

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

PLANNING COMMISSION

AUGUST 8, 2024

4444 WALBERT AVENUE, ALLENTOWN, PA 18104
GoToMeeting <https://global.gotomeeting.com/join/757430189>

A G E N D A

	<u>Estimated Time</u>	
<u>AGENDA ITEM #1</u> – CALL TO ORDER	7:00 pm	
<u>AGENDA ITEM #2</u> – PLEDGE OF ALLEGIANCE/ROLL CALL/MEETING RULES	7:00 pm	
<u>AGENDA ITEM #3</u> – APPROVAL OF MINUTES	7:05 pm	
Minutes of the June 13, 2024 meetings.....	page 2	
<u>AGENDA ITEM #4</u> – SUBDIVISION REVIEW		
Review Process For Each Subdivision and/or Land Development Application:		
1. Staff Presentation	3. Applicant Presentation	5. Audience Questions/Comments
2. Township Engineer Presentation	4. Planning Commission Discussion	6. Planning Commission Decision
A. Tilghman Holdings LLC Coordinated Development Phase 1		
Major Plan 2024-102		
<u>Request For Preliminary/Final Plan Review</u>.....	REMOVED FROM AGENDA	
B. Parkland High School Expansion	7:10 pm	
Major Plan 2024-103		
<u>Request For Sketch Plan Review</u>.....	page 20	
C. 81 & 111 South Cedar Crest Boulevard		
Major Plan 2023-107		
<u>Request For Preliminary/Final Plan Review</u>.....	REMOVED FROM AGENDA	
<u>AGENDA ITEM #5</u> – COMPREHENSIVE PLAN UPDATE	page 45	
1. <i>South Whitehall Landscapes</i> Plan Update		
<u>AGENDA ITEM #8</u> – TRANSPORTATION INFRASTRUCTURE UPDATE	7:40 pm	
<u>AGENDA ITEM #9</u> – COURTESY OF THE FLOOR	7:45 pm	
<u>AGENDA ITEM #10</u> – ADJOURNMENT	8:00 pm	

NOTE: Estimated time is only a guide. Applicants are expected to be on time.

TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA
PLANNING COMMISSION

REGULAR SESSION

MINUTES

JUNE 13, 2024

The Regular Session of the South Whitehall Township Planning Commission was held on the above date in the Township Municipal Building located at 4444 Walbert Avenue, Allentown, Lehigh County, Pennsylvania.

Members in attendance:

David Wilson, Chairman
Brian Hite, Vice-Chairman
Timothy Dugan, Secretary
Trevor Dombach
Todd Fahringer
Diane E. Kelly
Mark Leuthe

Staff members in attendance:

Gregg Adams, Planner
Laura Harrier, Zoning Officer
Chris Stroehler, Long-Range Planner
David Manhardt, Director of Community Development
Erinn Bet, Assistant Township Engineer
Jennifer Alderfer, Assistant Township Solicitor

AGENDA ITEM #1 – CALL TO ORDER

Chairman Wilson called the meeting to order at 7:00 p.m. He announced that all meetings are electronically monitored.

**AGENDA ITEM #2 – PLEDGE OF ALLEGIANCE/ROLL CALL/
MEETING RULES**

Chairman Wilson led the assembled in the Pledge of Allegiance.

Mr. Adams called the roll and read the meeting rules.

AGENDA ITEM #3 – APPROVAL OF MINUTES

Chairman Wilson announced that the minutes of the May 16, 2024 meeting were distributed prior to this evening's meeting for review and comment. Chairman Wilson asked the members if they had any changes to the minutes. Hearing none, Chairman

Wilson called for a motion to approve the minutes as submitted. Mr. Hite made a motion to that effect. Mr. Leuthe seconded the motion and it passed unanimously, 6-0, with Mrs. Kelly abstaining

AGENDA ITEM #4 – SUBDIVISION REVIEW

A. PSD New Operations Center Phase 3 Major Plan 2024-101 Request For Preliminary/Final Plan Review

Chairman Wilson polled the audience for interested parties other than the developer regarding the application to further develop the property located at 2619 Stadium Drive, proposing a 12,832 square foot addition to the second floor of the new Operations Center building on the 8.70-acre parcel. There was no response.

At the request of Chairman Wilson, Mr. Adams read the Community Development Department's recommendation into the record. The Department recommended that the Planning Commission recommend preliminary/final plan approval to the Board of Commissioners subject to the applicant complying with the following conditions:

1. Prior to plan recording, the applicant shall execute subdivision improvement, security, maintenance and indemnification agreements acceptable to the Township and its Solicitor; that sufficient security in a form acceptable to the Township be posted and that such security shall be available for draws/presentation by either an in-person presentation location no further than 60 miles from the Township's office or by email presentation or facsimile presentation; and evidence of necessary insurance coverage in a form acceptable to the Township be provided.
2. Prior to plan recording, the applicant shall address to the satisfaction of the Township Engineer the comments of Mr. Anthony Tallarida as contained in his review dated June 5, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
3. Prior to plan recording, the applicant shall address to the satisfaction of the Township Water and Sewer Engineer the comments of Mr. Jason Newhard as contained in his review dated April 26, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
4. Prior to plan recording, the applicant shall address to the satisfaction of the Public Works Department the comments of Mr. Herb Bender, as contained in his review dated April 25, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
5. Prior to plan recording, the applicant shall address to the satisfaction of the Community Development Department, the comments of Mr. Gregg Adams, as contained in his review dated June 6, 2024.

