

**Wednesday, June 17, 2020**  
**Board of Commissioners Meeting - 7:00 PM**

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

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

**USERNAME: swhitehall**

**PASSWORD: swtpublic**

**1. CALL TO ORDER**

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A. Roll Call Vote

**2. PLEDGE OF ALLEGIANCE**

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**3. NOTIFICATION**

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A. All public sessions of the South Whitehall Township Board of Commissioners are electronically recorded. The electronic record is kept until the minutes of the meeting are approved and destroyed if a request is not made to retain the electronic version at that time.

**4. MINUTES**

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A. June 3, 2020 - BOC Meeting Minutes - Page 3

B. June 10, 2020 - Joint BOC-PC Workshop Minutes - Page 17

**5. ORDINANCES**

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**6. RESOLUTIONS**

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**7. MOTIONS**

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A. Motion Requesting Permission to Award Bid for the Covered Bridge Park Concrete Project - Page 29

B. Motion Requesting Permission to Proceed with Purchase of Playground Equipment for Covered Bridge Park - Page 31

C. A Resolution Of The Board Of Commissioners Of South Whitehall Township Authorizing The Execution Of A Trail Easement Agreement With Stanley C. Breininger, Jeffery G. Breininger And Melodie L. Luther Providing For The Granting Of A Perpetual Trail Easement Over Lands Of Stanley C. Breininger, Jeffery G. Breininger And Melodie L. Luther Along The Jordan Creek And Further Providing For The Payment Of Consideration Therefor. - Page 37

**8. CORRESPONDENCE AND INFORMATION ITEMS**

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A. Public Notice - Planning Commission Meeting, Thursday, June 18, 2020, 7:00 p.m. (Details for GoTo Meeting on Website.) - Page 55

B. Police Chief - Statistics Report - Page 57

C. Township Engineer - Report - Page 59

**9. DIRECTION/DISCUSSION ITEMS**

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**10. OLD BUSINESS**

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A. Wehr's Dam - Status

B. Campus Renovation Project - Status

C. Credit Cards - Status

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**11. COURTESY OF THE FLOOR**

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**12. PAYMENT OF INVOICES**

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

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**13. EXECUTIVE SESSION**

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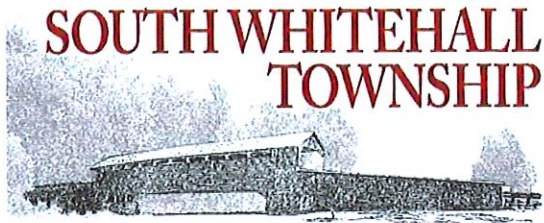
A. Scheduled Accordingly.

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**14. ADJOURNMENT**

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A. Motion to Adjourn.



**BOARD OF COMMISSIONERS**

**PUBLIC MEETING**

**AGENDA-MINUTES**

**June 3, 2020**

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

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

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

Attendees: Commissioner Christina (Tori) Morgan, President  
 Commissioner Diane Kelly, Vice President  
 Commissioner Michael Wolk, Assist. Secretary  
 Commissioner Joe Setton  
 Commissioner Matthew Mobilio  
 Joseph A. Zator, Twp. Solicitor, Zator Law Offices  
 Anthony Tallarida, Twp. Engineer, The Pidcock Company  
 Renee Bickel, Township Manager  
 Randy Cope, Director of Twp. Operations  
 Steve Carr, Director of Finance  
 Chief Glen Dorney, SWT Police Department  
 George Kinney, Director of Community Development  
 Tracy Fehnel, Executive Assistant - Absent

**2. PLEDGE OF ALLEGIANCE**

**3. NOTIFICATION:** All Public sessions of the South Whitehall Township Board of Commissioners are recorded. The recording is kept and posted to boarddocs.com until the minutes of the meeting are approved. Said recording is then destroyed if a request is not made to retain the electronic version at that time.

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

Prior to the start of the meeting, President Morgan wanted to take the time to address the Public with regard to comments, questions, and concerns we received.

President Morgan - The Board of Commissioners is aware of the recent Facebook post by Mr. Matt Mobilio. This post does not express the views or position of SWT as a municipal agency or this Board of Commissioners. Mr. Mobilio spoke out on Facebook as a private citizen unassociated with the Township. This Board will not attempt to speak for Mr. Mobilio, nor will this meeting become a referendum of private citizen Matt Mobilio's personal conduct or views. Mr. Mobilio can speak for himself if and when he chooses to do so. I do

note that some Facebook posts are calling for his removal from office, and we would just like to note for the record that removal from office is something that is entirely beyond the authority of this Township Board. Later this evening, we will open the meeting up to public comment during the Courtesy of the Floor, and we will certainly allow for that. But I want to remind everyone that we do have Rules & Regulations in South Whitehall Township for the Conduct of Public Meetings under the Sunshine Act. It is my intent to follow those rules. Later in the meeting, we will have a five-minutes per person limit, and we will not allow comments that are scandalous, impertinent, redundant, or designed to disrupt. There will be no personal attacks allowed, and comments may not be argumentative with others. It is our intent to keep the meeting civil and moving along so we can end the meeting at a decent time this evening. I do appreciate everyone's cooperation. I do note that there are a lot of people who want to speak, and certainly have the right to do so. With that being said, Mr. Mobilio has asked if he could speak, but we will not be receiving any further discussion on this matter until at the end of the meeting.

Matt Mobilio – I have asked President Morgan to allow me to make a brief statement before we get down to Township business. By now, everyone knows about a post that I made on my personal Facebook page that Parkland School Board member, Patrick Fuse and others have aggressively shared on social media. The post was ill conceived, it was in poor taste, and I deeply regret what I said. I apologize to the citizens of the Township, to my fellow Board members, and anyone else offended by my post. I know that many of the people on this video meeting today are here to ask for my resignation. Some of my fellow Board members may even do the same tonight. Some requests for my resignation may be legitimately based, on a sincere belief, that my personal politics may somehow affect my ability to govern, despite the commissioner's position being a-political and that our issues do not in any way involve partisan political issues. But from the threats I have received over this incident, and from the social media posts I have seen, it is my belief that the vast majority of those calling for my resignation are individuals with a political or other agenda. With that being said, everyone will be given an opportunity to express their outrage, real or otherwise, as to what was posted on my Facebook page. However, if it is your intent to use this forum in an attempt to intimidate or to encourage me to resign, then I am afraid this meeting will leave you disappointed. Under no circumstances, and no matter what anyone plans to say tonight, I will not resign. What I will do is, after everyone has said their piece, I will get back to the work of the Township which the 2,000 voters sent me to do here in November. I will continue to do the work the voters sent me here to do, until no sooner than January 2024 when my term expires. Thank you.

At this point, President Morgan said we will move into the business portion of our meeting.

#### 4. MINUTES

##### a. **May 20, 2020 - BOC Meeting Minutes**

A MOTION was made by Commissioner Setton, which was seconded by Commissioner Mobilio, to approve the May 20, 2020 BOC Meeting Minutes.

Roll Call Vote taken as follows:

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

5. **ORDINANCES**

**Advertised for Possible Adoption - An Ordinance Amending The South Whitehall Township Zoning Ordinance By Amending Section 350-24(C)(5) R-3 Low Density Residential Zoning District Schedule, Section 350-24(C)(6) R-4 Medium Density Residential Zoning District Schedule, Section 350-24(C)(7) R-5 Medium Density Residential Zoning District Schedule, Section 350-24(C)(8) R-10 High Density Residential Zoning District Schedule, And Section 350-24(C)(14) HC-1 Highway-Commercial-1 Zoning District Schedule To Allow For A Maximum Height Of Forty (40) Feet For Residential Buildings; And, Providing For A Severability Clause, Retention Of Rights To Enforce Clause, A Repealer Clause, And An Effective Date**

Solicitor Zator indicated he will now open a public hearing (time 7:12P) for this proposed ordinance. The purpose is to inform the public and provide opportunity for public comment. Additionally, Staff will give an overview, as well as provide an opportunity for Applicant, Mr. Posocco and/or his representative to present. Next there will be a time for BOC questions, followed by public comment. This has been previously advertised. PC has reviewed and endorsed. LVPC has similarly reviewed. At the conclusion of the public hearing, should the BOC which to do so, can vote to adopt or not.

George Kinney, Director, Community Development Department presented as follows:

This is a request to amend the Zoning Ordinance to increase the maximum building height permitted in certain residential zoning categories.

**Relevant Hearing Dates**

- November 2019 – The Board of Commissioners (courtesy of the floor) heard and considered a request from an Attorney representing Blue Barn Meadows. Specifically, the request was to amend the Zoning Ordinance to allow an increase of the maximum height limitation for townhouses from the required thirty-five (35) feet to a proposed forty (40) feet. The Board of Commissioners directed staff to review the proposal and report back.
- November 21, 2019 - The Planning Commission informally considered the request. They were generally in favor of reviewing a formal proposal but directed staff to solicit opinions from the Public Safety Commission.
- January 13, 2020 - The Public Safety Commission considered the matter and indicated no concerns with the proposal as requested.
- January 15, 2020 – Following a brief staff update, the Board of Commissioners directed the applicant to submit a formal application for Planning Commission review and BOC consideration.
- February 20, 2020 (**Final Action**) - The Planning Commission (6 members present) formally considered the matter and unanimously recommended that the Board of Commissioners approve the amendment as proposed.

- February 26, 2020 - The amendment was transmitted to the LVPC for their mandatory review. They found the request to be a matter of local concern and generally consistent with FutureLV: The Regional Plan.
- May 6, 2020 – The BOC authorized a motion to proceed with advertising.

**Potential BOC Discussion Items**

- The initial application asked for height increase in specific districts (R-5 and R-10). Following Planning Commission and staff review, it was determined that the maximum height limitation for a residential building should be made consistent throughout all residential zones to ease enforcement, provide consistent regulations, and more closely mirror the intent of the Municipal Planning Code. This recommendation includes the addition of the R-3 and R-4 zones.
- The 40-foot maximum height limitation for residential buildings is already in place in the RR, RR-2, RR-3, and R-2 Zoning Districts.
- Apartment Buildings are not proposed to be included in this amendment, as they are considered to be both Residential and Commercial in nature and already have options for greater height in place.
- A question that arose at PC review: Is there a minimum floor height mandated by UCC? Township BCO Response: *"The minimum height of any habitable room is seven feet. In order for buildings to stay under the International Residential Code (to be considered single-family, two-family, and townhouse dwelling), instead of under the International Building Code (to be considered apartments, condo's, etc.), the maximum number of floors is capped at three stories above grade plane".*

Solicitor Zator noted that all evidence of proper advertising and edifications are in the Township files if anyone needs that information.

Mr. Dave Posocco showed some slides with regard to roof pitches—he explained they simply want the homes to look nice, and this increase in height would accomplish that—"a steeper roof pitch is architecturally more attractive". President Morgan commented that it definitely does make a difference in how it looks.

Solicitor Zator asked if the Board had any questions at this time.

Commissioner Kelly – thanked Dave for his presentation—it gives a clear picture of what he is talking about. She said she is in favor of approving the height increase he needs for this development.

Commissioner Wolk – same comment as last time this was on the agenda. I believe the reason for the request for this development is valid. It is aesthetics. I would approve it for this specific development. For all the other zones, that is an altogether different matter.

Dave Posocco - Why is that?

Commissioner Wolk – I think we need to evaluate what we are doing in the Township as far as building height, since we have a mixture of different building heights across the zones.

Commissioner Kelly – We are currently working through a Comprehensive Plan Update, which will ultimately lead to potential zoning changes. So it is more a global issue that we are looking at as a Township.

President Morgan – I believe we asked George Kinney to look at the potential impact to the other zoning areas and there was virtually none. I don't believe this was an issue that would

affect any of those other zoning areas. In my opinion it makes sense, and I support the change as well.

Commissioner Mobilio – had no comment, since this was talked about on several other occasions. He is satisfied with info to date.

Commissioner Setton – He would always like to see the steeper roofs, rather than the flat roofs. He feels this is a very good thing to do. He would support the change.

Solicitor Zator – Asked for public comment at this time on this proposal.

Chat – there was no comment from the chat on this issue.

Solicitor Zator – Based on that, the hearing closed at 7:33 p.m.

A MOTION was made to approve by Commissioner Setton, which was seconded by President Morgan, amending the ordinance as discussed above.

Roll Call Vote taken as follows:

- Commissioner Wolk: NO
  - Commissioner Setton: AYE
  - Commissioner Kelly: NO - Would approve for the zoning district he is asking for, but will not agree to making a sweeping change across the board for all of our districts. Unfortunately, will have to vote NO.
  - Commissioner Mobilio: NO - In his opinion does not feel we really got a good answer as to why we should make a change across the entire Township.
  - Commissioner Morgan: AYE
- Motion did not pass.

Commissioner Kelly – Is it possible to make a motion to approve just the zoning district, which applies to this specific development, even though it was not advertised that way? Solicitor Zator said that would be a sufficient enough change which would require this to be re-advertised.

Dave Posocco – that is disappointing. It was the Township who wanted to ask for all the other districts to keep things consistent. I was just interested in R5 & R10—actually R10.

