

**ST JOSEPH THE WORKER SCHOOL WALKWAY EXPANSION
WAIVER FROM LAND DEVELOPMENT REQUEST 2024-701
ATTACHMENTS**

- 1. Memorandum**
- 2. Site Plan**
- 3. Township Engineer Review dated April 16, 2024**
- 4. Public Works Department Review dated April 5, 2024**
- 5. Community Development Department Review dated May 2, 2024**
- 6. Fire Marshal review dated April 3, 2024**
- 7. LVPC Review dated April 10, 2024**
- 8. Applicant's Correspondence:**
 - A. Project Narrative**
 - B. Waiver Request Letter**

TO: PLANNING COMMISSION
FROM: GREGG ADAMS, PLANNER
**SUBJECT: ST JOSEPH THE WORKER SCHOOL WALKWAY EXPANSION
 WAIVER FROM LAND DEVELOPMENT REQUEST 2024-701
REQUEST FOR PLAN REVIEW**
DATE: MAY 3, 2024
**COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, D. MANHARDT,
 L. HARRIER, J. ZATOR, ESQ., J. ALDERFER, ESQ, A.
 TALLARIDA, S. PIDCOCK, APPLICANT, SUB. FILE 2024-701**

LOCATION AND INTENT:

An application to further develop the property located at 1858 Applewood Drive. The plan proposes the construction of an approximately 1,400 square foot concrete walkway on the south side of the main driveway south of the school building on the 11.6628-acre parcel. The property is zoned Low Density Residential R-3. St. Joseph the Worker Parish is the owner and applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

At their December 5, 1996 hearing, the Zoning Hearing Board granted a variance to allow as many as ten temporary field contractor trailers on the site, to be removed no later than October 1, 1997. ZHB 1996-47.

REVIEWING AGENCIES COMMENTS:

- A. Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated April 11, 2024. Mr. Tallarida is recommending engineering approval at this time. His comments pertain to waivers and deferrals, plan detail and outside agency approvals.
- B. Township Water & Sewer Engineer** – Comments from the Township Water & Sewer Engineer were not available at the time of this writing.
- C. Township Geotechnical Consultant** – Comments from the Township Geotechnical Consultant were not available at the time of this writing.
- D. Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender’s review dated April 5, 2024. He reports no comments.
- E. Public Safety Committee** – The Public Safety Commission is scheduled to review the plan at its May 6, 2024 meeting.
- F. Parks and Recreation Board** – The Park and Recreation Board is scheduled to review the plan at its May 13, 2024 meeting.

- G. Lehigh Valley Planning Commission** –The Lehigh Valley Planning Commission’s comments are contained Ms. Bambi Griffin Rivera’s review dated April 10, 2024. She reports that the application does not conflict with its land use plans or policies. Geoffrey Reese and Denjam Khadka report that the plan is consistent with the Act 167 requirements.
- H. LANTA** – The comments of LANTA have not been received at the time of this writing.
- I. Community Development Department** – The Department’s technical review is dated May 2, 2024 and provides comment pertaining to zoning issues, public safety, open space, waiver/deferral commentary, and Official Map and Comprehensive consistency.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

The Department recommends that the Planning Commission recommend Waiver from Land Development approval to the Board of Commissioners subject to the applicant complying with the following conditions:

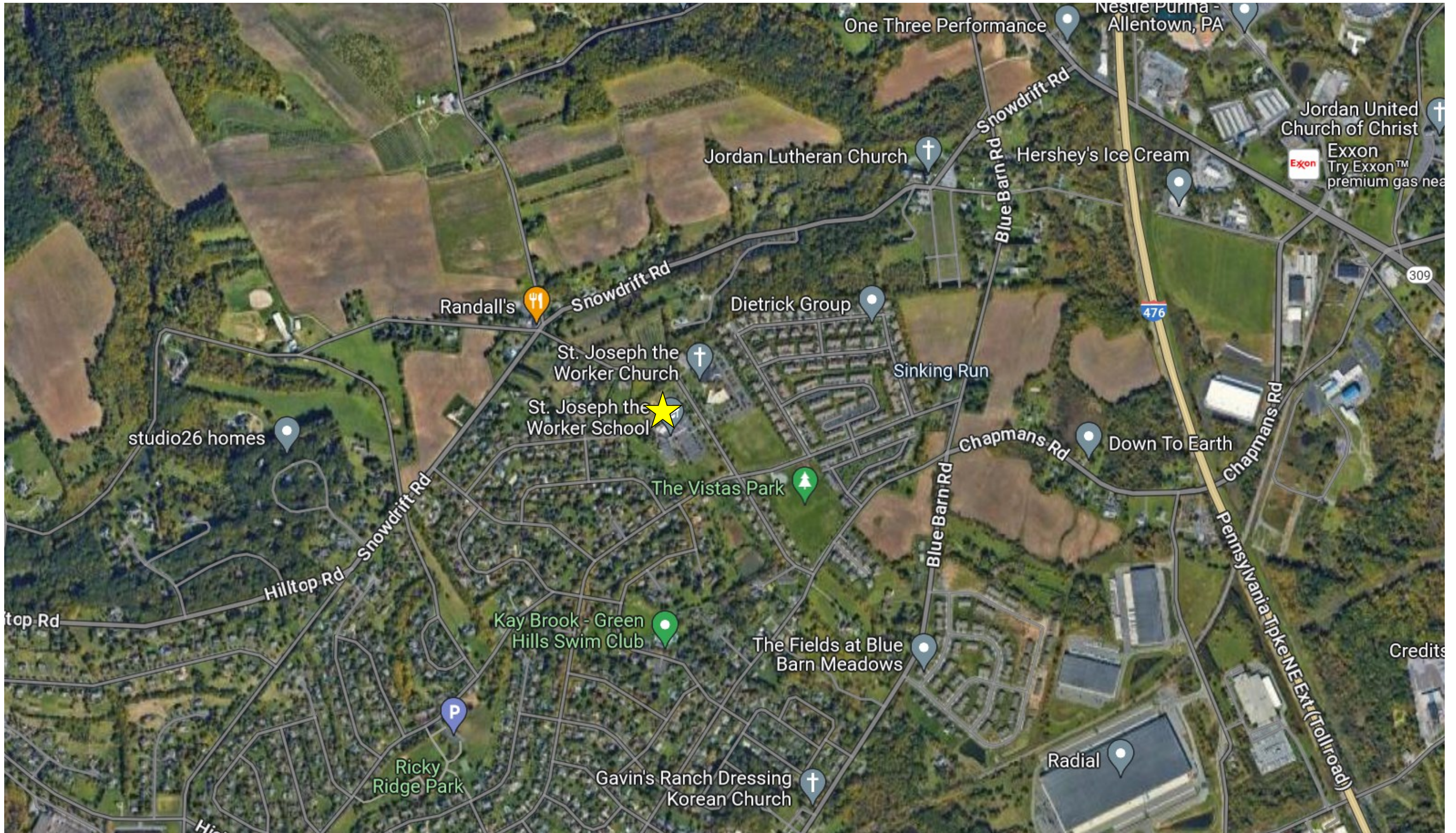
1. That the applicant address to the satisfaction of the Township Engineer, the comments of Mr. Anthony Tallarida, as contained in his review dated April 16, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
2. That the applicant address to the satisfaction of the Community Development Department, the comments of Mr. Gregg Adams, as contained in his review dated May 2, 2024.
3. 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.
4. That the applicant complies with the forthcoming recommendation of the Parks and Recreation Board. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed. Payment of any Open Space Fee shall be tendered prior to plan recording.
5. That the applicant shall reconcile all open invoices for Township engineering and legal services prior to the Certificate of Use being issued, and that the applicant shall remit payment for any and all required fees to the satisfaction of the Township Manager, the Community Development Department, the Finance Department, and the Public Works Department, prior to the Certificate of Use being issued.