6. That the School District and the Township agree to monitor the operation of the intersection of Lime Kiln Road and State Route 309 after the Facility is constructed and operational. At any time that the Township identifies unacceptable delays or queuing on the westbound Lime Kiln Road approach as predicted in the May 17, 2023 Transportation Impact Assessment, it shall be the obligation of the School District to study the intersection and provide an analysis to the Township and PennDOT. The School District's obligation to study the intersection shall be limited to a period of five years after the Facility is constructed and operational. The School District agrees to construct any timing upgrades deemed necessary by the Township and PennDOT, all at the sole expense of the School District and within a reasonable timeframe as approved by the Township.
7. That the School District and the Township agree to monitor the operation of the intersection of Lime Kiln Road and Stadium Road after the Facility is constructed and operational. At any time that the Township identifies unacceptable delays or queuing on the eastbound Lime Kiln Road approach as predicted in the May 17, 2023 Transportation Impact Assessment, it shall be the obligation of the School District to study the intersection and provide an analysis to the Township and PennDOT. The School District's obligation to study the intersection shall be limited to a period of five years after the Facility is constructed and operational. The School District agrees to construct any timing upgrades deemed necessary by the Township and PennDOT, all at the sole expense of the School District and within a reasonable timeframe as approved by the Township.
8. That the applicant addresses all issues and obtains all approvals deemed necessary by the South Whitehall Township Board of Commissioners in so far as matters pertaining to the Township's water and sewer service are concerned. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed, including, but not limited to, whether water and sewer allocation and tapping fees are required and, if required, the amount each fee will be. Payment of Allocation Fees shall be tendered prior to plan being recorded. Payment for Tapping Fees shall be tendered prior to Building Permit issuance.
9. That the applicant shall obtain a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module prior to plan recording. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
10. That the applicant coordinates with the Township Engineer's office to have the address assigned to the existing barn on the plan of record.
11. That the applicant shall reconcile all open invoices for Township engineering and legal services prior to the plan being recorded, and that the applicant shall remit payment for any and all required fees to the satisfaction of the Township Manager, the Community Development Department, the Finance Department, and the Public Works Department, prior to the plan being recorded.

At the request of Chairman Wilson, the Assistant Township Engineer Erinn Bet read the Township Engineer's recommendation into the record. The Township Engineer noted that the Traffic Impact Analysis was reviewed, and the Township Engineer is recommending that the intersection be monitored in the same fashion that the PA Route 309 and Lime Kiln Road intersection is to be monitored and that the right-of-way improvements to Lime Kiln Road be deferred until such time as required by the Board of Commissioners. She stated that the Township Engineer is recommending engineering approval at this time.

Engineer Scott McMackin of Cowan Associates was present to present the plan and answer questions. He reviewed the project to date and requested the deferral of the right-of-way improvements along Lime Kiln Road.

Mr. Hite suggested amending condition #7 to remove the reference to timing.

Mrs. Kelly suggested correcting the date of the TIA within conditions #7 and #8.

Engineer McMackin noted that the requests to waive SALDO Sections 312-26(a) and 312-35(b) had been tabled during the last Planning Commission review and he requested action on the request.

Mr. Leuthe made a motion to support the deferral of SALDO Sections 312-26(a) and 312-35(b) regarding the requirements to improve the right-of-way of Lime Kiln Road.

Mr. Fahringer seconded, and the motion passed unanimously, 7-0.

Mrs. Kelly made a motion to recommend preliminary/final plan approval to the Board of Commissioners subject to the applicant complying with the following conditions:

1. Prior to plan recording, the applicant shall execute subdivision improvement, security, maintenance and indemnification agreements acceptable to the Township and its Solicitor; that sufficient security in a form acceptable to the Township be posted and that such security shall be available for draws/presentation by either an in-person presentation location no further than 60 miles from the Township's office or by email presentation or facsimile presentation; and evidence of necessary insurance coverage in a form acceptable to the Township be provided.
2. Prior to plan recording, the applicant shall address to the satisfaction of the Township Engineer the comments of Mr. Anthony Tallarida as contained in his review dated June 5, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
3. Prior to plan recording, the applicant shall address to the satisfaction of the Township Water and Sewer Engineer the comments of Mr. Jason Newhard as contained in his review dated April 26, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
4. Prior to plan recording, the applicant shall address to the satisfaction of the Public Works Department the comments of Mr. Herb Bender, as contained in his review dated April 25, 2024. The Applicant shall provide to the Community Development

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

5. Prior to plan recording, the applicant shall address to the satisfaction of the Community Development Department, the comments of Mr. Gregg Adams, as contained in his review dated June 6, 2024.
6. That the School District and the Township agree to monitor the operation of the intersection of Lime Kiln Road and State Route 309 after the Facility is constructed and operational. At any time that the Township identifies unacceptable delays or queuing on the westbound Lime Kiln Road approach as predicted in the May 17, 2024 Transportation Impact Assessment, it shall be the obligation of the School District to study the intersection and provide an analysis to the Township and PennDOT. The School District's obligation to study the intersection shall be limited to a period of five years after the Facility is constructed and operational. The School District agrees to construct any timing upgrades deemed necessary by the Township and PennDOT, all at the sole expense of the School District and within a reasonable timeframe as approved by the Township.
7. That the School District and the Township agree to monitor the operation of the intersection of Lime Kiln Road and Stadium Road after the Facility is constructed and operational. At any time that the Township identifies unacceptable delays or queuing on the eastbound Lime Kiln Road approach as predicted in the May 17, 2024 Transportation Impact Assessment, it shall be the obligation of the School District to study the intersection and provide an analysis to the Township. The School District's obligation to study the intersection shall be limited to a period of five years after the Facility is constructed and operational. The School District agrees to construct any upgrades deemed necessary by the Township, all at the sole expense of the School District and within a reasonable timeframe as approved by the Township.
8. That the applicant addresses all issues and obtains all approvals deemed necessary by the South Whitehall Township Board of Commissioners in so far as matters pertaining to the Township's water and sewer service are concerned. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed, including, but not limited to, whether water and sewer allocation and tapping fees are required and, if required, the amount each fee will be. Payment of Allocation Fees shall be tendered prior to plan being recorded. Payment for Tapping Fees shall be tendered prior to Building Permit issuance.
9. That the applicant shall obtain a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module prior to plan recording. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
10. That the applicant coordinates with the Township Engineer's office to have the address assigned to the existing barn on the plan of record.