President Morgan – We will have to go back to the drawing board, and make it specific to that one zoning district if we would like to pursue this, and for Mr. Posocco, it certainly makes sense. We would need to advise as a Board to move forward to have this reviewed as a single zoning district.

Commissioner Kelly – Could Mr. Posocco ask for a variance?

Gregg Adams – The ZHB has heard repeated requests for variances on height. There are stringent standards within the ZHB to granting these. There has to be some kind of hardship, and really there is no hardship here, which is why they have consistently turned down such variances. Also, this not only has to be re-advertised, it has to be re-written and then sent to the LVPC for their 45-day review before we can move it forward. So, this is essentially a three-month delay.

Commissioner Setton – Mr. Posocco is this going to be a problem for you, this three-month delay.

Dave Posocco – Three months will be ok, but any longer might be a problem.

Gregg Adams – The 40 feet already exists in RR3, RR2,RR, and R2. So if you go to R5 and/or R10, the only districts remaining with a 35 feet maximum height limitation would be R3, R4, and the HC1.

Commissioner Setton – The Board talked about this and agreed to make a motion to advertise. I don't understand why it's not approved now.

President Morgan – I agree with Joe. We talked about this and the impact to the other zoning districts, and there was no impact. It doesn't make sense why we are holding on this, because we are going to come back to the same conclusion. Now we are holding this up, and going to spend more money just to re-advertise for that one area, and come back to the same decision.

President Morgan – Summarized that the Board directs staff to work on the ordinance, as it relates to that one specific zoning district Mr. Posocco had mentioned, and then come back to the Board for reconsideration.

Solicitor Zator - Since this has been fully vetted, and in order to take a bit of time off of this, Staff can make the necessary ordinance modifications, and then get to the Township PC and then the LVPC for their required time period, and if the Board this evening is amenable to authorize the advertising at the soonest available opportunity, this may save a couple of weeks.

The Board was agreeable to this.

- b. Advertised for Possible Adoption - An Ordinance Amending Chapter 50, Article I (Township Manager) Of The Codified Ordinances Of South Whitehall Township To Restrict The Board Of Commissioners And Its Members From Appointment Or Removal Of Officers Or Staff In The Administrative Services Of The Township And Mandating The Board Of Commissioners And Its Members Address Administration Of The Township Through The Township Manager And To Provide For Severability, Retention Of Rights To Enforce, Repealer And An Effective Date.**

President Morgan noted that we did have discussion on this at a previous meeting and has reached this point for possible adoption at this meeting.

Solicitor Zator explained this was discussed at the May 6, 2020 BOC Meeting, where he was directed to prepare the ordinance, to be advertised for adoption, and is here tonight for consideration for adoption. This is a modification to the Township Manager Ordinance. It is here tonight for a vote for adoption.

President Morgan explained that with regard to this ordinance, there is a process to be followed. We are legislators, they are administrators. We need to be respectful of that process regarding the chain of command. The ordinance clearly defines that chain of command. There is a proper functioning of the Township.



Primarily, this is a means to control the flow of information to make sure that it is going to essential personnel, and disseminated across the board to all Commissioners and Staff. This will allow for everybody to have the same information—it is a chain of command and a flow of information. Any board member can ask a question to the Township Manager, but it is important that the other board members are briefed on that information—the information is not just provided to the one member, but is shared with the all board members so that everyone is kept in the loop, has the same information, and on the same page.

Commissioner Mobilio – The Township Manger will get more information directed to her, but this will allow her to prioritize which gets full attention immediately. When a commissioner comes to Staff, and they say they need answers to these questions, that comes across that it needs to be done now, because it is being asked by a commissioner. This is to have one person in charge, prioritizing, so that those things that don’t need immediate attention can give way to those things that really do need immediate attention.

Commissioner Kelly said that she tries to be very gracious with our administrative staff and appreciates what they do, and if in some way she would burden staff, she asks that they please talk to her. She would be very happy to work with any staff member.

A MOTION was made by Commissioner Mobilio, which was seconded by President Morgan, approving the adoption of said ordinance as discussed.

Roll Call Vote taken as follows:

- Commissioner Wolk: NO
  - Commissioner Kelly: NO - Feels it should be TABLED in order to get more information regarding why it was changed 6 years ago. Doesn’t feel it would be good for the Commissioners or the Township.
  - Commissioner Setton: AYE
  - Commissioner Mobilio: AYE
  - Commissioner Morgan: AYE
- Motion carried.

President Morgan said we will look back in the minutes with regard to why this change occurred six years ago.

**6. RESOLUTIONS**

**a. A Resolution Granting Final Approval to a Major Plan Entitled "Parkland Manor Phase 4 Senior Living"**

George Kinney, Director, Community Development Department, explained that this is a request for Final Subdivision and Land Development approval. The plan proposes to construct an 80 unit, four-story senior living facility and associated parking.

Relevant Hearing Dates

- September 28, 2016 – The Zoning Hearing Board granted Special Exception approval to utilize the former Racquetball Club as a retirement facility.
- February 1, 2017 – The BOC approved Resolution #2017-16 granting a Land Development Waiver and permitting the redevelopment of the former West End Racquetball Club as a Retirement Facility. The

amended plan proposed an addition over the existing basketball court and the removal of the existing swimming pool.

- July 18, 2019 – The Planning Commission considered and recommended granting waiver of land development for several minor site improvements with the understanding that the waiver approves current base conditions for the site and would be followed by the submission and review of a comprehensive Land Development Plan application.
- August 21, 2019 – The BOC approved Resolution #2019-41 granting waiver of land development as recommended by the Planning Commission.
- October 17, 2019 – The Planning Commission considered and recommended the current preliminary land development application subject to fourteen (14) conditions.
- December 18, 2019 – The BOC approved Resolution #2019-66 granting preliminary plan approval to the project and pursuant to the Planning Commission recommendation.
- April 16, 2020 – The Planning Commission unanimously recommended Final Land Development approval subject to sixteen (16) conditions and two (2) waivers as follows:
  - ✓ Request to waive requirement to show certain off-site utility features. The Planning Commission recommended approval citing the level of information on the plan was deemed acceptable.
  - ✓ Request to waive requirement to show off-site trail, easement and ROW features. The Planning Commission recommended approval citing the level of information on the plan was deemed acceptable.

Potential BOC Discussion Items

- This is a relatively straight-forward request and there was minimal public input and/or discussion at the Planning Commission meeting.
- There were no elevations provided with this request. Staff would recommend the building elevations presented to the Commission during preliminary plan approval be included with the request. Those plans showed a ‘front face’ to Crackersport Road that was context sensitive and visually appealing to those bikers, walkers and motorists that utilize Crackersport Road.

Bill Erdman, Keystone Consulting Engineers; Attorney Blake Marles, Stevens & Lee; and Priya Atiyeh, Vice President, Parkland Manor Senior Living Care, were all in attendance to answer any questions for Board/Public. There were no questions at this time.

A MOTION was made by Commissioner Kelly, which was seconded by Commissioner Wolk, to approve the above-mentioned Resolution, granting final approval to a Major Plan Entitled “Parkland Manor Phase 4 Senior Living”.

Roll Call Vote taken as follows:

- Commissioner Wolk: AYE
  - Commissioner Kelly: AYE - Thanked Priya and everyone on her staff—a fantastic job was done to make this site a beautiful jewel for SWT.
  - Commissioner Setton: AYE
  - Commissioner Mobilio: AYE
  - Commissioner Morgan: AYE
- Motion carried.

President Morgan congratulated Priya and team.

**7. MOTIONS – None.**

**8. CORRESPONDENCE AND INFORMATION ITEMS**

- a. **Public Notice - Joint Board of Commissioners and Planning Commission Meeting will be held on Wednesday, June 10, 2020, at 6:00 p.m. to discuss the Comprehensive Plan—Summary of Phase 2, with Intro to Phase 3. (Details for GoTo Meeting on Website.) – FYI.**

**9. DIRECTION/DISCUSSION ITEMS**

- a. **Discussion Regarding Outdoor Dining in South Whitehall Township**

At this time, President Morgan deferred this item to Commissioner Setton and George Kinney.

Commissioner Setton explained that during these current difficult times some of the people hardest hit are our restaurants. He discussed the possibility of SWT Restaurants be given the ability to potentially get some more revenues by moving some of their tables onto the parking lots to serve customers. Renee and George came up with the guideline policy—Temporary Outdoor Dining Guideline Policy for discussion this evening as follows:

**SWT TEMPORARY OUTDOOR DINING GUIDELINE POLICY**  
*Effective upon SWT BOC adoption through November 30, 2020.*

Any restaurant establishment and/or retail food service business located in South Whitehall Township may operate an outdoor dining area pursuant to the following guidelines:

- Outdoor dining is permitted on public and/or private property as an accessory use to a restaurant or retail food service business that has indoor seating.
- If a restaurant or retail food service business is not the property owner, then it must obtain written permission from the property owner prior to installation.
- The hours for outdoor dining shall be the same as the restaurant or retail food service business hours of operation.
- The location of all furniture, fixtures and facilities associated with outdoor dining shall be such that a continuous 4' pedestrian access route is maintained.
- The location of the outdoor dining area shall not impede any vehicle travel way.
- The outdoor dining area, at owner expense, shall be kept in a neat and clean condition, free from nuisance, debris, litter and trash.
- Outdoor dining areas may extend beyond their property boundary with written permission from the adjacent property owner.
- Only tables, chairs, umbrellas, landscaping, refuse containers, approved heaters/fans, and pedestrian amenities shall be permitted in the outdoor dining area.
- Refuse container(s) should be provided within the outdoor dining area.
- Outdoor advertising shall not be permitted with the exception of menus and/or sandwich boards.
- While in the YELLOW and GREEN phases of the Pennsylvania Covid-19 Reopening Plan, South Whitehall Township restaurants and retail food service businesses should observe Governor mandates as relevant to those particular phases.

**Submission Requirements, Inspections and Fees**

- 1) A building permit or zoning review shall not be required for any outdoor dining area for the duration of this guideline policy.
- 2) A sketch plan shall be submitted to the Township for review prior to establishing an outdoor dining area. This sketch plan shall include owner permissions and clearly indicate the location of the dining area and any amenities proposed thereto, including furniture and advertising.
- 3) There is no fee for this submission or review and the approved sketch plan shall act as the permit, which is to be maintained at the location of the outdoor dining area.
- 4) Once established, the outdoor dining area is subject to review of the SWT Fire Marshal for compliance with these conditions and any other safety measures related thereto.

George explained that this is in an effort to help the outdoor dining establishments, particularly during the yellow and green phases of the Re-opening Plan by the Commonwealth. The idea is not to be over burdensome to the restaurants; this criteria really would not even require a permit, only a simple sketch plan submission which would act as the permit.

George explained this is for your discussion and we look for direction from you this evening on this matter.

President Morgan said this is exciting and certainly a way to help bolster our local businesses.

Questions, thoughts, comments from the Board:

Commissioner Kelly - What is the timeline once a sketch is submitted? George said he feels it should be no longer than a day or two at most. He's sure there will be a real push on the front end, and we'll have to work real hard accommodating, but after that it will probably trickle down from there.

Commissioner Kelly - What type of sketch plan are we talking about? George said whatever they want to come in with. We need a general idea of where that area will be, and what kind of furniture and fixtures are to be included in the design.

Commissioner Kelly thanked George for his work on this.

George indicated that Chief Dorney and Chris Kiskeravage do have a copy of this, since this is only a draft, he is looking for direction from Solicitor Zator as to how to proceed from this point.

Commissioner Setton said that clearly there are things we have to worry about legally, but we want to make this as simple as possible for the restaurants so that they can do this as quickly as possible, in order to benefit the most from this.

Solicitor Zator ask George if he is correct in assuming the intent is that for those restaurants who already can operate outside, they do not have to go through this process of presenting a sketch, etc., because they already have their permissions. George said he would agree. Commissioner Setton also said that is correct; however, those same restaurants may want to expand even further than what they have currently. Solicitor Zator clarified by saying the intent is to be permissive; to help restaurants to operate outdoors as opposed to placing new restrictions on them. George said that is the idea. There is no fee. The review will be

quick, and the sketch plan would stand as their permit. Not sure how legislatively this is labeled as a "Temporary Outdoor Dining Guideline Policy".

President Morgan asked Solicitor Zator how quickly can we do this, because, quite honestly, every minute matters for the restaurants. Everyday closed makes it more difficult for them to get back on their feet.

Commissioner Setton agreed with President Morgan and said that this Friday we move from red to yellow, so it would be wonderful to let the restaurant owners know they can start on Friday.

Township Manager Renee Bickel said, and asked Solicitor Zator to correct her if she is wrong, that the Board can make a motion that they support the idea and we can tweak and finalize the details of this policy if necessary—she thinks we could move forward with this.

President Morgan said we need to ask the public if they have any comments on this; however, I would recommend that we make a MOTION at this time to doing this as soon as possible.

Commissioner Kelly – Solicitor Zator, have you not vetted through this document as of yet?