Planning Commission deadline date to act on the plan:

June 10, 2024

Board of Commissioners deadline date to act on the plan:

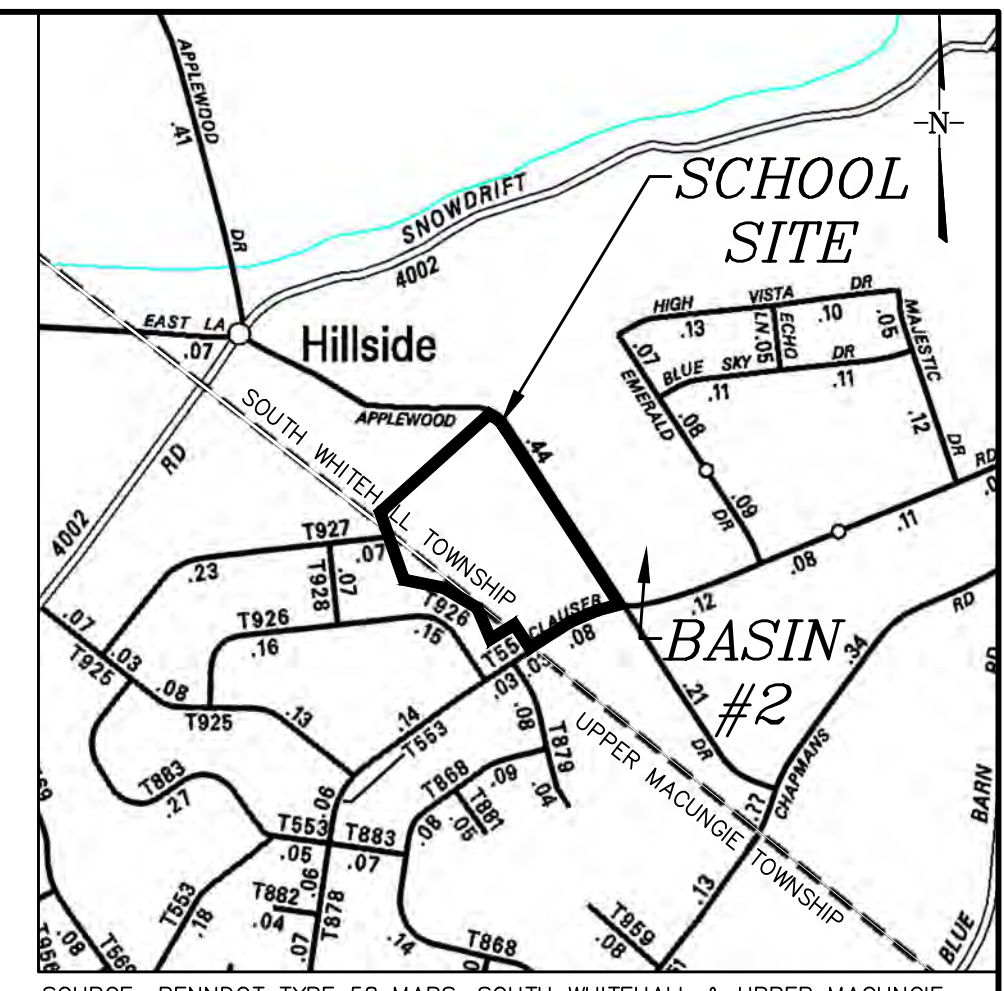
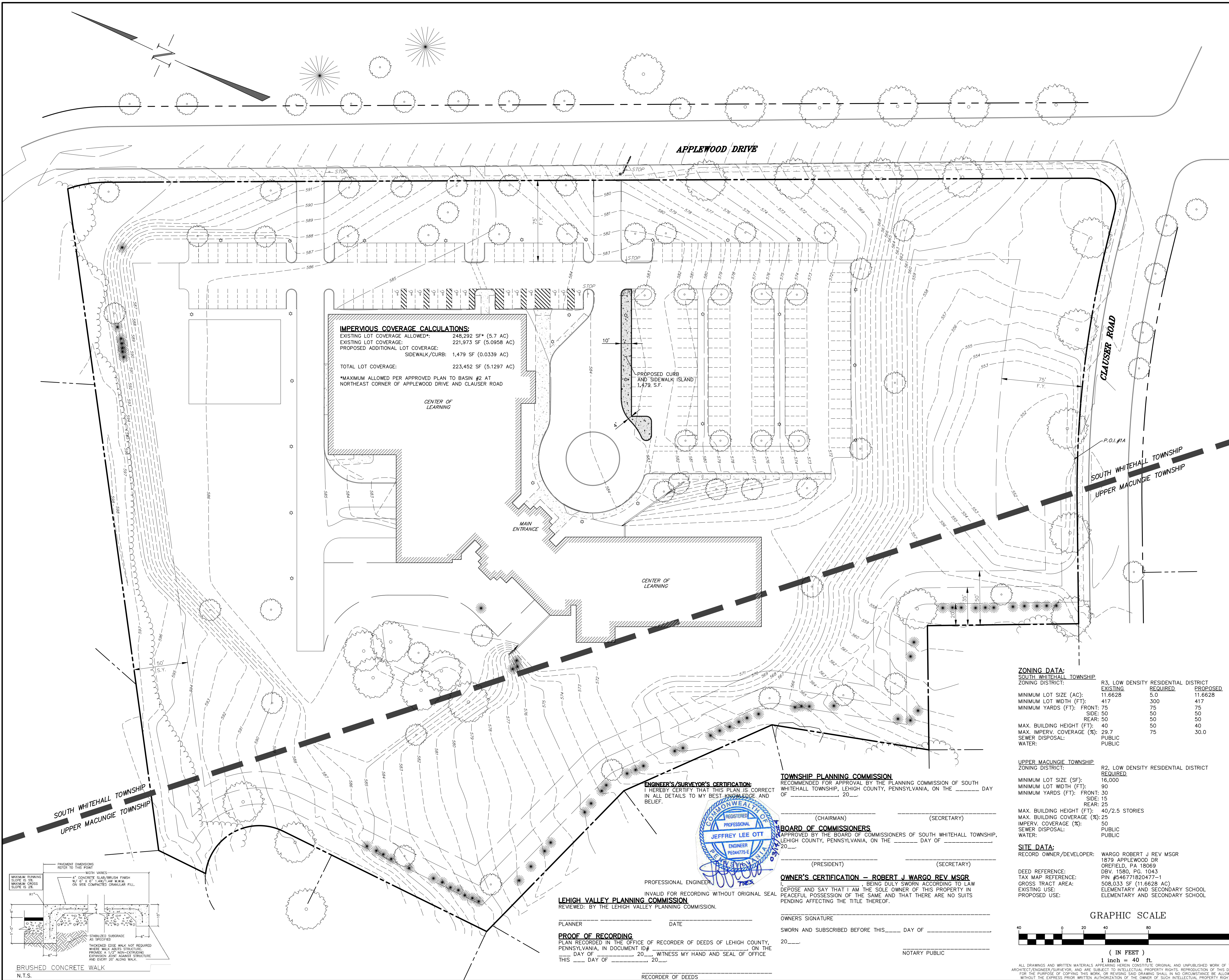
July 10, 2024