11. That the applicant shall reconcile all open invoices for Township engineering and legal services prior to the plan being recorded, and that the applicant shall remit payment for any and all required fees to the satisfaction of the Township Manager, the Community Development Department, the Finance Department, and the Public Works Department, prior to the plan being recorded.

Mr. Hite seconded, and the motion passed unanimously, 7-0.

**B. Ridge Farm Final Plan Phase 1C
Major Plan 2017-101
Request For Final Plan Review**

Chairman Wilson polled the audience for interested parties other than the developer regarding the application to develop the property located at PIN 548746422139 (located directly west of the Buchman Street/Roosevelt Street intersection and directly north and northwest of the Keneseth Israel Cemetery), proposing 34 two-unit dwelling units (17 pairs of twins); Granary Lane, Gristmill Lane and the continuation of Buchman Street; Active Open Space 5; and Basins 8 and 9, and associated stormwater management facilities on an approximately 6.8-acre portion of the 123-acre tract. There was no response. Chairman Wilson noted that his firm has worked on portions of the project and that he would be recusing himself from voting.

At the request of Chairman Wilson, Mr. Adams read the Community Development Department's recommendation into the record. The Department recommended that the Planning Commission recommend final plan approval to the Board of Commissioners subject to the applicant complying with the following conditions:

1. That, prior to plan recording, the applicant shall execute subdivision improvement, security, maintenance and indemnification agreements acceptable to the Township and its Solicitor; that sufficient security in a form acceptable to the Township be posted and that such security shall be available for draws/presentation by either an in-person presentation location no further than 60 miles from the Township's office or by email presentation or facsimile presentation; and evidence of necessary insurance coverage in a form acceptable to the Township be provided.
2. That the applicant address to the satisfaction of the Township Engineer, the comments of Mr. Anthony Tallarida, as contained in his review dated June 5, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
3. That the Applicant addresses to the satisfaction of the Township Water & Sewer Engineer, the comments of Mr. Jason Newhard, as contained in his review dated April 26, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
4. That the Applicant addresses to the satisfaction of the Township Geotechnical Consultant, the comments of Mr. Chris Taylor, as contained in his review dated May 24, 2024. The Applicant shall provide to the Community Development

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

5. That the applicant address to the satisfaction of the Township TND Consultant, the comments of Mr. Thomas Comitta, as contained in his review dated June 4, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
6. That the applicant address to the satisfaction of the Community Development Department, the comments of Mr. Gregg Adams, as contained in his review dated June 6, 2024.
7. That the applicant address to the satisfaction of the Public Works Department, the comments of Mr. Herb Bender, as contained in his review dated June 6, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
8. That the applicant address to the satisfaction of the Fire Marshal, the comments of Mr. John Frantz as contained in his review dated May 21, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
9. That the applicant addresses all issues and obtains all approvals deemed necessary by the South Whitehall Township Board of Commissioners in so far as matters pertaining to the Township's water and sewer service are concerned. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed, including, but not limited to whether water and sewer allocation and tapping fees are required and, if required, the amount each fee will be. Payment of Allocation Fees shall be tendered prior to plan recording. Payment for Tapping Fees shall be tendered prior to Building Permit issuance.
10. That the Applicant obtains a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module.
11. That the applicant will be responsible for making necessary arrangements with the municipality and the public service company involved for streetlights as approved by the Board of Commissioners and shall further be responsible for providing utility easements for lighting standards and fixtures, in accordance with Section 312-41(a)(1)(A) of the Subdivision and Land Development Ordinance.
12. That the Applicant shall dedicate additional right-of-way along the frontage of Buchman Street at a width acceptable to the Township. The dedication of road rights-of-way shall occur prior to the plan being recorded. The dedication shall be by Deed of Dedication in a form acceptable to the Township Solicitor, and shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the rights-of-way are free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way.

Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.

13. That the sidewalk along Cottage Lane be placed within a sidewalk easement that ensures public access, places the maintenance responsibilities on the property owner or Homeowner's Association, and guarantees the Township the right, but not obligation, to maintain the path at the expense of the property owner or Homeowner's Association.
14. That the street trees along Cottage Lane located on private property be placed within a street tree easement that places the maintenance responsibilities on the property owner or Homeowner's Association and guarantees the Township the right, but not obligation, to maintain the trees at the expense of the property owner or Homeowner's Association. The street trees within the easement shall remain perpetually subject to the Township ordinance(s) relating to the maintenance and replacement of street trees, and the Township shall have the right but not the obligation to enforce the requirements of those ordinances should the property owner or Homeowner's Association fail to maintain or replace street trees as required thereunder.
15. That the sidewalk along Granary Lane be placed within a sidewalk easement that ensures public access, places the maintenance responsibilities on the property owner or Homeowner's Association, and guarantees the Township the right, but not obligation, to maintain the path at the expense of the property owner or Homeowner's Association.
16. That the street trees along Granary Lane located on private property be placed within a street tree easement that places the maintenance responsibilities on the property owner or Homeowner's Association and guarantees the Township the right, but not obligation, to maintain the trees at the expense of the property owner or Homeowner's Association. The street trees within the easement shall remain perpetually subject to the Township ordinance(s) relating to the maintenance and replacement of street trees, and the Township shall have the right but not the obligation to enforce the requirements of those ordinances should the property owner or Homeowner's Association fail to maintain or replace street trees as required thereunder.
17. That the sidewalk along Gristmill Lane be placed within a sidewalk easement that ensures public access, places the maintenance responsibilities on the property owner or Homeowner's Association, and guarantees the Township the right, but not obligation, to maintain the path at the expense of the property owner or Homeowner's Association.
18. That the street trees along Gristmill Lane located on private property be placed within a street tree easement that places the maintenance responsibilities on the property owner or Homeowner's Association and guarantees the Township the right, but not obligation, to maintain the trees at the expense of the property owner or Homeowner's Association. The street trees within the easement shall remain perpetually subject to the Township ordinance(s) relating to the maintenance and

replacement of street trees, and the Township shall have the right but not the obligation to enforce the requirements of those ordinances should the property owner or Homeowner's Association fail to maintain or replace street trees as required thereunder.