Solicitor Zator – I did receive it via email today, and have read it, and I have no issues or concerns with it.

Commissioner Kelly – For restaurants who do serve alcohol, how do we make sure the LCB rules are adhered to if we are going to allow dining outside their establishments and how do we address that in this document?

Solicitor Zator – Any restaurant or establishment that has a Liquor License, as part of the approval for the license, they must provide to the LCB as part of their application, where physically, on the ground, in the building, that is going to be covered for service of alcoholic beverages. We cannot as a Township alter that. We are not privy to that information as to where those physical locations are at the various restaurants, but in large, that will be an issue for the individual restaurants. We could communicate to the restaurants when this policy is passed out, that the Township has not in any way given permission to amend the authority given by the LCB as it relates to the serving of alcohol. This might be noted with an asterisk somewhere at the bottom of this document.

George Kinney added onto this that if you google the Governor's Orders for yellow phase and green phase, you see that he deals directly with the liquor control issue. He does specifically speak to bars and how they can operate in both the yellow and green. There is information there as to how liquor/bars are to operate under those two phases.

Solicitor Zator said - We cannot give permission. That can only be granted by the State. Whether that permission comes from the LCB, or pursuant to the Governor's Orders, we cannot enhance that.

Mr. Chaya, Resident of SWT, and as a license holder himself, said that the City of Allentown has begun their program today and has it laid out nicely on their website with an interactive template (the application). It is concise in what it says. The LCB controls the sale of liquor

outside the premises. It does not control the consumption of liquor outside of the premises. If you do not have the extension of premises beyond the walls of your building, you can't sell it outside, but the State is allowing people to go inside and buy it, which you are allowed to do under yellow, walk outside to outside seating, and consume. There is some flexibility in the way it is being approached by the LCB. He said a good contact at the City to talk to would be Mike Moore; he would be able to give all the information on this, which may save SWT a lot of time.

Commissioner Wolk – What about BYOB? (i.e. Bamboo, Thai Avenue, etc.) Commissioner Setton said they would have to deal with the owner of the property. We cannot tell the owner of the property to put tables outside. We can give them the authority. Commissioner Wolk asked if it was permitted within the premises, would it be permitted outside or not? Commissioner Setton said he is not sure what the LCB permits, but would suggest that outside liquor be prohibited.

A MOTION was made by President Morgan to move this along to the next steps. She thanked Staff for putting this together, and thanked Commissioner Setton for the idea. The MOTION was seconded by Commissioner Setton.

Roll Call Vote taken as follows:

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

Motion carried.

President Morgan said Staff will go through next steps, and that Solicitor Zator will make sure that legally everything is in order, so as to benefit our restaurants as soon as possible.

**10. OLD BUSINESS**

**a. Wehr's Dam – Status**

Township Manager Renee Bickel explained that PA DEP has not done the review of the permit as of yet. Apparently they have not been working at times during this pandemic. So, this permit is still outstanding. Nothing new from last time.

**b. Credit Cards – Status – Steve Carr, Director of Finance said we are still shooting for June 30<sup>th</sup>.**

**11. COURTESY OF THE FLOOR - Non-agenda items.**

The following individuals shared their comments with regard to Mr. Mobilio's comments on his personal facebook. Those individuals were: Commissioner Kelly, Commissioner Wolk, Susan Shortel, Jacob Roth, Becky Wamsley, Mike Yellak, John Chaya, David Burke, Robert Beam, Mark Pinsley, Monica Hodges, Charles Eichner, Robert Hodges. After all comments were made, Commissioner Mobilio said that he is not going to resign; however, he will work to win back the trust of the people. Whatever my fellow commissioners think of me

personally or my comments, they would agree that I am dedicated to this job. I come prepared, I take this very seriously. It was a horrible error in judgment, a horrible thing I said, but I feel SWT is a better place with me as a commissioner, as opposed to me not being on the board. For these reasons I am not resigning.

Bill MacNair – spoke regarding the Transportation Improvement Program as it relates to our updating of the Comprehensive Plan. He wanted to submit a letter to the LVPC & PennDOT re-the TIP Projects in our Township. He wants to note what has been dropped and what is currently there. We want to continue to work with them as these projects develop. Bill said that this will allow for us the opportunity to comment/address later. George thought it was a good idea—it will allow us a voice with Penndot in these project as they unfold. President Morgan thought this made sense.

Commissioner Kelly thanked everyone who reached out to her over the last 36 hours with their concerns. She said it is clear to her that our community is wounded. She went on to say that Mr. Mobilio’s comments are not how we speak to our community. She feels as an institution we should protect our local government. This is about integrity and respect for all. This is a matter of value to our community. Commissioner Kelly made a MOTION of no confidence at this time to Mr. Mobilio and asked for his resignation. The motion was seconded by Commissioner Wolk.

President Morgan said she absolutely agrees with everyone’s comments on Matt’s statements, but this is Commissioner Mobilio’s challenge to address at this point. He needs to redeem himself with the public. She wanted to make clear that she believes as a Township we are not broken. One person is not going to break us. Mr. Mobilio was wrong in what he said, absolutely; and I believe he admitted that. But, we are not broken as a community. We as commissioners cannot make him resign. He has already publicly stated he has no intentions of resigning.

Commissioner Mobilio felt it was important that this motion be voted on. He feels it is important for everyone to know where everyone stands on this issue. Regardless of what the outcome of that is, I am not going to resign. But for the purposes of all the commissioners putting their votes on the record, the vote should happen.

Roll Call Vote taken as follows:

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

Motion did not carry.

President Morgan said that going forward it is Mr. Mobilio’s job to build the trust and integrity with the residents of South Whitehall, which she believes he can do. It will be a challenge/struggle—it will be a huge hill to climb. She went on to reiterate, she does not believe our community is broken.

Commissioner Kelly clarified that she used the word tarnished, not broken.

Commissioner Mobilio explained that he does not want to hide behind the first amendment rights, as a justification for the things he said. Everyone who voiced their concerns this evening has a right to be upset and offended. Legally we may be allowed to say certain things, but that doesn't mean they won't have negative consequences.

This ended the COF section of the meeting.

**12. PAYMENT OF INVOICES:**

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

Roll Call Vote taken as follows:

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

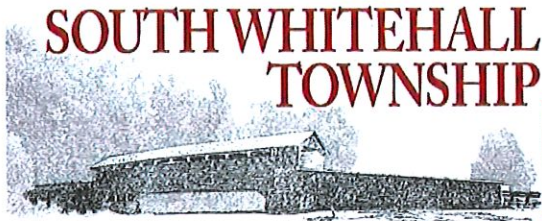
Motion carried.

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

**14. ADJOURNMENT:** At 10:09 p.m. a MOTION was made by Commissioner Kelly, which was seconded by Commissioner Wolk, to adjourn. All in favor; none opposed.

**15. APPROVED:**





**JOINT BOC-PC WORKSHOP**

CP Workshop

AGENDA-MINUTES

June 10, 2020

1. **CALL TO ORDER: 6:00 p.m.**

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

**Board of Commissioners:**

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

**Planning Commission:**

David Dunbar:	HERE
David Wilson:	HERE
Diane Kelly:	HERE
Brian Hite:	HERE
Bill MacNair:	HERE
Alan Tope:	HERE
Vinny Quinn:	ABSENT

**SWT Staff:**

Renee Bickel, Township Manager  
 Randy Cope, Director of Twp. Operations  
 George Kinney, Director of Community Development  
 Dave Manhardt, Director of GIS and IT Projects  
 Joseph A. Zator, Twp. Solicitor, Zator Law Offices  
 Jennifer Alderfer, Twp. Solicitor, Zator Law Offices  
 Tony Tallarida, Twp. Engineer, The Pidcock Company  
 Tracy Fehnel, Executive Assistant

Prior to the start of the meeting, George Kinney, Director, Community Development Department went over meeting protocol.

2. **PLEDGE OF ALLEGIANCE**

3. **NOTIFICATION:** All Public sessions of the South Whitehall Township Board of Commissioners are recorded. The recording is kept and posted to boarddocs.com until the minutes of the meeting are approved. Said recording is then destroyed if a request is not made to retain the electronic version at that time.

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

President Morgan explained that this evening is a joint meeting between the Board of Commissioners and the Planning Commission, primarily to update everyone as to the status of the Comprehensive Plan (CP)

4. **INFORMATIONAL AND/OR DISCUSSION ITEMS**

**Consideration of Township Response Letter to PennDOT Regarding Transportation Improvement Plan Update**

Bill MacNair, Chairman of the Planning Commission, explained this is a letter to LVPC and PennDOT with regard to comments on the Traffic Improvement Plan. He went through and

noted all the projects in our area, and asked that we be given an opportunity to comment with the LVPC and PennDOT when these come up. He went on to explain that he mentioned two other projects on the TIP Plan that were removed—the “309 Betterment North of Rt 22” and “Covered Bridge on Lapp Road” Projects. We have already received an email back from the LVPC/Becky Bradley that they have accepted this and they will be sure to include us as they plan these projects in our area. The purpose of sending this in is so that we have a place holder, and that we have made comments on the regulations, so as these projects come up, we do get the opportunity to see what is going on. Bill explained that there are times when a small change in the design can mean a big change for somebody locally. It is also good to be involved as the projects are getting planned so that we get the opportunity to comment.

President Morgan thanked Mr. MacNair for his work on this—it is really appreciated.

**5. COMPREHENSIVE PLAN UPDATE** (Presentations all found on boarddocs.)

**a. Presentation of Phase 2 Results - Dave Manhardt, Director of GIS and IT Projects**

Dave Manhardt explained we will be going over the results of Phase 2 of the CP—from our “Where should we grow?” outreach. We will address “where we should grow”, and “areas to protect and improve”.

Recap of process:

Phase 1 was Existing Conditions & Guiding Principles (events held at High School); Projections & Build Out; and Land Use Scenarios.

Phase 2 is where we had the map exercises – Question asked was, “Where should we grow?”

Phase 3 is what we are just now beginning, which comprises of going over the results of the map exercises done in Phase 2.

Later steps will be summarized at end of presentation.

Phase 2 – Where should we grow?

- Total of 90 participants; had 4 public stakeholder meetings; 2 focus group meetings; 1 joint BOC-PC Meeting; and completed 26 maps in this process.
- In the where should be grow exercises, participants indicated 2 areas they feel are important to protect and 2 areas they want to improve.
- Areas to protect are primarily in the area north of Huckleberry, along the Jordan Valley. These areas will be considered as we move forward. (On the map, Cedar Crest/Huckleberry—the downhill side of Huckleberry, is the area marked with the most green hexagons.)
- Areas where improvements are needed – Dave said people indicated (see orange hexagons) intersections as areas needing improvements, such as Cedar Crest & Walbert; Cedar Crest & 22; Tilghman (the interchange); the Kmart area; and 309/22/Ridgeview.
  - Comments were also written on the maps, which will be utilized in the next phase when we put together the story map, which is an online map, which will allow

more people to participate and comment on each hexagon—what they feel needs to be protected or improved.

Question – What improvements were represented by the participants? Dave explained that we allowed for a wide opinion. What we found is that improvements centered primarily around road improvements. Part of the reason we want to get more comments is to see what else we could be missing.

It was pointed out that the Ridge Farm development has a lot of improvement stickers, and the question is how many of those stickers meant that they did not want the RF development to go in there? What did the word “improvement” really mean to the participants? Dave explained if that was the case, they would have used a green protection dot to indicate that.

- Population & Employment was another thing we asked people to work on. We took the LVPC projections, divided that up, and asked people to indicate where they think that growth will go.
  - Ridge Farm received a “high” population, which took a considerable chunk out of total projections.
  - Cluster of hexagons is around the Route 22 area.
  - Regarding jobs, there is one “high”, which is by the old Kmart site. There are some “lows” around the 309/Walbert area, as well as along N. Cedar Crest, and some in the Orefield area.
- In the areas (employment & population) where growth is anticipated, the question was asked—what type of development is anticipated? Three types considered were: Greenfield, Infill, and Redevelopment. We came up with 18 combinations/scenarios, which will be used in the next phase to ask everyone how each of these combinations look.
- Development Types – Greenfield, north of the High School; Redevelopment around the chemical plant; etc. Also, map indicates in the development type hexagons the population (top line) and employment (bottom line)—none, low, medium, high. This will be used to ask people how they think this should look. i.e. How should the low/low, development type-infill look? How should this develop? Then, when we add the Improvement/Protection stickers, this adds another layer as we consider how we should grow. If there are improvements, how do we incorporate those improvements for the rest of the updates.
- Next Steps – The Story Maps are created, which is a website with a dynamic map in it, which will present the results. This will provide an opportunity for people to comment.

Phase 3 – This is where we start talking about how and where we should grow. Through visual preference surveys, we will get an idea of what people want development to look like.

Phase 4 – The results of the preference surveys will then funnel down to Sub-Committees, where they will evaluate their subject matter as it relates to the where and how, and formulate or change policies. This is the next phase, and why we are going through this part of the process is to be able to inform the subcommittees, give them enough information,

and keep them on point as to where the people want it to grow, this is how they want it to grow, and then how do we formulate the comprehensive plan to make that happen.