St. Joseph the Worker Walkway Expansion Waiver from Land Development 2024-704
Location Map



St. Joseph the Worker Walkway Expansion Waiver from Land Development 2024-704



SOURCE: PENNDOT TYPE 58 MAPS, SOUTH WHITEHALL & UPPER MACUNGIE TOWNSHIPS
 LOCATION MAP
 SCALE: 1" = 800'

- GENERAL NOTES:**
1. THE INTENT OF THIS PLAN IS TO DEPICT THE CONSTRUCTION OF A NEW SIDEWALK ISLAND WITHIN AN EXISTING PARKING LOT.
 2. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND/OR ENGINEER. "CERTIFY" DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY.
 3. ANY DISCREPANCIES, ERRORS, OR CONFLICTS DISCOVERED BY THE CONTRACTOR AND/OR OWNER MUST BE IMMEDIATELY REPORTED IN WRITING TO THE ENGINEER BEFORE PROCEEDING WITH ANY CONSTRUCTION.
 4. NO TREES ARE PROPOSED TO BE REMOVED WITH THIS APPLICATION.
 5. PLAN INFORMATION OBTAINED FROM:
 - A. RECORD PLAN: PRELIMINARY/FINAL RECORD PLAN FOR PROPOSED CENTER OF LEARNING AND ADDITIONS FOR ST. JOSEPH R.C. CHURCH, PREPARED BY MCTISH, KUNKEL & ASSOCIATES, DATED 3/20/1996, LAST REVISED 12/1/2000.
 - B. THE IMPERVIOUS SURFACE AREA PROPOSED IS IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN FOR THE TRACT AND THE REVISIONS ARE IN COMPLIANCE WITH ALL APPLICABLE STORMWATER MANAGEMENT REQUIREMENTS.
 - C. SEDIMENT FROM EARTH DISTURBANCE MUST BE CONTAINED WITHIN AREA OF WORK. A ROCK CONSTRUCTION ENTRANCE MUST BE INSTALLED IF SEDIMENT IS NOTICED ON PUBLIC ROADS NEAR THE PROJECT SITE DURING CONSTRUCTION.
 - D. THIS PLAN IS SUBJECT TO EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MAY DISCLOSE.
 - E. THE TYPE AND LOCATION OF UTILITY LOCATIONS IS NOT GUARANTEED TO BE ACCURATE OF ALL INCLUSIVE. THE USER OF THIS PLAN IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE TYPE AND LOCATIONS OF UTILITIES AS MAY BE NECESSARY.
 - F. IF DIGITAL INFORMATION IS ALSO SUPPLIED, IT IS DONE SO FOR INFORMATIONAL PURPOSES ONLY. THE ORIGINAL SIGNED AND SEALED DOCUMENT IS THE DOCUMENT OF RECORD.
 6. ACCORDING TO FEMA, THE PROJECT AREA IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, MAP# 42077C0227F, EFFECTIVE DATE 7-16-2004.
 7. RIGHT-OF-WAY INFORMATION SHOWN HEREON WAS TAKEN FROM DEEDS AND MAPS OF RECORD.
 8. MUNICIPAL BOUNDARY LINE TAKEN FROM MAPS OF RECORD.
 9. OTT CONSULTING INC DID NOT PERFORM A BOUNDARY NOR TOPOGRAPHIC SURVEY OF THIS PARCEL. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM PLAN REFERENCE IN NOTE 5.A ABOVE. PROPERTY BOUNDARY SHOWN ON THIS PLAN TAKEN FROM DEED PLOTTING ONLY.
 10. 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 SUCH OTHER ISSUES (AS APPROPRIATE) THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND, HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP OR THE TOWNSHIP ENGINEER. THE TOWNSHIP AND TOWNSHIP ENGINEER MAKE NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES, WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS, COMMISSIONED BY THE APPLICANT AND/OR LAND OWNER(S) AS APPROPRIATE, AND ENGAGED IN THE APPROPRIATE FIELD OF PRACTICE. DIMENSIONS AND GEOMETRY OF THE PROPERTY BOUNDARY AND ANY INTERNAL LOTS AND STREETS HAVE BEEN OVERVIEWED WITH RESPECT TO APPLICABLE ORDINANCE STANDARDS FOR MATHEMATICAL COMPLETENESS, CLARITY OF DEPICTION, CONSISTENCY, CLOSURE, AND AREA (ONLY). THE RESEARCH FOR AND DETERMINATION AND LOCATION OF PROPERTY LINES, STREET RIGHTS-OF-WAY, AND OTHER EASEMENTS, ETC., ARE THE RESPONSIBILITY OF THE SURVEYOR OF RECORD WHOSE SEAL APPEARS ON THIS PLAN, AND HAVE NOT BEEN INDEPENDENTLY CONFIRMED OR VERIFIED BY THE TOWNSHIP, THE TOWNSHIP ENGINEER, OR THE TOWNSHIP SOLICITOR.