19. That the Applicant shall agree, upon satisfactory completion of all storm sewer, water, and sanitary sewer facilities shown on the plan as intended for dedication to the Township, to execute formal Bills of Sale for said facilities, so as to convey said facilities to the Township for nominal consideration.
20. That a Declaration of Covenants and Easement for Maintenance of Stormwater Management Facilities prepared by the Township Solicitor be executed for the maintenance of the on-site stormwater management facilities.
21. That the Applicant shall secure all public improvements and execute all required agreements related to this Final Plan Phase 1C prior to the recording of this Final Plan Phase 1C. The Applicant shall restrict, by Deed Restriction or similar instrument approved by the Township Solicitor's office, the property under the remaining unconstructed Phases to remain Open Space in perpetuity, to be maintained by the HOA, until such time that the Final Plan for the particular Phase is recorded. No Final Plan shall be permitted to be recorded if said Final Plan will cause the portion of the Ridge Farm tract proposed to be developed under the TND Residential Cluster Overlay as a whole to no longer comply with the TND Residential Cluster Overlay District regulations.
22. That this Final Plan Phase 1C shall meet the Active Open Space requirements of Section 350-31(f)(2)(C)(i)(a) by a means acceptable to the Township prior to the recording of the plan. The applicant shall secure all unconstructed Active Open Space improvements in an amount and in a form acceptable to the Township.
23. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.
24. That any changes to the final plan that the Township staff deems sufficiently significant will require additional review by the Planning Commission prior to presentation of a revised plan to the Board of Commissioners for an updated final approval. By signing the acceptance of conditions form attached to this Resolution, the applicant specifically acknowledges and agrees that if staff deems changes to the final plan to be sufficiently significant to require additional review by the Planning Commission and approval by the Board of Commissioners, no further construction activity or improvements shall be made until the Board of Commissioners approves of the changes.
25. That the plans are to be revised and deemed to be "clean" prior to them being presented to the Board of Commissioners.
26. The applicant shall meet all conditions of the Final Plan approval, and the Record Plan will be recorded within twelve (12) months of Conditional Final Plan approval, and the applicant agrees that if such conditions are not met, the conditional Final Plan approval will be considered void, and the application for Final Plan approval

will be considered void and withdrawn unless otherwise approved by the South Whitehall Township Board of Commissioners.

27. If for any reason any condition or conditions of this Resolution (or any portion(s) thereof) shall be held by a forum of competent jurisdiction to be invalid, illegal, void, or unenforceable in any respect or to any extent: (i) this Resolution shall automatically be deemed to be null and void in its entirety and shall be deemed to have been immediately and automatically repealed as if it had never been passed; (ii) this Resolution shall automatically be deemed to be a resolution denying the application due to the fact that the application does not comply with those sections of the SALDO (or other applicable ordinance(s)) listed herein or in any review letters referred to herein, including any section relating to waivers or deferrals; and (iii), the Applicant is waiving any right to proceed with an action seeking a deemed approval of the plan based upon the automatic repeal of this Resolution identified in this condition. The Applicant acknowledges that each and every term and provision hereof is an essential, material component to the Township's approval of the Applicant's plan.
28. In the event that the Township becomes involved in litigation of any kind relating to the major subdivision other than a direct appeal by the Applicant of the Township's approval of this Resolution, such as an appeal of this Resolution by an adjoining property owner or a third party, or an attempt to collaterally challenge any conditions of this approval by means other than a timely appeal of this Resolution, the Applicant, on behalf of itself and its agents, representatives, successors and assigns, hereby agrees to exonerate, indemnify, protect, defend (through legal counsel of Township's choice) and save harmless the Township and its boards, committees and commissions (including the individual members thereof), their elected and appointed officers and officials and their employees, contractors, other professional consultants, engineers, solicitors, managers, representatives, advisors, predecessors, successors, agents, independent contractors, insurers and assigns (collectively, the "Township Representatives"), from any and all claims, lawsuits, proceedings, actions, disputes, causes and rights of action, expenses, losses, allegations, demands, charges, injuries, costs (including, without limitation, attorneys' fees, engineers' fees and other costs and expenses incurred, including expert witness fees), damages (including, without limitation, compensatory, consequential or punitive damages), sanctions, and liabilities of every kind, character and manner whatsoever, in law or in equity, civil or criminal, administrative or judicial, contract, tort (including, without limitation, negligence of any kind) or otherwise ("Claims"), pertaining to, relating to, resulting from, caused by or arising out of the Township's approval of the application as evidenced by this Resolution and/or the Township taking any action contemplated by the conditions hereof.

Mr. Adams noted that condition #12 was satisfied prior to the recording of Phase 1A and could be removed.

At the request of Chairman Wilson, the Assistant Township Engineer Erinn Bet read the Township Engineer's recommendation into the record. The Township Engineer is recommending engineering approval at this time.

Engineer Jason Engelhardt of Langen Engineering and Attorney James Preston of Broughal and DeVito were present to present the plan and answer questions. Engineer Engelhardt reviewed the project to date, noting that the plan has gone through five revisions and the applicant's team has been coordinating closely with the Public Works Department to improve the utility connections and stormwater management system. He noted the comment by the Zoning Officer regarding the proposed indented parking along Buchman Street. He stated that the parking was proposed at the request of the existing homeowner and is subject to Township approval. He stated that the applicant has agreed to remove the indented parking if the Township requires it.

Ms. Laura Harrier stated that removing the indented parking would satisfy her comment.

Mr. Dombach inquired as to whether the applicant's team has spoken with the homeowner on the matter.

Chairman Wilson noted that the existing driveway is narrower than the proposed street.

Mr. Hite inquired as to a sidewalk along Buchman Street.

Mrs. Kelly stated that the applicant should provide sidewalk along Buchman Street.

Mr. Dombach stated his belief that parking is already an issue in the area, noting that residents park on the grass.

Director Manhardt inquired as to why there had been a change from the original intent to keep Buchman Street private.