Dave did confirm that there will be recommendations coming out of the CP to make changes to the zoning ordinances in order to be consistent with this plan as it develops.

Dave also said that developments that were approved as of the beginning of this process, were included in the existing population/jobs—those reflected approved development.

All questions were answered at this time.

**b. Presentation from Traffic Engineer - Scott Pasterski, Civil Engineer/Project Manager, Keystone Consulting Engineers**

Mr. Pasterski gave a presentation on **Traffic Evaluations**, as it relates to the update of our CP. As part of any CP, what comes along with that is traffic, as well as how it may impact the surrounding road networks, the traveling public, and potential increased congestion—all this affects quality of life, commerce, air quality, and safety. Traffic has to go along with this entire process. Going to take you through what we have started to prepare as a result of the update to this process.

**Traffic Model – Corridors & Intersections**

Traffic Model Measures:

- Intersection Capacity Utilization
- ICU Level of Service
- Qualitative Description of Intersection Performance

He went on to say that the first thing they looked at doing was developing a base traffic model, which can be used for comparison. The goal is the existing condition, plus any development that may be in the pipeline (approved development), is the baseline being used. In order to determine what corridors/intersections should be considered, we took our cue from the workshops held, and based on where the development was anticipated to go, we made selections on that basis. The two things that would affect that is if there would be development along one of the routes, with intersections—Walbert Avenue, 309 corridor from Ridgeview Drive to Lime Kiln Road, Cedar Crest Boulevard from Walbert Avenue all the way to Orefield Road. This is also based not only on anticipated development, but where the traffic is expected to go, such as Cedar Crest Boulevard to the south of Walbert Avenue, the Hamilton Boulevard corridor, Tilghman Street corridor.

A preliminary model has been done for intersections with SWT, and also some which extend outside the boundaries of the SWT, since these intersections may also be affected. Additional analyses will be done as this project progresses.

Signalized intersections – Looking at these intersections where possible congestion may occur. We are currently looking at congestion on the corridors as a result of new development.

These intersection currently make up the bulk of the analysis being done. The model we are using for that is called the Intersection Capacity Utilization Model. This ICU method is ideal

for planning applications, which is dependent on the lane configurations at each intersection and the volumes on the roadway. With this information, we can get an estimate of how an intersection is functioning or how it will function when future development is added. In order to get traffic volumes in the Township, we have included all studies done by development dollars and studies done by PennDOT, which have been used to get our baseline data and will springboard off this.

The model outputs to be provided will include the intersection capacity utilization—how much more traffic can this intersection take. Our outputs are measures of effectiveness.

The other output is a Qualitative Description of the Intersection Performance – Where studies will be done regarding delay of traffic which will be graded A-G.

As future planning exercises take place, we will layer other layers of traffic on top of the base model to see what the impact is to the intersections. From there we can anticipate where future intersection improvements might be needed. From a planning standpoint, it will give us an idea of what to expect.

TIP Project information will be given to Mr. Pasterski, if he doesn't already have, to be included in his analyses.

Commissioner Wolk - Might there be some consideration for including some non-PennDOT roads based on significance of future traffic, the amount of development, and locations of development?

Mr. Pasterski - Yes, they could be. The evaluations are currently based on the preliminary information from the workshops, but as we get more into this, and more information becomes available, and know what the developments are, as we get into the next stage of this study and actually take the trips from those developments and distribute them to the road network, and/or find that these other roads should be included, we can certainly expand this model if we need to. Huckleberry Road can be added.

Dave Manhardt – If there are intersections that raise a red flag, because of a particular development, they can certainly be added, and he suspects they will be. In addition to incorporating TIP Projects, the ability to incorporate proposed improvements from proposed development is one of the things he is excited about regarding the potential of this model being used.

Brian Hite – Felt the 309/Tilghman Street Interchange Project should be added. He felt that could be a real game changer for our community. Also, he said Tilghman Street should be taken all the way out to the Turnpike interchange at least, because there are a series of lights there that could be problematic.

Comments duly noted by Mr. Pasterski. He said that as we dive more into this, we will know where the impacts will be and that the map we are looking at will evolve and grow.

David Burke – Did we address industrial development on the maps? The warehouses have about 600 trucks a day, coming out at 309/Ridgeview. Wanted to make sure we are not forgetting that. Mr. Pasterski said these will be included.

## Traffic Planning Handbook

In addition to the base model, we will prepare a Traffic Planning Handbook, a tool the PC would use. This tool would have basic traffic information regarding their planning developments. This information is based on traffic documents. In this way you would not have to search for information, it would be in the handbook.

- ITE Trip Generation Rates for Typical Land Uses
  - Land Use Type • Independent Variable • Weekday • AM Peak • PM Peak
  - Shared trips between the uses. This results in a traffic reduction when certain uses are paired together.
- FUTURELV: Regional Comprehensive Plan – A page or two of information so the PC will know what the LVPC was thinking when they prepared the future LVPC Plan and they can choose to consider, or not consider that feedback. You will know at a glance what the prior study had determined.
  - Transportation Considerations – consideration of other modes of transportation. Public transportation will serve to decrease traffic volumes.
- Public Transit (LANTA)

## Next Steps

Layer on any future developments, like Ridge Farms, that have not been approved yet, which could potentially be part of the traffic stream. In the future we would want to layer that onto the traffic model.

We would want to take the developments that had been identified, the types of developments, the location of those developments, and use the same ITE Trip Generation Manual to determine trip generation. We would then distribute that traffic to the network, as it relates to the intersections identified, and then re-run our traffic model to see where the impacts are. From there we can then tell where any hot spots will be—intersections pushed over capacity, operating at a worse level of service than previously, and where we can anticipate the likelihood of future improvements, whether a developer or municipal funded project, or a TIP Project.

Modify Plan Development – when warranted and/or feasible.

No additional comments or questions at this time.

### c. **Presentation from Land Use Economist - Todd Poole, President, Founder, and Managing Principal of 4Ward Planning Inc.**

*(Part way through this presentation, Mr. Poole lost power due to a storm, he then called back in and was unable to view any of his presentation; however, he continued with a verbal presentation. Original presentation has been posted to boarddocs, along with the other presentations.)*

Mr. Poole explained this is a high-level presentation as to what is likely to happen over the next 36 months, and probably in the years beyond with regard to industry, land-use as a result of COVID-19. We want to show you what trends will have influence on SWT's CP.

Major Land Uses likely to fundamentally change over the near- and long-term: Housing • Retail • Restaurants and Entertainment Venues • Office • Light Industrial • Recreation

### Pre-Pandemic Trends

- Housing
  - Regarding residential development, we saw a sharp up-tick in development of luxury apartments and townhomes.
  - Increase in rental versus owning.
  - People seemed to favor the studios and one/two bedroom units. There has been a demand for the smaller units pre-COVID, which may not be the case post-COVID.
  - Big over the last decade was housing near transit and in walking distance to amenities. This will probably continue to stay big, but people are not looking to jump onto mass transportation any time soon where people are in close proximity.
- Retail – Many were already struggling pre-COVID due to e-commerce. Organizations similar to a Sears, Kohls, Target. The pandemic has helped to accelerate certain trends already in motion—the death of the department store or the acceleration of its expiration. *(At this point Mr. Poole lost power and called back in.)* As a result of the larger economy shut down, we will continue to see more bankruptcies.
- Office – demand for suburban office space was waning pre-pandemic
  - Technology has made it a lot easier to work remotely. This whole pandemic accelerated the transformation of the office setting.
  - Younger workers want urban work environment, more amenities, within walking distance.
- Light Industrial - A land-use category, which has been a darling in real estate for at least ten years, and is only solidifying that position in part because of e-commerce. More particularly now because of e-commerce and everyone is under lock down—everything is being done online. This combines with other needs for warehouse space, which has been on the rise. SWT has been experiencing this and will continue to do so. This is a land-use class that has strength and certainly coming on the other side of the pandemic, that particular category in my opinion will only continue to grow. It is likely to grow also because of nationalizing the supply chain—to bring more of the supply network currently strewn around the globe back to the U.S. This too will create a greater demand for light industrial space in a lot of different places.
- Restaurants & Entertainment Venues – Restaurants have the ability to revitalize—you are not buying things, but an experience. Restaurants represent that. Over the last 10-12 years there has been an explosion of that type of business and land-use in the U.S. particularly in urbanized areas and even in suburban areas. This has been complimented by entertainment venues such as bars, bowling alleys, etc. This has been driven by the growth of discretionary income. As a side note, data shows that the American consumer is not better off than they were 30 years ago.
- Recreation - Public Recreation, Parks, Trails, Civic spaces that are controlled by municipal and county government. Leading up to this moment in time, there has been a resurgence

in people using these spaces certainly in local government, in non-profits investing in these spaces, and this will not likely change, but in fact is likely to increase for a variety of reasons, not least of which it is a low-cost means of recreating and getting outside, and obviously in our current times, these are things that people really want to do.

**The Next 36 Months** – For these different land-use categories.

Housing – can be most difficult to predict. The big take-away for housing is that with a lot of uncertainty in the job market, a lot of businesses are not re-opening their doors again, which will necessitate people having to double and triple up in somebody's home. The trend leading to this moment in time was the creation of much smaller household units for 1 & 2 person households, which this trend may pause or even reverse entirely over the next three years, as people are financially unable to rent or purchase their own place. In terms of housing, a return of developers wanting to build three/four bedroom units, townhouses or apartments, or single family detached homes. Mr. Poole thinks the larger count bedroom units will come back into favor, because households are going to grow in size because of financial pressures.

Mr. Poole went on to say that he thinks we will see over the next few years developers petitioning to build three and four family housing units to help facilitate families and larger households to domicile together in order to save money. He feels this will be in the near term, as well as the long term.

Single-family detached housing – Mr. Poole said he realizes SWT has a lot of single-family detached housing; however, he expects that this will be paused, in part for financial reasons. In the mortgage market, lending standards are already becoming more strict. This will translate into fewer people being able to purchase homes, new or existing. This will further translate into fewer single-family developments being built. He expects this to be the case over the next three years.

There will still be the demand and an appetite for developers to build rentals for the obvious reasons, but feels rentals will be built to accommodate larger amounts of people per unit.

Retail – We will see more of the same. Things will accelerate regarding store closures. The old Kmart site will present itself as a re-development site. Well capitalized developers will be coming in, wanting to get these properties on the cheap and then repurpose them, probably for a mix of uses, not least of which is residential.

Smaller retailers are not likely to come out of this COVID—they won't reopen. For both restaurants and retailers, the chains are the ones who will weather the storm the best. Coming out of this we will have fewer restaurants, fewer retailers, and a lot more e-commerce. Over the next three years, people for fear of contracting an illness, will not frequent venues as in the past. It is unclear as to when people will begin to feel safe.

Light Industrial – Over the next three years, Mr. Poole believes you will see this ramp up. You will see developers and business owners come in seeking approvals, particularly for underperforming retail sites, like the Kmart site. Perhaps to use this site as a fulfillment center, like an Amazon; You should consider how you are going to handle these within your CP policies and your ultimate zoning ordinances.



Recreation – Mr. Poole said the demand for public recreation will continue to rise, not only for local residents, but from people outside the area—you will see increased use. At this moment in time, you can take advantage of that and look at some of your zones, public spaces, and recreational areas to see where there is opportunity to create revenue generation, whether it is in a partnership, private-public partnership, or doing it on your own. There are going to be millions of people who will never be returning to their jobs, and will not have discretionary income to spend going out, but having inexpensive public recreation available to them will be meaningful. This is an opportunity to bolster those resources, maybe rethink the resources you have, how they are positioned to provide different types of recreation. For example, a pop-up drive-in theater, which would allow your park space to be used.

You want to think in terms of how your zoning is going to facilitate the investment for the changes just talked about. Coming up with zoning changes that would include looking at form based code that would include looking at an expedited permitting process to allow for development to happen sooner, rather than later. For example, it is looking at the former Kmart site and saying, it will never be what it was before, or what it was intended to be; therefore, would we be comfortable with a mixed-use, residential, or are we comfortable with this being light industrial. If so, let's look at changing the zoning sooner, rather than later because this will be an investment which will pay off in terms of being a tax appeal. As a Township you will be receiving lots of tax appeals from retail operators, because the value of those properties is going to plummet dramatically. The best way to counter that would be to say what is market receptive going forward and let's get that zoning in place as soon as possible in order to shorten the low ratable value and get it turned around.

We have left a world we will never return to—restaurants, retail—many are permanently lost and zoning needs to reflect that. Housing will also continue to change gradually, under the assumption that we will be in a high unemployment environment for some time to come. As a point of reference, during the great recession, we reached a high of 10% unemployment at its height. For every percentage point for unemployment, it takes about one year to shave that point off. We were down to 3.5/4% unemployment, it took close to a decade to get there. We are unofficially close to 20% unemployment and officially at 15%. That being said, we will be in a high unemployment environment for years to come, and further exasperated by companies eliminating further jobs. Zoning also needs to reflect that we will have more e-commerce—same-day delivery, next-day delivery, which we will need a bigger footprint for that. We will see more retail space converted to medical office space.