IMPERVIOUS COVERAGE CALCULATIONS:
 EXISTING LOT COVERAGE ALLOWED*: 248,292 SF* (5.7 AC)
 EXISTING LOT COVERAGE: 221,973 SF (5.0958 AC)
 PROPOSED ADDITIONAL LOT COVERAGE: 1,479 SF (0.0339 AC)
 SIDEWALK/CURB: 1,479 SF (0.0339 AC)
 TOTAL LOT COVERAGE: 223,452 SF (5.1297 AC)
 *MAXIMUM ALLOWED PER APPROVED PLAN TO BASIN #2 AT NORTHEAST CORNER OF APPLEWOOD DRIVE AND CLAUSER ROAD

PROPOSED CURB AND SIDEWALK ISLAND 1,479 S.F.

ZONING DATA:

SOUTH WHITEHALL TOWNSHIP ZONING DISTRICT:		R3, LOW DENSITY RESIDENTIAL DISTRICT
	EXISTING	REQUIRED PROPOSED
MINIMUM LOT SIZE (AC):	11.6628	5.0
MINIMUM LOT WIDTH (FT):	417	300
MINIMUM YARDS (FT):		
FRONT:	75	75
SIDE:	50	50
REAR:	50	50
MAX. BUILDING HEIGHT (FT):	40	50
MAX. IMPERV. COVERAGE (%):	29.7	75
SEWER DISPOSAL:	PUBLIC	PUBLIC
WATER:	PUBLIC	PUBLIC

UPPER MACUNGIE TOWNSHIP ZONING DISTRICT:

R2, LOW DENSITY RESIDENTIAL DISTRICT	
	REQUIRED
MINIMUM LOT SIZE (SF):	16,000
MINIMUM LOT WIDTH (FT):	30
MINIMUM YARDS (FT):	
FRONT:	15
SIDE:	15
REAR:	25
MAX. BUILDING HEIGHT (FT):	40/2.5 STORIES
MAX. BUILDING COVERAGE (%):	30
IMPERV. COVERAGE (%):	50
SEWER DISPOSAL:	PUBLIC
WATER:	PUBLIC

SITE DATA:
 RECORD OWNER/DEVELOPER: WARGO ROBERT J REV MSGR
 1819 APPLEWOOD DR
 OREFIELD, PA 18069
 DBV, 1580, PG. 1043
 PIN #546771820477-1
 508,033 SF (11.6628 AC)
 DEED REFERENCE: TAX MAP REFERENCE:
 GROSS TRACT AREA: 508,033 SF (11.6628 AC)
 EXISTING USE: ELEMENTARY AND SECONDARY SCHOOL
 PROPOSED USE: ELEMENTARY AND SECONDARY SCHOOL

ENGINEER'S/SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN IS CORRECT IN ALL DETAILS TO MY BEST KNOWLEDGE AND BELIEF.