Engineer Engelhardt stated that the Public Works Department saw an issue with snow plowing and other issues that he could not immediately recall.

Mr. Dombach opined that a sidewalk along Buchman Street would gain little, as it would end at Roosevelt Street.

Mr. Leuthe opined that the applicant should not be penalized at this point in the plan review regarding the additional impervious surface and attendant stormwater management implications.

Engineer Engelhardt stated that he did have some wiggle room with regard to stormwater capacity.

Mrs. Bet stated her agreement with the applicant's engineer and stated that the Township Engineer can work with him on the design.

The consensus of the Commission members was that the Applicant shall, to the satisfaction of the Township Engineer and staff, modify the design of Buchman Street between the Roosevelt Street intersection and the intersection with Cottage Lane/Gristmill Lane to remove the indented parking, improve traffic flow, provide sidewalk, and make recommendation for "No Parking" signage

Mr. Dugan inquired as to how the plan would prevent fences and other obstructions from being erected within the stormwater management facilities.

Engineer Engelhardt stated that the HOA would control and manage the stormwater management facilities within the development.

Mr. Hite inquired as to whether the HOA would be in place for the entire Ridge Farm community or just this neighborhood.

Mrs. Kelly requested confirmation that Buchman Street would be dedicated to the Township while the remaining roads in Phase 1C would be private.

Engineer Engelhardt stated that her statement was correct.

Mrs. Kelly suggested that condition #19 regarding the items to be dedicated to the Township be more specific.

Solicitor Alderfer stated that staff could add the pertinent detail.

Mr. Fahringer inquired about the Lighting Consultant's comment.

Mrs. Kelly inquired as to whether the Township should reconsider the current policy.

Mr. Adams explained that the Zoning Ordinance section on the Illumination of Private Streets and Driveways states that the intent of the Ordinance is to minimize sky glow and light spillage on adjoining properties, but then cites the Illuminating Engineering Society Handbook as the standard, which sometimes causes the standard to conflict with the intent. He stated that Township policy has been, within residential areas, to require that intersections be lit and to rely on residential lighting (yard and driveway lighting and interior lighting escaping through windows) elsewhere along the streets. He stated that the Township has a process to add lighting at the request of residents and it has been used sparingly over the last few decades. He noted that the Planning Commission recommended continuing the policy during the approval of Ridge Farm Phase 1B.

Engineer Engelhardt stated that there are 5 streetlights proposed – one at each corner of the development and one at the intersection where Buchman Street enters the neighborhood. He noted that residents usually light the perceived dark spots at their discretion.

Director Manhardt pointed out that the residents of this neighborhood would have to petition the HOA for additional street lighting. He also noted that staff is currently working on the Ordinances and is looking at expanding the lighting standards to more closely match the character of the particular neighborhood.

Mr. Dombach noted his concern with the snow easement and the additional runoff onto adjoining properties caused by snowmelt.

Director Manhardt stated that the easement is for the Public Works plows to drop the snow from Buchman Street.

Mr. Dombach inquired as to when the path at the west end of Phase 1C will be connected with the rest of the pathway network.

Engineer Engelhardt stated that there is no timeline for Phase 2 at this time and that it may be some time before that portion is constructed.

Mr. Dugan stated his concern for the additional traffic exiting through an existing established neighborhood.

Engineer Engelhardt stated that the volume of traffic to be generated by the development is fairly modest. He noted that Public Works has requested that the state of the neighborhood roads be documented prior to construction for future analysis.

Mr. Leuthe made a motion to recommend final plan approval to the Board of Commissioners subject to the applicant complying with the following conditions:

1. That, prior to plan recording, the applicant shall execute subdivision improvement, security, maintenance and indemnification agreements acceptable to the Township and its Solicitor; that sufficient security in a form acceptable to the Township be posted and that such security shall be available for draws/presentation by either an in-person presentation location no further than 60 miles from the Township's office or by email presentation or facsimile presentation; and evidence of necessary insurance coverage in a form acceptable to the Township be provided.
2. That the applicant address to the satisfaction of the Township Engineer, the comments of Mr. Anthony Tallarida, as contained in his review dated June 5, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
3. That the Applicant addresses to the satisfaction of the Township Water & Sewer Engineer, the comments of Mr. Jason Newhard, as contained in his review dated April 26, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
4. That the Applicant addresses to the satisfaction of the Township Geotechnical Consultant, the comments of Mr. Chris Taylor, as contained in his review dated May 24, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
5. That the applicant address to the satisfaction of the Township TND Consultant, the comments of Mr. Thomas Comitta, as contained in his review dated June 4, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
6. That the applicant address to the satisfaction of the Community Development Department, the comments of Mr. Gregg Adams, as contained in his review dated June 6, 2024.
7. That the applicant address to the satisfaction of the Public Works Department, the comments of Mr. Herb Bender, as contained in his review dated June 6, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.

8. That the applicant address to the satisfaction of the Fire Marshal, the comments of Mr. John Frantz as contained in his review dated May 21, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
9. That the applicant addresses all issues and obtains all approvals deemed necessary by the South Whitehall Township Board of Commissioners in so far as matters pertaining to the Township's water and sewer service are concerned. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed, including, but not limited to whether water and sewer allocation and tapping fees are required and, if required, the amount each fee will be. Payment of Allocation Fees shall be tendered prior to plan recording. Payment for Tapping Fees shall be tendered prior to Building Permit issuance.
10. That the Applicant obtains a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module.
11. That the applicant will be responsible for making necessary arrangements with the municipality and the public service company involved for streetlights as approved by the Board of Commissioners and shall further be responsible for providing utility easements for lighting standards and fixtures, in accordance with Section 312-41(a)(1)(A) of the Subdivision and Land Development Ordinance.
12. That the Applicant shall, to the satisfaction of the Township Engineer and staff, modify the design of Buchman Street between the Roosevelt Street intersection and the intersection with Cottage Lane/Gristmill Lane to remove the indented parking, improve traffic flow, provide sidewalk, and make recommendation for "No Parking" signage.
13. That the sidewalk along Cottage Lane be placed within a sidewalk easement that ensures public access, places the maintenance responsibilities on the property owner or Homeowner's Association, and guarantees the Township the right, but not obligation, to maintain the path at the expense of the property owner or Homeowner's Association.
14. That the street trees along Cottage Lane located on private property be placed within a street tree easement that places the maintenance responsibilities on the property owner or Homeowner's Association and guarantees the Township the right, but not obligation, to maintain the trees at the expense of the property owner or Homeowner's Association. The street trees within the easement shall remain perpetually subject to the Township ordinance(s) relating to the maintenance and replacement of street trees, and the Township shall have the right but not the obligation to enforce the requirements of those ordinances should the property owner or Homeowner's Association fail to maintain or replace street trees as required thereunder.
15. That the sidewalk along Granary Lane be placed within a sidewalk easement that ensures public access, places the maintenance responsibilities on the property