The long-term outlook is not going to look anything like what we just left. We have moved into a new world which will continue to evolve.

Mike Wolk – Feels it would be good to have an economic analysis done and asked Board what their thoughts were on the matter. Procedurally would like to finalize that it will be done. He asked if everybody agrees with this suggestion.

Dave Manhardt said that way back in Phase 1, there were two things made clear were economic impact and transportation. That is why we are involving Todd Poole and Scott Pasterski early in the process. Todd and I spoke on how to best incorporate the economic impact, and when, in

our process. He would also be able to speak more on a fiscal analysis and how it might be incorporated into our CP.

Todd Poole – He said this is referred to as a **fiscal impact**. Fiscal, being that we are looking at both the perspective tax and other fee revenues generated by developments—housing, commercial, industrial, as well as the respective service costs—municipal, school, inclusive of capital improvements that might be necessary. His advice is you absolutely do want to perform a fiscal impact analysis in advance of finalizing your CP. Because, you want to know, if in fact this thing got built out, what does this look like fiscally? Are we better off, the same, or worse off? You can't know that until you do some projections or an analysis to say where we are likely to be given currently known factors, tax rates, and values, as well as population, kids in our school system, etc.

You would do this when you start getting down to a preferred buildout of CP in terms of what you would like to see developed, then one of the final things you would do is to test that fiscally and ask, how did that turn out for us? In this way, if we do not like how something turned out, we would have an opportunity to tweak the policy in the CP, so that when you go to zone for it, you're not adversely impacting yourself in the fiscal segment sense.

Commissioner Wolk – Should we have a vote to have the fiscal impact done? President Morgan said that is part of the Plan. Dave Manhardt said this will be done in Phase 4. Once we get through our “Where” and our “How”, we will know what it is going to look like. We will have a clearer understanding of how to measure the fiscal impact. It can't be started until we get through that process.

Dave said that he and Todd spoke briefly about looking at the fiscal impact for each of the sections from a utility standpoint, based on these land-use decisions. Incorporating it throughout that next phase is where we are leaning towards and then probably summarizing at the end. Todd mentioned about doing the fiscal impact prior to finalizing the plan, which allows us the flexibility to go back in and tweak CP Policy with an understanding of what those impacts are.

Q: What do we do with these already vacant office buildings in the Township? Is there a way for us to reuse what we have, before we build new; and can we put something in place in order to do this.

Mr. Poole said a municipality can steer someone toward a particular vacancy. But he said that we are going to begin to see over the next few years the owners of these office properties come in and ask for a zoning variance for the space to be converted for the purpose of light industrial use or for the space to be redeveloped for light industrial. As mentioned before, light industrial is going to be a hot commodity.

All questions were answered by Board/Public at this time.

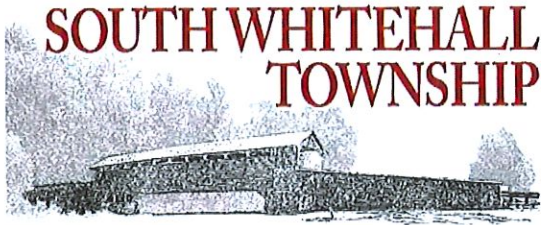
Commissioner Wolk thanked all the gentlemen for their presentations. He felt it was the right information we needed at this time.

President Morgan in closing thanked all the gentlemen and said they did a great job, and we look forward to the next Phase.

Dave Manhardt said you will be able to find information regarding the CP on our website at:  
[www.swtcompplan.org](http://www.swtcompplan.org)

6. **COURTESY OF THE FLOOR** - Non-agenda items. NONE.
7. **EXECUTIVE SESSION:** No executive session after this meeting.
8. **ADJOURNMENT:** At 8:27 p.m. a MOTION was made by Commissioner Kelly, which was seconded by Bill MacNair to adjourn. All in favor; none opposed.
9. **APPROVED:**





## INTEROFFICE MEMORANDUM

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To: South Whitehall Township Board of Commissioners  
From: Donna Zackeru, Randy Cope, Mike Kukitz  
Date: June 10, 2020  
Subject: Bid 2020-03, Covered Bridge Park Concrete Project  
Copies: R. Bickel, H. Bender, S. Carr

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Four (4) bids were received and opened on Monday, June 1, 2020, at 10:00 a.m. for the Covered Bridge Park Concrete Project. This bid was advertised twice in a local publication as required by law. Sixty-six potential bidders downloaded and received bid documents from the PennBid website.

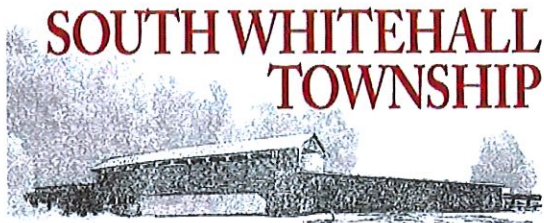
The Director of Township Operations, Parks and Recreation Manager and Purchasing Agent reviewed the bid submittal from the four (4) bidders and deemed T. Schiefer Contractors, Inc., to be the lowest responsible bidder with positive feedback from their references. Their bid response for the base bid plus one (1) alternate is in the amount of \$103,384.00, which was budgeted in open space (30451003/40803).

We are respectfully requesting the Board of Commissioners award the contract for this Covered Bridge Park Concrete Project to T. Schiefer Contractors, Inc., at the bid price of \$103,384.00, as referenced on the attached bid tabulation.

**BID #2020-03 COVERED BRIDGE CONCRETE PROJECT**

**BID TABULATION**

BASE BID	Description	Type	UOM	Quantity	Construction Masters Services, LLC	T. Schiefer Contractors, Inc.	McCarthy Masonry and Concrete	Kobalt Construction
4676-0001	Cement Concrete Sidewalk, Modified	Base	SY	124	\$22,896.60	\$15,624.00	\$16,653.20	\$16,740.00
9000-0001	Integrated Color Cement Concrete Sidewalk with Border	Base	SY	382	\$35,995.86	\$54,244.00	\$60,184.10	\$99,320.00
9000-0002	Integrated Color Concrete Perimeter Edging	Base	LF	532	\$56,024.92	\$28,196.00	\$42,826.00	\$26,600.00
	Total Base Bid:				<b>\$114,917.38</b>	<b>\$98,064.00</b>	<b>\$119,663.30</b>	<b>\$142,660.00</b>
<b>Add Alternates</b>								
9000-0003	Plain Cement Concrete Pavilion Pad with Integrated Color Border	Option	SY	204	\$23,380.44	\$24,480.00	\$26,142.60	\$35,700.00
9000-0004	Pavilion and Pavilion Footers	Option	LS	1	\$22,483.55	\$39,900.00	\$25,737.65	\$53,750.00
9000-0005	Concrete Sidewalk Stamping	Option	LS	1	\$16,415.71	\$15,500.00	\$20,869.85	\$38,000.00
9000-0006	Concrete Perimeter Edging Texturing Stamping	Option	LF	532	<b>\$3,814.44</b>	<b>\$5,320.00</b>	<b>\$2,340.80</b>	<b>\$18,620.00</b>
	TOTAL AWARD PRICE OF BASE BID AND ALTERNATE 9000-0006				<b>\$118,731.82</b>	<b>\$103,384.00</b>	<b>\$122,004.10</b>	<b>\$161,280.00</b>
1.	Bid Proposal Form				X	X	X	X
2.	Steel Products Act Exception Request Form (not applicable)							
3.	Bid Bond Form				X	X	X	X
4.	Bidder Qualification Form				X	X	X	X
5.	Non-Collusion Affidavit Form				X	X	X	X
6.	Public Works Employment Verification Form				X	X	X	X
7.	Non-Discrimination Agreement Form				X	X	X	X
8.	DCNR Non-Discrimination/Sexual Harassment Clause				X	X	X	X
9.	Submission Checklist Form				X	X	X	X
10.	Prevailing Wage Act Contract Requirements				X	X	X	X
					<b>**ALL BIDDERS REPLIED WITH COPY OF DCNR CONTRACTOR PREQUALIFICATION STATEMENTS**</b>			



## INTEROFFICE MEMORANDUM

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**TO:** Board of Commissioners

**FROM:** Randy Cope, Director of Township Operations

**DATE:** June 10, 2020

**SUBJECT:** Permission to Proceed with Purchasing Playground Equipment for Covered Bridge Park

**COPY TO:** Renee Bickel, Township Manager; and Mike Kukitz, Parks & Recreation Manager

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Staff is seeking permission to purchase the necessary play equipment to complete the Covered Bridge Park Playground project. Staff worked closely with the Parks and Recreation Board and three(3) playground suppliers to generate a design that was both appealing to children ages 2-12, and within the approved budget.

Staff is recommending to proceed with purchasing the playground equipment from Playworld Systems/George Ely Associates for a total cost of \$407,096. The total cost includes installation of the equipment and would be delivered within 4-6weeks.



**GEORGE ELY ASSOCIATES, INC**  
Athletic, Park, & Playground Equipment

P.O. Box 396  
Carlisle, PA 17013  
800 262-8448  
Fax 717 243-0439  
ely@pa.net

April 1, 2020

South Whitehall Township  
Attn: Randy Cope & Mike Kukitz  
4444 Walbert Ave.  
Allentown, Pa. 18104  
610-398-0401 (office)  
610-395-6243 (fax)  
coper@southwhitehalltp.org  
kukitzm@southwhitehall.com

**REVISED QUOTATION**

Costars-14  
Contract #014-011  
Vendor #152823

PROJECT: COVERED BRIDGE PARK

PLAYWORLD INC. MADE IN LEWISBURG PA.

1 ea.	#19-2233K Play Equipment Layout, 5-12 & 2-5 Play Areas	\$362,466.00
7 ea.	#ZZPQC42Q Traditional 6ft. bench with back, perforated plastisol coated frame and powder coated frame	\$ 7,665.00
6 ea.	#ZZPQL32Q Traditioanl 32 gallon litter receptacle	\$ 2,970.00
3 ea.	#ZZPQ106Q 6ft. rectangle table with perforated table top & seats plastisol coated and powder coated frame	\$ 3,021.00
1 ea.	#ZZPQ115Q ADA rectangle table with perforated table top & seats plastisol coated and powder coated frame	\$ 1,189.00
1 ea.	#ZZPQBRHI Loop style bike rack with powder coated frame	\$ 285.00
		\$377,596.00
	Less Discount	(-) \$ 65,500.00
	Delivery of all above items	---FREE---
		<u>\$312,096.00</u>

Willow Playworks Inc. (Certified Factory Installer)

Installation of all Playworld and DuMor items	\$119,875.00
Less Discount	(-) \$ 24,875.00
Total installation based on Prevailing Wage Rates	<u>\$ 95,000.00</u>
<b>PA. STATE CONTRACT COSTARS-14 GRAND TOTAL</b>	<b>\$407,096.00</b>

NOTE:  
-PRICES DO NOT INCLUDE SITE PREPARATION, EXCAVATION, BORDERS AND ANY SAFETY SURFACING  
-PRICES ARE GOOD UNTIL JUNE 1, 2020

CUSTOMER SIGNATURE: \_\_\_\_\_.

EST. SHIPPING: Allow approx. 3-6 weeks  
TERMS: 50% DEPOSIT WITH ORDER, NET 20 DAYS FOR BALANCE AFTER DELIVERY  
F.O.B. Allentown, Pa.

QUOTED BY: Sean A. Plank  
Buyer agrees to pay a monthly late charge of 1 ½% (18% per annum) of the unpaid balance commencing 30 days after the invoice date











**SOUTH WHITEHALL TOWNSHIP  
LEHIGH COUNTY, PENNSYLVANIA**

**RESOLUTION No. 2020 - \_\_\_\_\_**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF SOUTH WHITEHALL TOWNSHIP AUTHORIZING THE EXECUTION OF A TRAIL EASEMENT AGREEMENT WITH STANLEY C. BREININGER, JEFFERY G. BREININGER AND MELODIE L. LUTHER PROVIDING FOR THE GRANTING OF A PERPETUAL TRAIL EASEMENT OVER LANDS OF STANLEY C. BREININGER, JEFFERY G. BREININGER AND MELODIE L. LUTHER ALONG THE JORDAN CREEK AND FURTHER PROVIDING FOR THE PAYMENT OF CONSIDERATION THEREFOR.**

*WHEREAS*, the Township of South Whitehall, Lehigh County, Pennsylvania (the "Township") desires to enter into a Trail Easement Agreement with Stanley C. Breininger, Jeffery G. Breininger and Melodie L. Luther (collectively "Owners") in order to provide for the granting of a perpetual trail easement over lands of Owners along the Jordan Creek to be available to the general public pursuant to the terms of the Trail Easement Agreement; and

*WHEREAS*, the Township Board of Commissioners believes that entering into the Trail Easement Agreement will be a substantial benefit to the residents of the Township and the general public by providing access to the facilities that will be established within the trail easement area and as provided for in the Trail Easement Agreement; and

*WHEREAS*, Owners have requested to be paid the sum of Six Thousand Dollars (\$6,000.00) in consideration of the grant of the trail easement to the Township; and

*WHEREAS*, the Board of Commissioners believes that payment of the consideration requested is in the best interest of the Township and further desires to authorize the execution of the Trail Easement Agreement between the Township and Owners.

***NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED*** by the Board of Commissioners of the Township of South Whitehall, County of Lehigh, and Commonwealth of Pennsylvania that:

1. The President of the Board of Commissioners of the Township of South Whitehall is hereby authorized and directed to execute on behalf of the Township of South Whitehall the Trail Easement Agreement with the Owners, which is attached hereto as *Exhibit "A"* and incorporated herein.

2. The Township is hereby authorized to pay to Owners the total sum of Six Thousand Dollars (\$6,000.00) upon the full execution of the Trail Easement Agreement.

***ADOPTED AND APPROVED*** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

TOWNSHIP OF SOUTH WHITEHALL  
BOARD OF COMMISSIONERS

By: \_\_\_\_\_  
Stephen D. Carr, Secretary

By: \_\_\_\_\_  
Christina Tori Morgan, President



**Exhibit “A”**  
**Property Description**

MAIL

Stechel & Stegop  
1936 Main St.  
Slatersburg, PA 18080  
Attn: Sharon

ML

LJS

PA DEED - EXECUTOR  
E03-59CAW/sh/lg

STATEMENT FOR  
STATE TAX FILED

DEED

THIS INDENTURE made this 30<sup>TH</sup> day of November, 2004.

Between

STANLEY C. BREININGER, Executor of the Last Will and Testament of VERLEDA M. BREININGER, deceased, late of Lehigh County, Pennsylvania, Party of the First Part, GRANTOR;

A N D

JEFFERY G. BREININGER and MELODIE L. LUTHER, of Lehigh Township, Northampton County, Pennsylvania, Parties of the Second Part, GRANTEEES;

WHEREAS, the said Verleda M. Breininger died testate on October 19, 2003, a resident of South Whitehall Township, Lehigh County, Pennsylvania; and

WHEREAS, the Last Will and Testament of Verleda M. Breininger, deceased, dated March 8, 1975 was probated in the Office of the Register of Wills in and for Lehigh County on June 10, 2004 to Estate File No. 2004-0819; and

WHEREAS, ITEM V of the Will provides as follows:

"ITEM V: I appoint my husband, Stanley C. Breininger, as Executor of this my Last Will and Testament...."

WHEREAS, Stanley C. Breininger, surviving spouse of Verleda M. Breininger, deceased, and residuary heir under the Last Will and Testament of Verleda M. Breininger, deceased, DISCLAIMED his one-half (1/2) interest, as a tenant by the entireties, in the real estate located at 2441 Lapp Road, South Whitehall Township, Allentown, Lehigh County, Pennsylvania, as described in Deed Book Volume 1577, page 37, which real estate interest was to inure to him under the said Last Will and Testament

This Document Recorded  
12/10/2004 State RTT: 0.00  
09:34AM Local RTT: 0.00  
Doc Code: DEED

Doc Id: 7233208  
Receipt #: 170880  
Rec Fee: 47.00  
Lehigh County, PA Recorder of Deeds Office



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of Verleda M. Breininger, deceased; but, by his Disclaimer filed June 22, 2004, and recorded in the Orphans' Court Division in and for Lehigh County to File No. 2004-OC-0819 on June 22, 2004, and inures to Jeffery G. Breininger and Melodie L. Breininger, now by marriage Melodie L. Luther, as under Item III, which in relevant part reads as follows:

"...I then give, devise and bequeath my entire residuary estate, both real and personal, in equal shares to my children, Jeffery G. Breininger and Melodie L. Breininger...."

**WITNESSETH**, That the said Party of the First Part, for and in consideration of the sum of ONE AND 00/100 (\$1.00) Dollar, lawful money of the United States of America, unto them well and truly paid by the Parties of the Second Part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said Parties of the Second Part, their heirs and assigns, as tenants in common, the one-half (1/2) interest in:

**PARCEL NO. 1:**

ALL THAT CERTAIN farm, messuage or tenement and tract of land situate in the Township of South Whitehall, County of Lehigh, and Commonwealth of Pennsylvania, on the road leading from Allentown to Siegersville, bounded and described as follows, to wit:

BEGINNING at a post at a Linden Tree; thence extending by land late of Levi Guth, now or late of Miles L. Eckert, and partly by land now formerly of the estate of Joshua Kern, North ten and three-fourths (10-3/4) degrees East, twenty-three and twenty-five hundredths (23.25) perches to a post; thence by said land of the said estate of Joshua Kern, North seventy-one (71) degrees East, thirty-eight and one-tenth (38.1) perches to a walnut tree; thence by the same, North thirty (30) degrees West, forty-three and two-tenths (43.2) perches to a stone; thence by land now or late of Eckert and Kieffer, North sixty-five and one-fourth (65-1/4) degrees East, twenty-seven and eight-tenths (27.8) perches to a stone; thence by land now or late of Edmund G. Guth, South twenty-nine and three-fourths (29-3/4) degrees East, ten and seventy-five hundredths (10.75) perches to a stone; thence by the same, North sixty-five (65) degrees East, twenty-nine and five-tenths (29.5) perches to a stone and by the same, North twenty-nine (29) degrees West, ninety-eight and seven-tenths (98.7) perches to a stone; thence by land now or late of Charles Rau, North forty-three and one-half (43-1/2) degrees East, forty-five and seven-tenths (45.7) perches to a stone; thence by Purpart No. 2, as described in proceedings in



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partition in the Estate of Daniel A. Guth, in the Orphans' Court of Lehigh County, as of No. 48 August Term, 1861, South forty-four and three-fourths ( $44\frac{3}{4}$ ) degrees East, one hundred twenty-two and six-tenths (122.6) perches to a post on the banks of the Jordan Creek; thence by land now or late of Samuel Ritter, South eleven and one-fourth ( $11\frac{1}{4}$ ) degrees West, five and seven-tenths (5.7) perches to a stump, and by the same, South seventeen and one-fourth ( $17\frac{1}{4}$ ) degrees West, sixteen (16) perches to stone, and by the same, South twenty-one and one-fourth ( $21\frac{1}{4}$ ) degrees West, thirty-four (34) perches to a stone; thence by purport No. 3, in said proceedings in partition, South thirty-one and three-fourths ( $31\frac{3}{4}$ ) degrees West, forty and six-tenths (40.6) perches to a stone; thence by purport No. 6, South forty-one (41) degrees West, twelve (12) perches to a stone; thence by the same, South sixty-five and one-half ( $65\frac{1}{2}$ ) degrees West, seven (7) perches to a chestnut tree; thence partly by the same and partly by Purpart No. 7, South seventy-three and three-fourths ( $73\frac{3}{4}$ ) degrees West, twenty-six and twenty-five hundredths (26.25) perches to a walnut tree; thence by said Purpart No. 7, South fifty-nine and one-half ( $59\frac{1}{2}$ ) degrees West, eleven and nine-tenths (11.9) perches to a post; thence by the same, South thirty and three-fourths ( $30\frac{3}{4}$ ) degrees East, three and three-tenths (3.3) perches to a post; thence by land, now or late of Koch and Balliet, South seventy-four and one-half ( $74\frac{1}{2}$ ) degrees West, thirteen and three-tenths (13.3) perches to a post; and by the same, South nine (9) degrees East, four (4) perches to a stone; thence by land now or formerly of the Thomas Iron Company, North eighty-one (81) degrees West, twenty-five and three-tenths (25.3) perches to a white oak tree; and by the same, North eighty-eight and one-fourth ( $88\frac{1}{4}$ ) degrees West, twenty and two-tenths (20.2) perches to the place of beginning.

LESS four (4) acres and fifty-one and eight-tenths (51.8) perches of land sold during the lifetime of said testator.

CONTAINING eighty-seven (87) acres of land, more or less.

LESS AND EXCEPTING:

- (a) a tract containing fifty-two and eight-tenths (52.8) perches conveyed by Manasses Guth, et ux., to Charles Beltz, by deed dated June 10, 1871, and recorded in Deed Book Volume 44, page 20, now owned by William F. Hoffman, et ux.; and
- (b) a tract containing seventy-four hundredths (.74) acre conveyed by Silas R. Miller, et ux., to Lehigh Valley Transit Company by deed dated March 3, 1915 and recorded in Deed Book Volume 284, page 172, now owned by the Pennsylvania Power and Light Company by deed recorded in Deed Book Volume 517, page 319.



AND, ALSO, LESS AND EXCEPTING:

ALL THAT CERTAIN tract of land in the Township of South Whitehall, County of Lehigh, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the intersection of the centerline of Township Road 597, also known as Iron Bridge Road (thirty-three (33.00') feet wide) with the centerline of Township Road 602, also known as Lapp Road (thirty-three (33.00') feet wide), and in line of lands now or late of Kenneth E. A. Burkhart and Miriam M. Burkhart; thence (1) along the middle of Township Road 597 and along lands of the said Kenneth E. A. Burkhart and Miriam M. Burkhart, South twenty-four (24) degrees twenty-four (24) minutes zero (00) seconds West, two hundred eleven and ninety-six hundredths (211.96') feet to a point in line of lands now or late of Dale E. Miller and Jean M. Miller; thence (2) partially crossing Township Road 597 and along lands now or late of Dale E. Miller and Jean M. Miller, South forty (40) degrees forty-nine (49) minutes nineteen (19) seconds West, one hundred ninety-eight (198.00') feet to a point; thence (3) continuing along lands of the said Dale E. Miller and Jean M. Miller, South sixty-three (63) degrees fifty-three (53) minutes twenty-six (26) seconds West, one hundred fifteen and fifty hundredths (115.50') feet to a point; thence (4) continuing along lands of the said Dale E. Miller and Jean M. Miller and along lands now or late of Kenneth T. Rhode and June M. Rhode, South seventy-two (72) degrees eight (08) minutes twenty-six (26) seconds West, one hundred sixty-three and fifty hundredths (163.50') feet to an iron pipe in line of lands now or formerly of the Township of South Whitehall; thence along lands of the said Township of South Whitehall, the three (3) following courses and distances: (5) South sixty-three (63) degrees thirty-eight (38) minutes fifty-three (53) seconds West, forty-two and thirty hundredths (42.30') feet to an iron pipe; (6) South sixty-seven (7) degrees fifty-seven (57) minutes twenty-eight (28) seconds West, two hundred sixteen and twenty hundredths (216.20') feet to a point; and (7) South fifty-seven (57) degrees fifteen (15) minutes zero (00) seconds West, sixty-one and thirty hundredths (61.30') feet to a point in line of lands now or late of Asaba Barrell and Alvena Barrell; thence (8) along lands of the said Asaba Barrell and Alvena Barrell, South fifty-seven (57) degrees seven (07) minutes ten (10) seconds West, one hundred thirty-six and sixty-nine hundredths (13.69') feet to a point in line of lands now or late of Frank G. Martin and Frances M. Martin; thence (9) along lands of the said Frank G. Martin and Frances M. Martin, South eighty-four (84) degrees fifty-nine (59) minutes fifty-five (55) seconds West (partially crossing a one hundred (100.00') feet wide Pennsylvania Power and Light Company easement), five hundred two and ninety hundredths (502.90') feet to a point in line of lands now or late of Woodrow K. Schaadt and Lucy J. Guth Schaadt; thence (10) along lands of the said Woodrow K. Schaadt and Lucy J. Guth Schaadt, partially crossing a one hundred (100.00') feet wide Pennsylvania Power and Light Company easement, and partially crossing the Jordan Creek, North sixty-eight (68) degrees forty-six (46) minutes seven (07) seconds West, four hundred eleven and thirty-eight hundredths (411.38') feet to a point in the Jordan Creek, and in line of lands now or late of Charles F. Hoffman and

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Joan E. Hoffman, and lands now or late of Nicholas Pidstawski and Helen S. Pidstawski; thence (11) partially crossing the Jordan Creek and along lands of the said Nicholas Pidstawski and Helen S. Pidstawski, North eight (08) degrees nineteen (19) minutes forty-four (44) seconds East, one hundred thirty-two (132.00') feet to a point; thence (12) continuing along lands of the said Nicholas Pidstawski and Helen S. Pidstawski, North sixty-eight (68) degrees three (03) minutes thirty (30) seconds East (crossing a one hundred (100.00') feet wide Pennsylvania Power and Light Company easement) six hundred twenty-eight and sixty hundredths (628.60') feet to a point; thence through lands now or late of Leroy W. Breininger and Carrie A. Breininger, the two (2) following courses and distances: (13) North sixty-eight (68) degrees fifty-nine (59) minutes fifty-nine (59) seconds East, seven hundred fifty and ten hundredths (750.10') feet to a point; and (14) North fifty-six (56) degrees fifty-four (54) minutes zero (00) seconds East (partially crossing Township Road 602), two hundred (200.00') feet to a point in the middle of Township Road 602; thence (15) in and along Township Road 602 and continuing through lands of Leroy W. Breininger and Carrie A. Breininger, South fifty-six (56) degrees thirteen (13) minutes fifty-five (55) seconds East, three hundred fifty-five and thirty-eight hundredths (355.38') feet to the point or place of beginning.