TOWNSHIP PLANNING COMMISSION
 RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA, ON THE ____ DAY OF ____ 20__

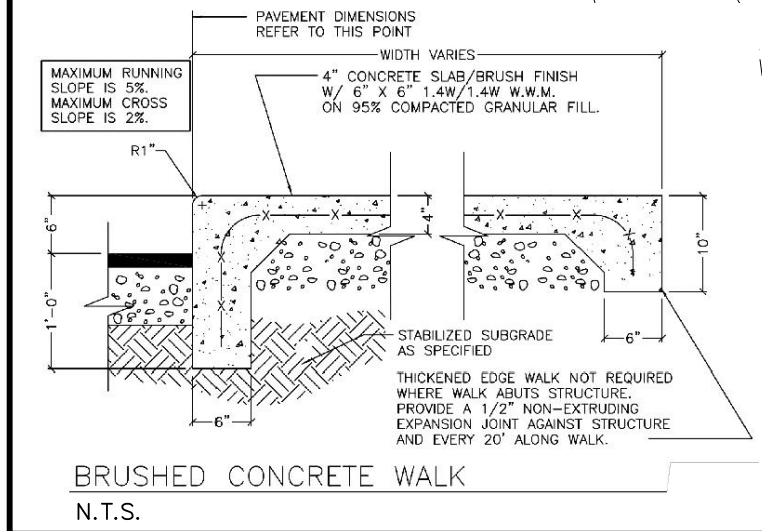
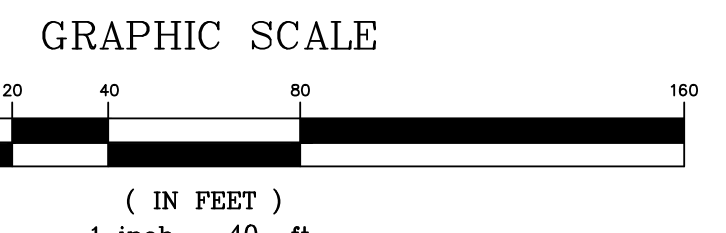
BOARD OF COMMISSIONERS
 APPROVED BY THE BOARD OF COMMISSIONERS OF SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA, ON THE ____ DAY OF ____ 20__

OWNER'S CERTIFICATION - ROBERT J WARGO REV MSGR
 BEING DULY SWORN ACCORDING TO LAW I DOPOSE AND SAY THAT I AM THE SOLE OWNER OF THIS PROPERTY IN PEACEFUL POSSESSION OF THE SAME AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE THEREOF.

LEHIGH VALLEY PLANNING COMMISSION
 REVIEWED: BY THE LEHIGH VALLEY PLANNING COMMISSION.

PROOF OF RECORDING
 PLAN RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA, IN DOCUMENT ID# _____ ON THE ____ DAY OF ____ 20__ WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 20__

OWNERS SIGNATURE _____
 SWORN AND SUBSCRIBED BEFORE THIS ____ DAY OF ____ 20__
 _____ NOTARY PUBLIC



NO.	DATE	REVISION	BY

Ott CONSULTING INC.
 CIVIL ENGINEERS · SURVEYORS
 LANDSCAPE ARCHITECTS
 GIS SERVICES

LEHIGH VALLEY OFFICE
 P.O. BOX 386, EMMAUS, PA 18049
 P: 610-928-4690 www.OttEng.com F: 610-928-4695

ST. JOSEPH THE WORKER SCHOOL
CURB & SIDEWALK ISLAND
 TOWNSHIPS OF SOUTH WHITEHALL & UPPER MACUNGIE
 LEHIGH COUNTY, PENNSYLVANIA

DRAWN BY: JB DATE: 3-14-24 PROJECT NO: STJW 2301 DRAWING NO.: C-1.1
 APPROVED BY: JLO SCALE: 1" = 40' SHEET NO: 1 OF 1

PRELIMINARY/FINAL SITE PLAN

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREON CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER/SURVEYOR, AND ARE SUBJECT TO INTELLECTUAL PROPERTY RIGHTS. REPRODUCTION OF THIS DRAWING FOR THE PURPOSE OF COPYING THIS WORK OR REISSUING SAID DRAWING SHALL IN NO CIRCUMSTANCE BE ALLOWED WITHOUT THE EXPRESS PRIOR WRITTEN AUTHORIZATION OF THE OWNER OF SUCH INTELLECTUAL PROPERTY RIGHTS.

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
St. Joseph the Worker School
Sidewalk Expansion
Waiver from Land Development
Process Request #2024-701

DATE: April 16, 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

Lisa A. Pereira, Esq.
Alternate South Whitehall Township Solicitor
Broughal & DeVito, LLP

Mr. Geoffrey A. Reese, P.E.
Master Planner and Engineer
Lehigh Valley Planning Commission

Mr. Jason W. Buchta, R.L.A., ASLA
Senior Landscape Architect
Ott Consulting Inc.

Msgr. Victor Finelli
St. Joseph the Worker Parish

(all via e-mail)

Mr. Ronald J. Gawlik, PE, Township Engineer

South Whitehall Township Ordinances:

Zoning Ordinance (ZO)

Subdivision and Land Development Ordinance (SALDO)

Stormwater Management Plan (SMP)

See attached list for documents reviewed.

Proposal:

Conversion of the landscaped island to sidewalk on the St. Joseph the Worker Site south of the Center of Learning creating an increase of 1,500± square feet of additional impervious surface. Based upon the previous design of the basin, the proposed additional impervious was included in the design.

R-3 – Low Density Residential Zoning District.

Waivers/Deferrals/Variances:

None to date (see Waiver Comment below).

Recommendation:

Engineering approval recommended subject to the following comments being addressed.

mjg/laf

Enclosures

South Whitehall Township
 St. Joseph the Worker School
 Sidewalk Expansion
 Waiver from Land Development
 Process Request #2024-701

April 11, 2024

REVIEW COMMENTS

1. A waiver from the Land Development review process as outlined per SALDO §312-48(e) has been requested. We have reviewed the information accordingly. Additionally, the Design Engineer requested waivers from Article V (Required Improvements, Agreements and Inspections for all Subdivisions) and Article VI (Location and Standards of Improvements for all Subdivisions). Due to the scope of this project we have no engineering objection to these requests.

