open Space, Agriculture, Conservation Subdivision, Small Lot Residential, Multi-Family Residential, Neighborhood Center and Mixed-Residential place types.

Your plan is scheduled to be reviewed by the Planning Commission on Thursday, January 11, 2024 at 7:00 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue. Please ensure that a representative for the applicant is present to present the plan and answer questions. 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,

A handwritten signature in black ink, appearing to read "Gregg R. Adams", with a long horizontal flourish extending to the right.

**Gregg R. Adams**  
**Planner, Community Development Department**  
**South Whitehall Township**  
**610.398.0401**  
[adamsg@southwhitehall.com](mailto:adamsg@southwhitehall.com)

cc:     T. Petrucci       D. Manhardt       L. Harrier       J. Frantz       H. Bender  
        M. Elias         S. Pidcock        A. Tallarida     J. Zator, Esq    J. Alderfer, Esq  
        D. Peters, Bohler Sub. File 2023-204



# Lehigh Valley Planning Commission

STEVEN GLICKMAN  
Chair

CHRISTOPHER AMATO  
Vice Chair

KEVIN SCHMIDT  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

December 14, 2023

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

**Re: Al-Ahad Islamic Center – Lot Consolidation  
South Whitehall Township  
Lehigh County**

Dear Mr. Adams:

The subject applicant proposes consolidating three lots into one and remove several existing buildings at 1410, 1500, and 1504 Ridgeview Drive (PINS 547752368340, 547752233175, 547751293913). This is a minor proposal and not a matter of regional concern.

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)].

The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Sincerely,

Bambi Griffin Rivera  
Senior Community and Regional Planner

cc: Gulam Jaffer, Applicant;  
Don Peters, PE, Bohler, Project Engineer/Surveyor;  
Tony Tallarida, Township/Borough Engineer;  
Shia Ithna Asheri Jamaat of PA, Record Property Owner;  
Dave Manhardtd, Director of Community Development



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

December 7, 2023  
Via Hand Delivery & Email  
([adamsg@southwhitehall.com](mailto:adamsg@southwhitehall.com))

South Whitehall Township  
4444 Walbert Avenue  
Allentown, PA 18104

Attention: Gregg Adams, Planner

Re: Lot Line Adjustment and Consolidation Plan  
Al-Ahad Islamic Center  
1500 Ridgeview Drive  
South Whitehall Township  
Lehigh County, PA  
PAB220167

Dear Gregg:

On behalf of Jaffer Reachout Foundation and Gulam Jaffer, Bohler Engineering PA, LLC is hereby submitting a Lot Line Adjustment and Consolidation Plan Application for the above referenced project. The following items are enclosed:

- Three (3) copies of the Subdivision & Land Development Review Application, W-9, & Required Escrow Account Opening Information.
- Check #6950 in the amount of \$50.00 for the Submission Fee.
- Three (3) copies of the Deed for 1410 Ridgeview Drive, Instrument # 2020020002, Recorded on 07/10/2020.
- Three (3) copies of the Deed for PIN 547752368340-1, 1504 Ridgeview Drive, dated 11/25/2020.
- One (1) copy of the Submission Letter to LVPC, dated 12/07/2023.
- Ten (10) copies of the Lot Line Adjustment and Consolidation Plan, dated 12/06/2023, Sheets S-1 & S-2.
- One (1) USB drive with PDFs of all submission materials.

### **PROJECT NARRATIVE**

Jaffer Reachout Foundation and Gulam Jaffer are proposing to consolidate three (3) lots into one (1) lot. The lots associated with this Application are PIN 547751293913 1410 Ridgeview Drive, PIN 547752233175 1500 Ridgeview Drive, and PIN 547752368340 1504 Ridgeview Drive. A portion of 1500 and 1504 Ridgeview Drive is proposed to have a Lot Line Adjustment to dedicate the existing Ultimate Right-of-Way, which will total 16,237 SF / 0.37 acres.

The site is located within the R-3 Zoning District with frontage on Ridgeview Drive. Two (2) of the parcels, PIN 547751293913 1410 Ridgeview Drive and PIN 547752368340 1504 Ridgeview Drive, are owned by Jaffer Reachout Foundation and PIN 547752233175 1500 Ridgeview Drive is owned by Shia Ithna Asheri Jamaat of PA. While currently under separate ownership, the owners of the parcels that are the subject of this application intend to subject their parcels to the PA Uniform Condominium Act 64 PA. C.S. 3101 ET. SEQ., and the consolidated property will be subject to a single Condominium Association.



It is the intent of this submission to be placed on the agenda for the **January 11, 2024 Planning Commission Meeting**. Should you have any questions, or require additional information, please do not hesitate to contact me at [dpeters@bohlereng.com](mailto:dpeters@bohlereng.com) or at 610-709-9971.

Sincerely,

**BOHLER ENGINEERING PA, LLC**



Don Peters, PE

DP/mb

cc: Susan Rockwell, LVPC (letter only)  
Gulam Jaffer, Jaffer Reachout Foundation (email)  
Cathy Baker, Jaffer Reachout Foundation (email)  
Erich Schock, Esq., Fitzpatrick Lentz & Bubba (email)  
Matthias Fenstermacher, Serfass (email)

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