CONTAINING 17.836 acres.

All as shown on a plan titled "Plan Showing Property to be Acquired for Park Purposes by South Whitehall Township, located in South Whitehall Township, Lehigh County, Pennsylvania," dated September 28, 1971, revised December 10, 1973, bearing file Number S-5366, as prepared by G. Edwin Pidcock Co., Consulting Engineers, Allentown, Pennsylvania.

PARCEL NO. 2:

ALL THAT CERTAIN piece or parcel of land situate in the Township of South Whitehall, County of Lehigh, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Jordan Creek on the south side of the tract now or formerly of Lehigh Valley Transit Company and forty-six and four-tenths (46.4') feet from the center of said track; thence North eighty-seven (87) degrees one (01) minute West, four hundred thirty-eight (438.00') feet; thence crossing said track, North no (00) degrees three (03) minutes East, forty-eight (48) feet; thence North eighty-seven (87) degrees seven (07) minutes East, four hundred seventy-six and six-tenths (487.6') feet, to the center of said Jordan Creek; and thence along the center of said creek, South twenty-two (22) degrees twelve (12) minutes West, one hundred two and three-tenths (102.3') feet to the place of beginning.



CONTAINING 0.74 of an acre, more or less.

BEING THE SAME PREMISES which Stanley C. Breininger and Verleda M. Breininger, his wife, granted and conveyed to Stanley C. Breininger and Verleda M. Breininger, husband and wife, by deed dated December 9, 1996 and recorded December 10, 1996 in the Office for the Recording of Deeds in and for Lehigh County in Deed Book Volume 1577, page 0037.

**TOGETHER** with all and singular, the buildings and improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, rights, title, interest, use, trust, property, possession, claim and demand whatsoever of the said Parties of the First Part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

**TO HAVE AND TO HOLD** the said lot or piece of ground above described with the buildings and improvements thereon erected hereditaments and premises hereby granted and conveyed or mentioned, and intended so to be, with the appurtenances, unto the said Parties of the Second Part, their heirs and assigns, to and for the only proper use and behoof of the said Parties of the Second Part, their heirs and assigns forever,

**AND** the said Party of the First Part, Executor of the Last Will and Testament of Verleda M. Breininger, deceased, does covenant, promise and agree, to and with the said Parties of the Second Part, their heirs and assigns that he the said Party of the First Part, Executor as aforesaid, has not done committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, are, shall, or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

**IN WITNESS WHEREOF**, the said Party of the First Part, Executor of the Last Will and Testament of Verleda M. Breininger, deceased, has hereunto set her hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

ESTATE OF VERLEDA M. BREININGER

  
\_\_\_\_\_

By:  (Seal)  
Stanley C. Breininger, Executor

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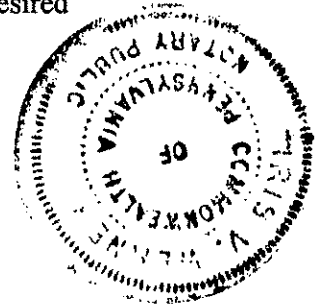
COMMONWEALTH OF PENNSYLVANIA )  
 )  
 ) SS.:  
 )  
COUNTY OF LEHIGH )

One this 30<sup>th</sup> day of November, 2004, before me, the undersigned officer, personally appeared STANLEY C. BREININGER, Executor of the Last Will and Testament of VERLEDA M. BREININGER, deceased, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing Indenture, and acknowledged that he executed the same for the purpose therein contained, and desired the same might be recorded as such, according to law.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal

Iris V. Werner

Notarial Seal  
Iris V. Werner, Notary Public  
Statington Boro, Lehigh County  
My Commission Expires Jan. 17, 2005



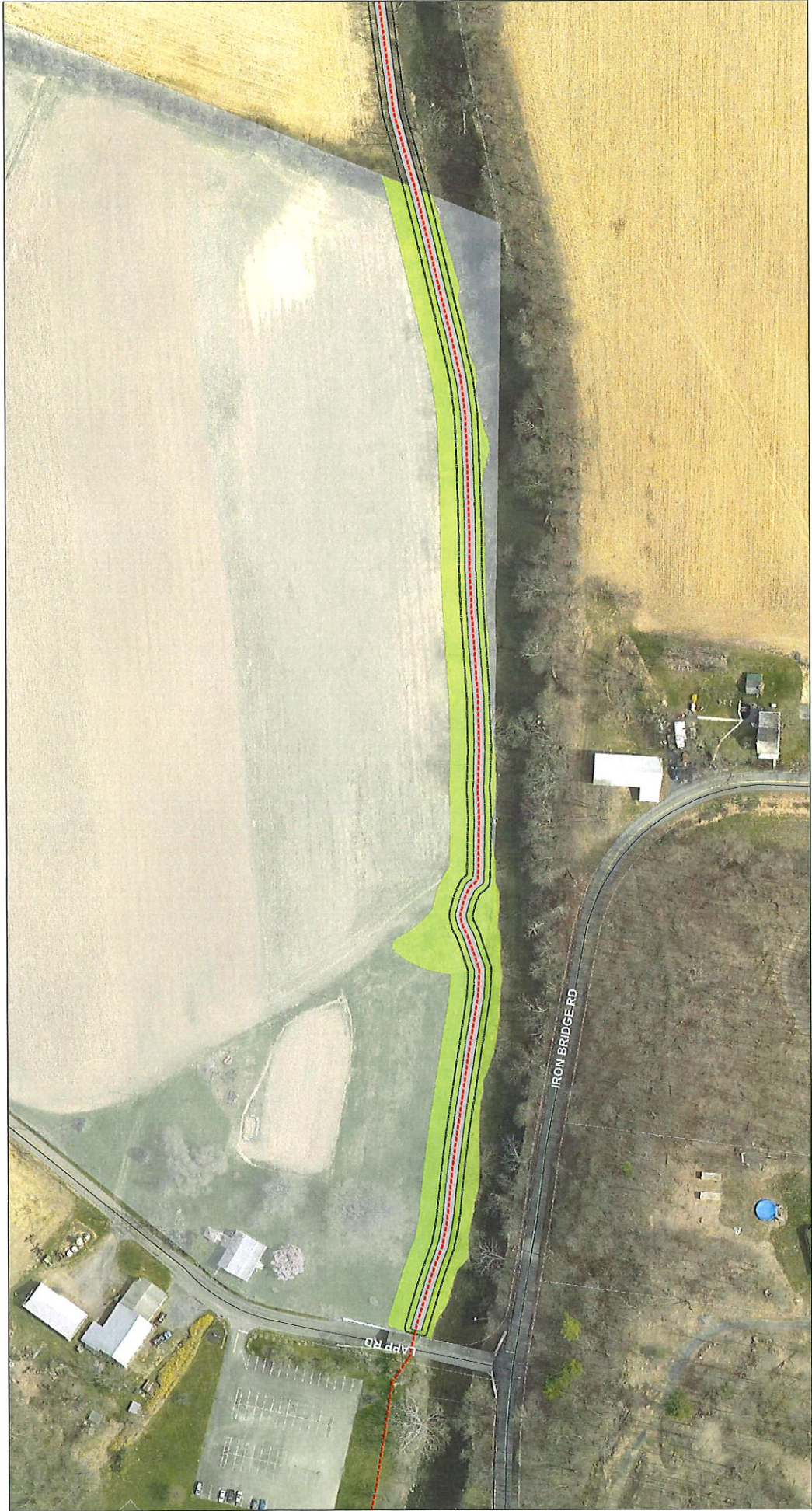
Member, Pennsylvania Association of Notaries

I HEREBY CERTIFY that the precise residence and complete post office address of the Grantee herein is: 2441 Lapp Rd, Allentown PA 18104-9651

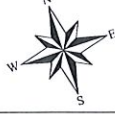
[Signature]  
On Behalf of Grantee

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**Exhibit “B”**  
**Final Easement Plan**



**Grant of Trail Easement**  
 Owner: STANLEY BREININGER ET AL  
 Holder: SOUTH WHITEHALL TOWNSHIP  
 Date: xx/xx/2019



- Proposed Trail
- Easement Boundary
- Construction Area
- Breininger Property



**Exhibit "B"**  
**Jordan Creek Greenway Final Easement Plan**  
 PIN: 54787110127 1



**Prepared by:**

Name: Wildlands Conservancy  
Address: 3701 Orchid Place, Emmaus, PA 18049  
Telephone: 610-965-4397

**Return to:**

Name: Zator Law  
Address: 4400 Walbert Avenue, Allentown, PA 18104

**Tax Parcel(s):** 547871710127 1

**GRANT OF TRAIL EASEMENT**

**THIS GRANT OF TRAIL EASEMENT** (this "Trail Easement") dated \_\_\_\_\_, 2020, is made by: **STANLEY C. BREININGER**, 2441 Lapp Road, Allentown, PA 18104-9651, **JEFFREY G. BREININGER** \_\_\_\_\_, and **MELODIE L. LUTHER** \_\_\_\_\_ (collectively, "Owners") in favor of **THE TOWNSHIP OF SOUTH WHITEHALL**, 4444 Walbert Avenue, Allentown PA 18104 ("Holder") with respect to the following parcel of land (the "Property") more fully described in Exhibit "A" (Property Description).

Street Address: 2441 Lapp Road, Allentown, PA 18104  
Municipality: South Whitehall Township  
Parcel Identifier: 547871710127 1

County: Lehigh  
State: Pennsylvania

**1. Trail Easement**

By signing this Trail Easement and for good and valuable consideration, Owners grant and convey to Holder a perpetual easement and right-of-way to establish and make available for public use a Trail, approximately ten (10) feet wide, located on the Property, more fully shown in Exhibit "B" (Final Easement Plan). This Trail Easement includes the right for Holder and their assigns to construct, install, maintain, repair, and patrol the Trail and related Trail Facilities as necessary. Related Trail Facilities may include gates, fencing, benches, signage, and other safety infrastructure. Holder has the right to plant, mow, or cut vegetation within the Easement Area for public use of the Trail and protection of the Jordan Creek. These activities may include vehicular use.

**2. Rights of Owners**

Except as limited under this section, Owners have all the rights recognized under applicable law to use the Easement Area for purposes consistent with and not interfering with the easement rights granted to Holder. Owners shall not construct, install, or maintain any facility or improvement within the Easement Area without prior written consent from Holder.

**3. Public Enters at Own Risk**

Persons using the Trail do so at their own risk and without any charge for access. Neither Owners nor Holder assume any duty to inspect or maintain the Trail or warn of any defects or dangerous conditions. Neither Holder nor Owners by entering into this agreement assume a duty to or for the benefit of the general public for defects in the location, design, installation, maintenance, or repair of the Trail Facilities; for unsafe conditions within the Easement Area; or for the failure to inspect for or warn against possibly unsafe conditions; or to close the Trail Facilities to public access when unsafe conditions may be present. Holder will endeavor to repair damaged Trail Facilities but has no duty to do so unless and until Holder receives notice given in accordance with this Trail Easement of the need to repair an unreasonably dangerous condition.

**4. Recorded Document**

This Trail Easement is to be recorded against the Property so as to be perpetually binding upon the undersigned Owners and their successors and assigns. This document shall be recorded with the Lehigh County Recorder of Deeds.

**5. Exhibits**

Exhibits "A" and "B" are made a part of this Agreement by this reference.

**6. Entire Agreement**

This Trail Easement is the entire agreement of Owners and Holder pertaining to the trail and supersedes any other agreements or understandings whether or not in writing.

**7. Defense of Claims**

If a trail user asserts a claim for bodily injury or property damage caused by an unsafe condition on the trail then Holder agrees to defend such claim on behalf of both Owners and Holder and, if such defense is not successful, to hold Owners harmless from any judgment entered against Owners on account of such claim. To qualify for the protection offered by Holder under this paragraph, Owners must abide by the requirements for immunity developed under, or with respect to, the Recreational Use of Land and Water Act.

**8. Merger Intended**

Owners and Holder, intending to bind themselves and their respective heirs, administrators, personal representatives, successors and assigns, do hereby affirm and declare that if the Property and this Easement hereafter become vested in the same person, this easement is void.

**9. Binding Agreement**

This agreement is a servitude running with the land binding upon the undersigned Owner or Owners, and, upon recordation in the Public Records, all subsequent Owners of the Easement Area or any portion of the Easement Area are bound by its terms whether or not the Owners had actual notice of this agreement and whether or not the deed of transfer specifically referred to the transfer being under and subject to this agreement. This agreement binds and benefits Owners and Holder and their respective personal representatives, successors, and assigns.

**10. Counterparts**

This agreement may be signed in multiple counterparts, each of which constitutes an original, and all of which, collectively, constitute only one agreement.

**11. Entire Agreement**

This is the entire agreement of Owners and Holder pertaining to the subject matter of this agreement. The terms of this agreement supersede in full all statements and writings between Owners and Holder pertaining to the transaction set forth in this agreement.