owner or Homeowner's Association, and guarantees the Township the right, but not obligation, to maintain the path at the expense of the property owner or Homeowner's Association.

16. That the street trees along Granary Lane located on private property be placed within a street tree easement that places the maintenance responsibilities on the property owner or Homeowner's Association and guarantees the Township the right, but not obligation, to maintain the trees at the expense of the property owner or Homeowner's Association. The street trees within the easement shall remain perpetually subject to the Township ordinance(s) relating to the maintenance and replacement of street trees, and the Township shall have the right but not the obligation to enforce the requirements of those ordinances should the property owner or Homeowner's Association fail to maintain or replace street trees as required thereunder.
17. That the sidewalk along Gristmill Lane be placed within a sidewalk easement that ensures public access, places the maintenance responsibilities on the property owner or Homeowner's Association, and guarantees the Township the right, but not obligation, to maintain the path at the expense of the property owner or Homeowner's Association.
18. That the street trees along Gristmill Lane located on private property be placed within a street tree easement that places the maintenance responsibilities on the property owner or Homeowner's Association and guarantees the Township the right, but not obligation, to maintain the trees at the expense of the property owner or Homeowner's Association. The street trees within the easement shall remain perpetually subject to the Township ordinance(s) relating to the maintenance and replacement of street trees, and the Township shall have the right but not the obligation to enforce the requirements of those ordinances should the property owner or Homeowner's Association fail to maintain or replace street trees as required thereunder.
19. That the Applicant shall agree, upon satisfactory completion of all storm sewer facilities shown on the plan as intended for dedication to the Township (including the storm sewer from the western terminus of Buchman Street to the eastern terminus of the replacement storm sewer within the right-of-way of Buchman Street), to execute formal Bills of Sale for said facilities, so as to convey said facilities to the Township for nominal consideration.
20. That the Applicant shall agree, upon satisfactory completion of all water facilities shown on the plan as intended for dedication to the Township (including the water lines within the rights of way of Cottage Lane, Granary Lane, and Gristmill Lane and the associated laterals to the curb boxes, laterals and hydrants, and lateral and sampling station; the water line within the right-of-way of Buchman Street; and the 12" water line in the right-of-way of Roosevelt Street), to execute formal Bills of Sale for said facilities, so as to convey said facilities to the Township for nominal consideration.
21. That the Applicant shall agree, upon satisfactory completion of all sanitary sewer facilities shown on the plan as intended for dedication to the Township (including

sanitary sewer lines and manholes from MH-120A to the right of way of Granary Lane; the sanitary sewer lines and manholes within the rights of way of Granary Lane, Cottage Lane, and Gristmill Lane; and the sanitary sewer line within the right-of-way of Buchman Street to the manhole at the Roosevelt Street intersection), to execute formal Bills of Sale for said facilities, so as to convey said facilities to the Township for nominal consideration.

22. That a Declaration of Covenants and Easement for Maintenance of Stormwater Management Facilities prepared by the Township Solicitor be executed for the maintenance of the on-site stormwater management facilities.
23. That the Applicant shall secure all public improvements and execute all required agreements related to this Final Plan Phase 1C prior to the recording of this Final Plan Phase 1C. The Applicant shall restrict, by Deed Restriction or similar instrument approved by the Township Solicitor's office, the property under the remaining unconstructed Phases to remain Open Space in perpetuity, to be maintained by the HOA, until such time that the Final Plan for the particular Phase is recorded. No Final Plan shall be permitted to be recorded if said Final Plan will cause the portion of the Ridge Farm tract proposed to be developed under the TND Residential Cluster Overlay as a whole to no longer comply with the TND Residential Cluster Overlay District regulations.
24. That this Final Plan Phase 1C shall meet the Active Open Space requirements of Section 350-31(f)(2)(C)(i)(a) by a means acceptable to the Township prior to the recording of the plan. The applicant shall secure all unconstructed Active Open Space improvements in an amount and in a form acceptable to the Township.
25. That the applicant shall reconcile all open invoices for Township engineering and legal services prior to the plan being recorded, and that the applicant shall remit payment for any and all required fees to the satisfaction of the Township Manager, the Community Development Department, the Finance Department, and the Public Works Department, prior to the plan being recorded.
26. That any changes to the final plan that the Township staff deems sufficiently significant will require additional review by the Planning Commission prior to presentation of a revised plan to the Board of Commissioners for an updated final approval. By signing the acceptance of conditions form attached to this Resolution, the applicant specifically acknowledges and agrees that if staff deems changes to the final plan to be sufficiently significant to require additional review by the Planning Commission and approval by the Board of Commissioners, no further construction activity or improvements shall be made until the Board of Commissioners approves of the changes.
27. That the plans are to be revised and deemed to be "clean" in writing by the Township Engineer prior to them being presented to the Board of Commissioners.
28. The applicant shall meet all conditions of the Final Plan approval, and the Record Plan will be recorded within twelve (12) months of Conditional Final Plan approval, and the applicant agrees that if such conditions are not met, the conditional Final Plan approval will be considered void, and the application for Final Plan approval

will be considered void and withdrawn unless otherwise approved by the South Whitehall Township Board of Commissioners.