In the event waivers are ultimately granted, add a Waiver Note to reflect the sections of the ordinance waived, the dates of approval, and the Board which took the action;

2. Confirm with the Township Staff the status of the existing waivers/deferrals/variances as they relate to the current proposal;
3. Check the required Minimum Lot Size (5 acres listed; 3 acres required), and the Minimum Lot Width (300 feet listed; 200 feet required) requirements contained in the Zoning Data Table, SALDO §312-12(b)(8)(F);
4. Provide the following information in accordance with SALDO §312-12(b):
 - a. Property and zoning district boundaries within 1,000 feet of the site on the Location Map, SALDO §312-12(b)(9)(A) and §312-12(b)(9)(D);
 - b. The RR-3/R-3 zoning district boundary, SALDO §312-12(b)(13);
 - c. Tract boundary information, SALDO §312-12(b)(14);
 - d. Existing and proposed contour information within 400 feet of the site, SALDO §312-12(b)(15);
 - e. A benchmark with vertical datum information, SALDO §312-12(b)(16);
 - f. Adjacent land owners, SALDO §312-12(b)(17);
 - g. Rock outcrops, stone fields, closed topographical depressions, and other features of ground subsidence, etc. or the absence of such features should be noted, SALDO §312-12(b)(18);
 - h. Significant manmade features within 100 feet of the site (e.g., sewer mains, water mains, gas lines, fire hydrants, etc.), SALDO §312-12(b)(19);
 - i. Buildings within 100 feet of the site, SALDO §312-12(b)(20);
 - j. Locations and widths of all sidewalk, trails, driveways, streets, easements, and right-of-way within 400 feet of the tract, SALDO §312-12(b)(21);

- k. Soils types and limits, SALDO §312-12(b)(22); and
 - l. Reference monuments, SALDO §312-12(b)(27).
- 5. Matters pertaining to the design of public water and sanitary sewer services should be directed to the Township Department of Public Works. We have not reviewed these designs;
- 6. Address any concerns of the Public Safety Commission to their satisfaction; and
- 7. Provide Certifications/Acknowledgements/Statements in accordance with SALDO §312-48(e)(2). The Planning Commission, Board of Commissioners, and Proof of Recording signature blocks are not necessary and may be removed. Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable. Also, provide Applicant's Statements in accordance with SALDO §312-12(b)(6).

The comments noted above are the result of our engineering review. We have not reviewed items associated with legal, zoning, geotechnical, lighting, water/sanitary sewerage systems, environmental, frontage streetscape improvements, building code, public safety, and other non-engineering issues, which should be reviewed by the appropriate Township Staff and Consultants.

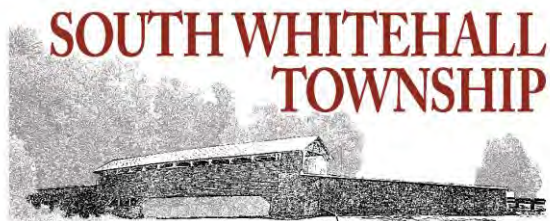
South Whitehall Township
St. Joseph the Worker School
Sidewalk Expansion
Waiver from Land Development
Process Request #2024-701

List of Plans and Supplemental Information
Prepared by Ott Consulting Inc. and
Last revised or dated March 14, 2024, except as noted

1. Site Plan, Sheet C-1.1;
2. Waiver request letter (undated);
3. Project Narrative (undated); and
4. Letter of Transmittal dated March 18, 2024.

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

1. Waiver Request Application;
2. Property Deed; and
3. South Whitehall Township Letter of Transmittal dated March 28, 2024.



INTEROFFICE MEMORANDUM

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: HERB BENDER, PUBLIC WORKS MANAGER

DATE: APRIL 5, 2024

**SUBJECT: St Joseph the Worker School Sidewalk Expansion Waiver From
Land Development 2024-701**

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

1. No Comment

SOUTH WHITEHALL TOWNSHIP

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

May 2, 2024

St. Joseph the Worker Parish
Attn: Victor Finelli
1879 Applewood Drive
Orefield, PA 18069

***RE: St Joseph the Worker School Walkway Expansion
Waiver from Land Development Request 2024-701
Request For Plan Review***

Dear Mr. Finelli:

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

A. Zoning

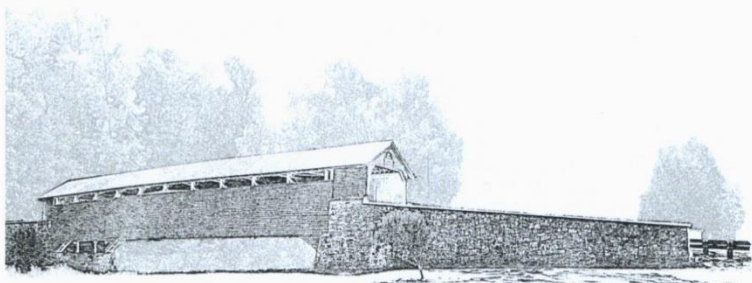
1. The plan has been reviewed for zoning compliance. No comments.

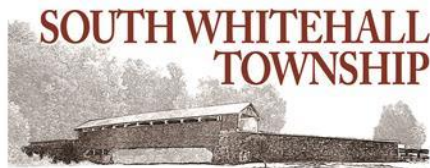
B. Fire Marshal

1. The Fire Marshal reported no comments. The Public Safety Commission will be reviewing the plan at their May 6, 2024 meeting.

C. Open Space and Recreation

1. The Parks and Recreation Board will be reviewing the plan at their May 13, 2024 meeting. A Waiver of Land Development Request will typically waive the fees in lieu of land dedication unless otherwise required by the Board of Commissioners. 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. Per the Site Plan, the net increase in





impervious coverage is approximately 1,479 square feet. Therefore, the fee to be charged is \$369.75 (1,479 sq.ft. x \$0.25).

D. Waiver and Deferral Request Commentary

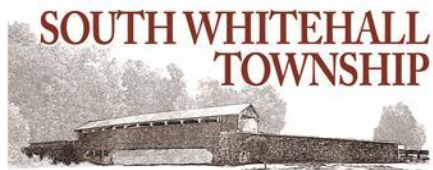
1. SALDO Section 312-13(f) requiring the recording of the approved site plan – If requested, staff would support the request to the extent that a signed and sealed plan be provided to the Township in accordance with SALDO Section 312-48.