**12. Notices**

Notice to Holder under this agreement must be in writing and given by one of the following methods: (1) personal delivery; (2) certified mail, return receipt requested and postage prepaid; or (3) nationally recognized overnight courier, with all fees prepaid.

**13. Warranty**

The undersigned Owners warrant to Holder that:

- (a) **Liens and Subordination.** The Easement Area is, as of the Easement Date, free and clear of all liens or, if it is not, that Owners have obtained and attached to this agreement as an exhibit the legally binding subordination of any lien affecting the Easement Area as of the Easement Date.
- (b) **Existing Agreements.** No one has the legally enforceable right (for example, under a lease, easement, or right-of-way agreement) to prevent the installation or public use of Trail Facilities.
- (c) **Hazardous Materials.** To the best of their knowledge, the Easement Area is not contaminated with hazardous or toxic materials, and no such materials have been stored or generated there.

[SIGNATURES FOLLOW]

**INTENDING TO BE LEGALLY BOUND**, Owners have signed and delivered this Trail Easement to Holder as of the date set forth above.

**Witness/Attest:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**OWNERS:**

\_\_\_\_\_  
Stanley C. Breininger

\_\_\_\_\_  
Jeffrey G. Breininger

\_\_\_\_\_  
Melodie L. Luther

**HOLDER:  
SOUTH WHITEHALL TOWNSHIP**

\_\_\_\_\_  
Stephen D. Carr

By: \_\_\_\_\_ (SEAL)  
Renee Bickel  
Township Manager

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF LEHIGH

ON THIS the \_\_\_\_ day of \_\_\_\_\_, 2020, before me, the undersigned officer, personally appeared Renee Bickel, who acknowledged herself to be the Township Manager of the **TOWNSHIP OF SOUTH WHITEHALL**, a Pennsylvania Municipal Corporation and that she as such manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing her name as such manager.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF LEHIGH

ON THIS the \_\_\_\_ day of \_\_\_\_\_, 2020, before me, the undersigned officer, personally appeared **STANLEY C. BREININGER**, who acknowledged himself to be the owner of said property and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as such owner.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF LEHIGH

ON THIS the \_\_\_\_ day of \_\_\_\_\_, 2020 before me, the undersigned officer, personally appeared **JEFFERY G. BREININGER**, who acknowledged himself to be the owner of said property and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as such owner.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF LEHIGH

ON THIS the \_\_\_\_ day of \_\_\_\_\_, 2020 before me, the undersigned officer, personally appeared **MELODIE L. LUTHER**, who acknowledged herself to be the owner of said property and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing her name as such owner.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public



## PUBLIC NOTICE

Notice is hereby given that the **Planning Commission** of South Whitehall Township will meet on **Thursday June 18, 2020** at 7:00 p.m. for an agenda review, and at **7:30 p.m.** for the purpose of conducting a public meeting to discuss the following, and any other business brought before the Board. Due to the COVID-19 outbreak, the meeting will be held electronically via GoToMeeting. To access the meeting through your phone, dial 1-224-501-3412 and, when prompted, enter 757 430 189 to join the meeting. To access the meeting through your computer, go to <https://global.gotomeeting.com/join/757430189>.

### **1810 PA ROUTE 309 CONVENIENCE STORE AND OFFICE**

#### **MAJOR PLAN 2020-103**

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

An application to develop the property located at 1810 PA Route 309. The plan proposes the demolition of the existing structure and the construction of a 5,585 square foot convenience store with gas pumps (motor vehicle service facility), a 25,000 square foot two-story medical office building, and a 153 space parking lot on the 4.056 acre parcel. The parcel is proposed to be served by public water and sewer. Landston Equities, LLC is the owner and applicant.

All properties are located in South Whitehall Township, Lehigh County, Pennsylvania. Copies of plans, applications and supporting documents are available for public inspection upon request.

Gregg Adams  
Planner, Community Development Department





### REPORTS

Month	Reports 2020	Self Initiated Rpts	Reports 2019	Report Difference	Self Initiated %	Most Common Rpt.
January	1047	176	936	111	17%	EMS (232)
February	952	160	846	106	17%	EMS (221)
March	766	70	977	211	9%	EMS (187)
April	657	27	1013	356	4%	EMS (197)
<b>May</b>	<b>805</b>	<b>74</b>	<b>1131</b>	<b>326</b>	<b>9%</b>	<b>EMS (194)</b>
June			1174			
July			1150			
August			1140			
September			1023			
October			1184			
November			948			
December			995			
<b>YTD</b>	<b>4227</b>	<b>507</b>	<b>12517</b>	<b>676</b>	<b>11.21%</b>	

### UCR

Month	UCR 2020	UCR 2019	UCR Difference
January	90	80	10
February	91	75	16
March	90	101	11
April	45	116	71
<b>May</b>	<b>65</b>	<b>121</b>	<b>56</b>
June		127	
July		128	
August		120	
September		109	
October		84	
November		84	
December		87	
<b>YTD</b>	<b>381</b>	<b>1232</b>	<b>112</b>

### ARRESTS

Month	Arrests 2020	Self Initiated Arr	Arrests 2019	Arrest Difference	Self Initiated %	Arrest Ratio
January	41	15	29	12	36.59%	45.56%
February	46	16	37	9	34.78%	50.55%
March	60	8	56	4	13.33%	66.67%
April	9	0	56	47	0.00%	20.00%
<b>May</b>	<b>31</b>	<b>8</b>	<b>48</b>	<b>17</b>	<b>25.81%</b>	<b>47.69%</b>
June			72			
July			80			
August			68			
September			42			
October			41			
November			50			
December			26			
<b>YTD</b>	<b>187</b>	<b>47</b>	<b>605</b>	<b>39</b>	<b>22.10%</b>	<b>46.09%</b>

### YTD STATS

Reports:	↓13.78%
Crime:	↓22.71%
Arrests:	↓17.25%



	Increase / Positive
	Decrease / Negative



**SOUTH WHITEHALL TOWNSHIP -- DEVELOPER PROJECTS SUMMARY**  
**June 10, 2020**

PROJECTS IN REVIEW STAGES (REVIEW INITIATED)

PROJECT	OWNER/APPLICANT	LOCATION/ADDRESS	YEAR	REMARKS/STATUS
Bizati Enterprises Sketch Plan and TIS Scoping Application – 33 Townhomes and 360 Apartments + Commercial/Daycare	E&B Hotel Partnership, LP	1151 Bulldog Drive	2020	
Dorney Park Attraction (2021)	Dorney Park & Wildwater Kingdom	3830 Dorney Park Road	2020	
4828 Huckleberry Rd Rezoning Request (RR / NC to HC)	Theodore and Lynn Lopsznzski	4828 Huckleberry Road	2019	Tabled at September 2019 PC meeting.
Hausman Rd Self Storage (Preliminary/Final Plan)	Carrol & Warrick Inc. / Strategic Development Group (A - Z)	1567 & 1619 Hausman Road	2019	
1215 Hausman Rd Proposed Flex Building Preliminary/Final Plan	Forge Development Group	1215 Hausman Road	2018	
Grandview Cemetery – Minor Subdivision and Rezoning	StoneMor PA LLC / PA Venture Capital, Inc.	2735 Walbert Ave.	2017	
Ridge Farms Preliminary Plan – 870 Units (Cumulative) + Retail / Comm. / MOB Dev.	Kay Builders	Cedar Crest Blvd. / Walbert Ave / Huckleberry Road	2017	Conditional Use for 780-Unit TND approved 11/20/19.
St. George Orthodox Church Land Development (Sketch Plan)	Applicant: St. George Church Owner: First Church of the Nazarene of Allentown	Cedar Crest Blvd. / Orefield Road	2016	
Ruhe Minor Subdivision – 3 SFD / 4 Lots	Robert H. Ruhe	2442 Huckleberry Road	2013	Developer/Township Staff meeting held 10/4/19.
Somerset Properties Comm. Development in UMT (HOP Plan)	Somerset Properties	Tilghman St. / Oakview Drive / Werley Road	2013	Tilghman Street Intersection HOP status under review.

**SOUTH WHITEHALL TOWNSHIP -- DEVELOPER PROJECTS SUMMARY**  
**June 10, 2020**

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

PROJECT	OWNER/APPLICANT	LOCATION/ADDRESS	YEAR	REMARKS/STATUS
1960 Harold Ave. - 5 Townhouses (Preliminary / Final Plan)	Susan Pammer / Posocco Equities	1960 Harold Ave.	2019	
Dorney Park Project 2020 (Water Attraction Replacement) (Waiver Request)	Dorney Park & Wildwater Kingdom	3830 Dorney Park Road	2019	
John Jaindl Minor Subdivision - 2 Lots	John Jaindl	2886 Strohl Road	2019	
KRE - Spring View Commercial II	KRE Group	4590 Broadway	2019	
Parkland Manor Phase 4 Senior Living (Final Plan)	PA Venture Capital, Inc.	4636 Crackersport Road	2019	
Village West Redevelopment (Panera Bread) (Waiver Request)	Cedar Crest Associates, LP	3100 Tilghman Street	2019	
<b>60</b> 4741 Chapmans Road Flex - Warehouse Facility (Revised Plan/Cond. Use)	Griffin Industrial Realty	4741 Chapmans Road	2018	
Dorney Park Project 2019 (Accessory Dwelling Unit)	Dorney Park & Wildwater Kingdom	3830 Dorney Park Road	2018	
Push and Pull Autobody Building Addition	Kevin and Donnie Holdings, LLC / Kevin Caffrey	4727 and 4749 Grammes Road	2018	
Blue Barn Estates - 4 SFD	Posocco Equities	1530 Blue Barn Road	2017	
Chabad Lubavitch Building Addition (Waiver Request)	Chabad Lubavitch of the Lehigh Valley, Inc.	4457 Crackersport Road	2016	60-day approval extension granted at 12/18/19 BOC meeting.
Hotel Hamilton (King George) Preliminary / Final Plan	Hotel Hamilton LLC	Hamilton Blvd./Cedar Crest Blvd.	2015	
Pizzuto Minor Subdivision - 2 Lots	Jeffrey J. and Faith A. Pizzuto	2041 Church Road	2008	
Brickyard Road Minor Subdivision - 2 Lots	Glenn and Maribeth Stetler	1914 Brickyard Road	2007	Review on hold. Escrow to be re-established.

**SOUTH WHITEHALL TOWNSHIP – DEVELOPER PROJECTS SUMMARY**  
**June 10, 2020**

**PROJECTS UNDER CONSTRUCTION**

<b>PROJECT</b>	<b>OWNER/APPLICANT</b>	<b>LOCATION/ADDRESS</b>	<b>YEAR</b>	<b>REMARKS/STATUS</b>
Parkland Manor Independent Living Facility (Waiver Request)	PA Venture Capital, Inc.	4636 Crackersport Road (Formerly Westend Racquet Club)	2019	
AutoZone #6215	AutoZone / Phillip Pecord	4260 Tilghman St.	2018	Final inspection held 3/12/20.
Dollar General	Fonzzone / Allentown (Walbert Ave.) DG, LLC	2032 / 2070 Walbert Ave.	2018	Pre-Construction Conference held 10/16/19.
Nestle Purina – Huckleberry Road Drainage Improvements	Nestle Purina	Pope Road	2017	Final Inspection held 11/5/19.
Nestle Purina Permit 4 Expansion	Nestle Purina	Pope Road	2017	Final Inspection held 11/5/19.
Crackersport Road DC Warehouses (3)	Black Creek Group	5100 Crackersport Road	2017	Pre-Construction Conference held 12/19/19.
Hamilton Animal Care	Polaris Corner, LP	4570 West Tilghman St.	2016	Final Inspection held.
Liquor Control Board Building	Mariano Rentals	1027 Hausman Road	2016	Final Inspection held.
KRE – Spring View – 450 Units, 3 Commercial Buildings	KRE Group	Cetronia Road	2013	
Cetronia Ambulance Corps. – Joint Operations Facility	Owner: County of Lehigh Applicant: Cetronia Ambulance Corps.	Broadway / Parkway Road	2011	Final Maintenance Inspection held 1/17/20. Staff closing out project.
Rothrock Dealership Land Development	Bruce L. Rothrock	1610 & 1628 Plaza Lane	2011	Final Maintenance Inspection held 2/3/20.
Parkland Place – 15 SFD	Devonshire Properties, LLC.	Walnut St.	2006	
Ressler Acres Major Subdivision – 1 SFD / 14 Twins	Posocco Equities	5344 Chapmans Road	2006	Final Inspection held.
Blue Barn Meadows – Stage 1 (91 of 207 Townhouses in SWT)	Posocco Properties	Blue Barn Road	2002	
Blue Barn Meadows – Stage 2 (47 of 207 Townhouses in SWT)	Posocco Equities	Blue Barn Road	2002	
Blue Barn Meadows Stage 3 (Final Plan) (69 of 207 Townhouses in SWT)	Posocco Properties	Blue Barn Road	2002	On 5/12/20, Contractor reported construction scheduled to commence late June/early July