E. Official Map & Comprehensive Plan

1. The Official Map depicts the southern two-thirds of the subject parcel as underlain by karst geology.
2. The Comprehensive Plan envisions the tract within the Jordan Valley Land Use Type. The goal of the Jordan Valley is to preserve the rural and historic character of the Jordan Valley by:
 - Preserving natural resources and important landscapes through incentives and cooperation with landowners
 - Enhancing crossroad villages with attention to the surrounding landscape
 - Encouraging the continuation of active agriculture by allowing uses consistent with operations of working farms
 - And incentivizing the utilization of Conservation Subdivisions for future land development.
 - Jordan Valley Place Type supports Open Space, Agriculture, Rural, and Conservation Subdivision place types.

Your plan is scheduled to be reviewed by the Planning Commission on Thursday, May 9, 2024 at 7:00 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.

Should your plan receive a favorable recommendation from the Planning Commission, it will be placed on the May 15, 2024 Board of Commissioners meeting agenda for approval. Prior to the meeting you will receive a copy of the agenda packet and approving Resolution. Please direct any questions or concerns about either document to me at your earliest convenience. Should the Resolution be deemed acceptable, please complete the “Acceptance of Conditions” page at the end



of the Resolution and return it to me no later than the beginning of the Board of Commissioners meeting. A representative of the applicant shall be required to attend the meeting to present the plan and answer questions.

If you have any questions, please call.

Sincerely,

Gregg R. Adams
Planner, Community Development Department
South Whitehall Township
610.398.0401
adamsg@southwhitehall.com

cc:	T. Petrucci	D. Manhardt	L. Harrier	J. Frantz	H. Bender
	M. Elias	S. Pidcock	A. Tallarida	J. Zator, Esq	J. Alderfer, Esq
	J. Buchta, Ott	Sub. File 2024-701			

Gregg R. Adams

From: John G. Frantz
Sent: Wednesday, April 3, 2024 7:31 AM
To: Gregg R. Adams
Subject: St. Joseph the Worker School Sidewalk Expansion - 2024-701

Gregg,

I have no comments to the plan.

I will place it on the May 6, 2024 PSC agenda.

John G. Frantz, CFEI, BCO

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

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Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

Planning for the Future of Lehigh and Northampton Counties at 961 Marcon Blvd., Ste 310, Allentown, PA 18109 ■ (610) 264-4544 ■ lvpc@lvpc.org ■ www.lvpc.org

April 10, 2024

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

**Re: St. Joseph the Worker School – Curb/Sidewalk
South Whitehall Township
Lehigh Township**

Dear Mr. Adams:

The subject applicant proposes construction of a new curb and sidewalk island within an existing parking lot located at 1879 Applewood Drive (PIN 546771820477). This is a minor proposal and not a matter of regional concern.

Stormwater Review

The project site is located within the Little Lehigh Creek watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments relative to our review of the project’s stormwater management plan are included as attachment 1.

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: St. Joseph the Worker Parish – Victor Finelli, Trustee, Applicant; Ott Consulting Inc. c/o Jason Buchta, RLA, Project Engineer/Surveyor; Tony Tallarida, Township/Borough Engineer; Denjam Khadka, LVPC Senior Civil/Environmental Engineer; Geoffrey A. Reese, PE, LVPC Master Planner and Engineer

ATTACHMENT 1

Act 167 Drainage Plan Review

April 10, 2024

Re: St. Joseph The Worker School – Curb/Sidewalk
Plans Dated March 14, 2024
South Whitehall Township
Lehigh County

The proposed storm drainage concept presented in the plans dated March 14, 2024 has been reviewed for consistency with the *Little Lehigh Creek Watershed Act 167 Storm Water Management Ordinance*, June 1999. A checklist of the Act 167 review items is attached for your information. As indicated on the checklist, each item of the Drainage Plan has been reviewed for consistency with the Act 167 Ordinance. A brief narrative of the review findings is as follows:

The proposed development is located within drainage district 9 of the Little Lehigh Creek Watershed as delineated in the Act 167 Plan. As such, the runoff control criteria for the site are a 30% Release Rate for the 2-year storm and a 100% Release Rate for the 10-, 25- and 100-year return period storms. Based on review of the plans and calculations, the Drainage Plan has been found to be consistent with the Act 167 requirements.

Note that only those details of the Drainage Plan included on the checklist have been covered by this review. Therefore, notable portions of the Drainage Plan not reviewed include any aspect of the post-construction storm water management plan concerning water quality, the details and design of any proposed water quality BMPs, the Erosion and Sedimentation Control Plan and the details of the runoff collection system (piping). These items are reviewed by the municipal engineer and/or others, as applicable.

Please call with any questions regarding these comments.

Sincerely yours,



Geoffrey A. Reese, PE
Master Planner and Engineer



Denjam Khadka
Senior Civil/Environmental Engineer

Attachment

LVPC ACT 167 REVIEW CHECKLIST

Development Name: St. Joseph The Worker School – Curb/Sidewalk Watershed: Little Lehigh Creek
 Municipality: South Whitehall Township Reviewer: Denjam Khadka
 Date: April 10, 2024 Checked by: Geoffrey A. Reese, PE

Ordinance Reference	Item	Consistency w/Ordinance		Comment
		Yes	No N/A	

301.A-G. General storm water management requirements		X	/	
H. Consideration of volume controls		/	X	

302.A,B. Applicable Storm Water Management Provisions

Subarea(s)		
9		
30%/100% RR		

Criteria Key: RR = release rate; CND = conditional no detention

303.A. Design consistency with applicable provisions from 302.A. and B	X	/	/	
B. Mapping of Storm Water Management District Boundaries.....	X	/	/	
C. Downstream capacity analysis	/	/	X	
D. Multiple discharge points within a single subarea	/	/	X	
E,F. Multiple discharge points within multiple subareas	/	/	X	
K. Documentation of no increase in peak or volume	/	/	X	
L. Documentation of "no harm" downstream	/	/	X	
M. Regional or subregional detention analysis	/	/	X	
N. Capacity improvements analysis	/	/	X	

304.A. Computation method (rational or soil-cover-complex)	X	/	/	
B. Verification of detention design by routing	X	/	/	
C. Minimum detention pond freeboard specifications	/	/	X	
E. Soil-cover-complex method design rainfall	/	/	X	
F. Rainfall intensities for rational method	X	/	/	
G. Curve Numbers for soil-cover-complex method	/	/	X	
H. Runoff coefficients for the rational method	X	/	/	
I. Volume control storage volume	/	/	X	
K. Common time of concentration	X	/	/	
L. Manning equation to calculate watercourse capacity	/	/	X	

403. Drainage Plan Contents.....	X	/	/	
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ST. JOSEPH THE WORKER SCHOOL

Sidewalk Project

Project Narrative:

St. Joseph the Worker School is seeking to replace a small grass area bordering the main entrance circle with a concrete sidewalk. The sidewalk would complete a walkway around the entire circle which is the main drop off/pick up area for school buses. The concrete sidewalk would raise the student's walking/standing area above the driving areas, according to code and in continuity with the existing sidewalk thus increasing safety and accessibility. In addition, the new visitor parking spaces will have direct access to the sidewalk and will allow them to access the building without having to walk through the parking lot or over grass areas. Our goal is to increase safety, security while also providing a less encumbered approach during arrival or exiting toward vehicles for students, faculty, vendors and visitors to and from the main entrance of our school building.

ST. JOSEPH THE WORKER SCHOOL

Sidewalk Project

Waiver Request Letter

Entity:

St. Joseph the Worker Parish

Site:

St. Joseph the Worker School

Trustee:

Msgr. Victor Finelli

For:

South Whitehall Township

SALDO Articles V & VI to be waived/deferred, and justifications for each request:

Article V**312-26 Required Improvements**

A.

1.) Grading of Slopes outlined in a-c are not part of the proposed sidewalk project.

2 – 5) Project will not affect any street or road surfacing, curbing or gutters, and does not tie into or impede any existing sidewalks, trails and crosswalks.

6.) Storm sewers & drainage facilities are within tolerance to support the project. – see site plan and overlay of exiting impervious surface planned vs. actual impervious surface with the added surface of the proposed project.

7.) Sewer System not affected. No change in level of occupancy.

8.) No changes or effects to Water supply and Distribution system.

9-14). Project does not involve any public roadways, signs, lighting or utilities. No Trees or Monuments will be affected.

15) Established storm-water and retention basins are within tolerance of the project. Please refer to plans.

16) Not Applicable. Beyond scope of proposed project.

B.

1-2) Not Applicable. There are no structures being erected.

(2)

ST. JOSEPH THE WORKER SCHOOL

Sidewalk Project

312-27 Agreement or contract and performance security

A. (1-5,) Public space, utilities, property and easements are not required, not adjacent nor affected by scope of project. No public improvements are being made.

(6) – **No waiver** – The Applicant will hold the Township Harmless as outlined in description and scenarios (a-d).

(7) – **No waiver** – The Applicant will ensure that the contractor holds the required minimal insurance. (i.e Commercial GL, Workers Comp, Employers Liability, and Motor Vehicle insurance coverage.)

B – H) **No waiver** - Agree to complete work within the allotted time-frame. Financial Security, beyond escrow account and fees should not be necessary for a project with such a limited scope. Contractor will not start any part of project prior to Township approval.

312-28 Construction Observation

A- Escrow agreement should suffice to cover any additional fees incurred.

B-D) Subheadings B-D are not applicable and are beyond the scope of the project.

E-F) – **No Waiver** – Final Inspection & Maintenance Inspection

312-29 Release of performance security

A) **No Waiver** – Final Inspection

B) Not applicable – no subdivision agreement for required improvements.

C) **No Waiver** – Costs are covered and enforced under escrow agreement for scope of project.

D-F) See latest site plans vs. proposed impervious addition. Existing Plans meet requirements for stormwater and erosion management including proposed impervious addition.

312-30 Release of maintenance security

A-B) **No Waiver** – Project subject to final inspection, excluding “shade tree” provision since that is not applicable to the proposed project.

312-31 Dedication of required improvements

- Not applicable to scope of proposed project.

312-32 Failure to comply

A-B) **No Waiver** – Contractor & Applicant are subject to correcting any defects before passing final inspection.

312-33 Sale or leasing of lots or space: erecting buildings.

- Not applicable. Scope of project does not include any sale or leasing of lot space nor the erection of any buildings.

ST. JOSEPH THE WORKER SCHOOL

Sidewalk Project

Article VI

312-34 General Principles

A) Due to the limited size and scope of project it is the applicants' intent to provide enough evidence via the waiver application, plans, and supporting documentation to skip the planning Commission review phase and go straight to the Board of Commissioners Meeting once the Agencies have completed their review.

B) No Waiver

C-E) Not Applicable – Beyond or unrelated to Scope of Project.

312-25 Courses of travel.

A-D) Not applicable – No change public or private to Courses of Travel. Exception Part B(3)[1][a-e] titled "Curbs." – No Waiver

312-36 Block, lot parking, driveway, open space, community facilities, electric utilities, and monuments.

A-F) Provisions A-F are either not applicable or outside the scope of the proposed project.

312-37 Water supply and distribution; fire protection.

A-I) Provisions A-I are either not applicable or outside the scope of the proposed project.

312-38 Sanitary sewers.

A-G) Provisions A-G are either not applicable or outside the scope of the proposed project.

312-39 Storm drainage

A-F) Collection systems, Swails, Detention basins, soil erosion and sedimentation control and General Design standards. The existing storm drainage infrastructure in place on the site plan including the proposed project are capable in their current state for supporting storm drainage to within acceptable range. Please refer to site plan, vs. plan with increase in impervious surface.

H) No Waiver to either provision.

312-40 Shade trees.

A) – Not required or within the scope of the proposed project.

312-41 Other required improvements

A)

1) Lighting – Previously approved lighting already installed.

2) Noise absorption – Not applicable or within the scope of the proposed project.