29. If for any reason any condition or conditions of this Resolution (or any portion(s) thereof) shall be held by a forum of competent jurisdiction to be invalid, illegal, void, or unenforceable in any respect or to any extent: (i) this Resolution shall automatically be deemed to be null and void in its entirety and shall be deemed to have been immediately and automatically repealed as if it had never been passed; (ii) this Resolution shall automatically be deemed to be a resolution denying the application due to the fact that the application does not comply with those sections of the SALDO (or other applicable ordinance(s)) listed herein or in any review letters referred to herein, including any section relating to waivers or deferrals; and (iii), the Applicant is waiving any right to proceed with an action seeking a deemed approval of the plan based upon the automatic repeal of this Resolution identified in this condition. The Applicant acknowledges that each and every term and provision hereof is an essential, material component to the Township's approval of the Applicant's plan.
30. In the event that the Township becomes involved in litigation of any kind relating to the major subdivision other than a direct appeal by the Applicant of the Township's approval of this Resolution, such as an appeal of this Resolution by an adjoining property owner or a third party, or an attempt to collaterally challenge any conditions of this approval by means other than a timely appeal of this Resolution, the Applicant, on behalf of itself and its agents, representatives, successors and assigns, hereby agrees to exonerate, indemnify, protect, defend (through legal counsel of Township's choice) and save harmless the Township and its boards, committees and commissions (including the individual members thereof), their elected and appointed officers and officials and their employees, contractors, other professional consultants, engineers, solicitors, managers, representatives, advisors, predecessors, successors, agents, independent contractors, insurers and assigns (collectively, the "Township Representatives"), from any and all claims, lawsuits, proceedings, actions, disputes, causes and rights of action, expenses, losses, allegations, demands, charges, injuries, costs (including, without limitation, attorneys' fees, engineers' fees and other costs and expenses incurred, including expert witness fees), damages (including, without limitation, compensatory, consequential or punitive damages), sanctions, and liabilities of every kind, character and manner whatsoever, in law or in equity, civil or criminal, administrative or judicial, contract, tort (including, without limitation, negligence of any kind) or otherwise ("Claims"), pertaining to, relating to, resulting from, caused by or arising out of the Township's approval of the application as evidenced by this Resolution and/or the Township taking any action contemplated by the conditions hereof.

Mr. Dombach seconded, and the motion passed unanimously, 6-0 with Chairman Wilson abstaining.

AGENDA ITEM #5 – COMPREHENSIVE PLAN UPDATE

Director Manhardt stated that staff is working on the Active Transportation Plan and will be wrapping up the Landscape Plan soon. He stated that staff will be sending the Jordan Valley Overlay District information to the Board of Commissioners at their next meeting. He noted that probe data will be utilized to get better traffic information on Township roads. He also noted that staff is working on Resource Protection Ordinances.

AGENDA ITEM #6 – TRANSPORTATION UPDATE

Ms. Bet stated that there will be a Tech Assist program focusing on the Dorney Park, Cedar Crest and Lehigh Valley Hospital corridor next week. She also noted that PennDOT has allocated funding for demolition work with the PA Route 309/Tilghman Street Interchange Project.

Chairman Wilson inquired as to the status of the Dorney Park Sidewalk Project.

Director Manhardt stated that the plan has gone through several reviews and a preliminary plan was likely sent to PennDOT. He stated that the sidewalk appears to be laid out between Haines Mill Road and the Hamilton Boulevard driveway for the Park.

AGENDA ITEM #7 – COURTESY OF THE FLOOR

Mr. Adams stated that no applications were received for July, so there would be no meeting.

Director Manhardt announced that Planner Gregg Adams is retiring after 25 years with the Township and that this is his last Planning Commission meeting. He thanked him for his service and recited a number of his accomplishments.

Mr. Hite thanked Mr. Adams for his service.

Mr. Adams thanked the Township Solicitors, Township Engineers, and Planning Commission members who have served with or on the Planning Commission over the last twenty-five years by name. He then thanked the Community Development staff who he has worked with over the past 25 years by name.

AGENDA ITEM #8 – ADJOURNMENT

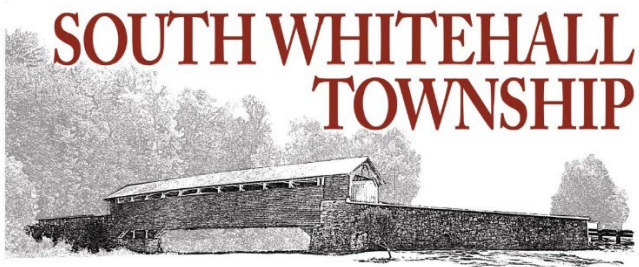
Chairman Wilson requested a motion to adjourn at 8:26 p.m. Mr. Hite made the motion on behalf of Gregg Adams. Mrs. Kelly seconded the motion and it passed unanimously.

ADOPTED THIS DATE:

ATTEST:

Secretary

Chairman



PARKLAND HIGH SCHOOL EXPANSION

SKETCH PLAN 2024-103

Planning Commission, August 8, 2024

Attachments

Memorandum

Location and Intent

Previous Township Consideration

Reviewing Agencies Comments Summaries

Community Development Department Recommendation

Site Plan

Township Engineer Review

Township Water & Sewer Engineer Review

Public Works Department Review

Public Safety Commission

South Whitehall Planning Document Review

Applicant's Correspondence

Project Narrative

Memorandum

TO: PLANNING COMMISSION

FROM: David Manhardt, AICP, Director of Community Development

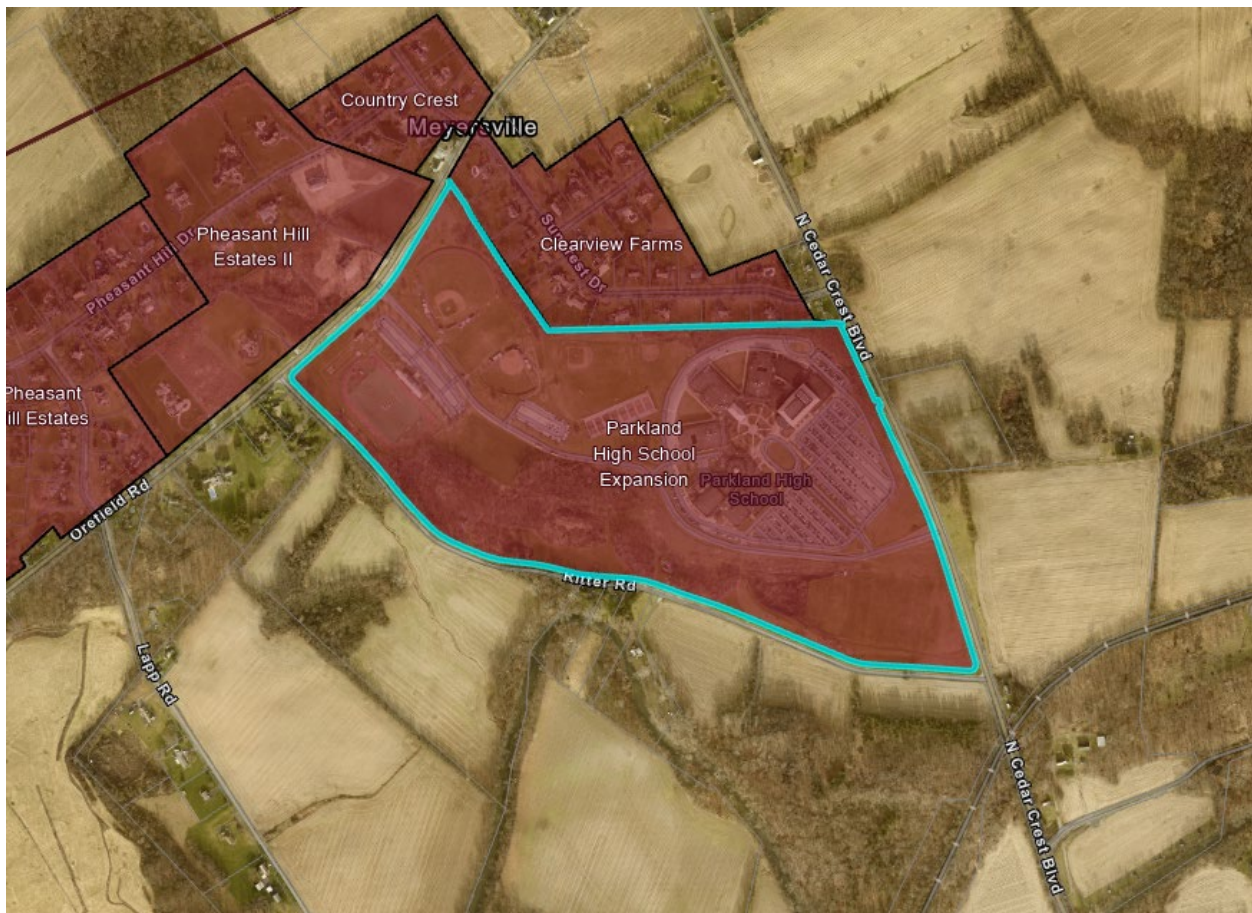
SUBJECT: Parkland High School Expansion
Sketch Plan 2024-103
SKETCH PLAN REVIEW

DATE: July 26, 2024

COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, L. HARRIER, J. ZATOR, ESQ., J. ALDERFER, ESQ, A. TALLARIDA, S. PIDCOCK, APPLICANT, SUB. FILE 2024-101

Location and Intent

An application to further develop the property located at 2700 North Cedar Crest Boulevard. The plan proposes four building expansions totaling 46,274 square feet to the existing Parkland High School on the 112.6-acre parcel. The property is served by public water and is zoned Rural Residential RR-2. Parkland School District is the owner and applicant.



Previous Township Consideration

The Parkland High School was constructed on a 112.6-acre parcel in 1999. Various additions to the recreational facilities and maintenance-related structures have been completed since then.

Reviewing Agencies Comments Summaries

Township Engineer

The comments of the Township Engineer are contained in Mr. Anthony Tallarida's review dated July 31, 2024. His comments pertain to stormwater management, frontage improvements, traffic, and plan details, and additional Township policies.

Township Water & Sewer Engineer

The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard's review dated April 26, 2024. His comments pertain to plan details.

Township Geotechnical Consultant

The comments of the Township Geotechnical Consultant have not been received at this time.

Public Works Department

The comments of the Township Public Works Department are contained in Mr. Herb Bender's review dated July 31, 2024. His comments pertain to impervious coverage.

Public Safety Committee

The comments of the Township Public Works Department are contained in Mr. John Frantz's review dated July 11, 2024. His comments pertain to the installation of a bi-directional amplifier radio.

Landscape and Shade Tree Commission

The comments of the Township Geotechnical Consultant have not been received at this time.

Parks and Recreation Board

The comments of the Township Geotechnical Consultant have not been received at this time.

Lehigh Valley Planning Commission

The comments of the Township Geotechnical Consultant have not been received at this time.

Lehigh County Conservation District

The comments of the Township Geotechnical Consultant have not been received at this time.

Pennsylvania Department of Transportation

The comments of the Township Geotechnical Consultant have not been received at this time.

Lehigh and Northampton Transit Agency (LANTA)

The comments of the Township Geotechnical Consultant have not been received at this time.

South Whitehall Planning Document Review

The comments of the South Whitehall Township Planning Document Review are contained in Mr. Christopher Strohler's review dated August 2, 2024. His comments pertain to consistency with the Comprehensive Plan.

Zoning Review

The comments of the South Whitehall Township Zoning Officer are contained in Ms. Laura Harrier's review dated August 2, 2024. She has no comments at this time.

Community Development Department Recommendation

Pertinent sections of the South Whitehall Subdivision and Land Development Ordinance that provide guidance for the Planning Commission regarding Sketch Plans:

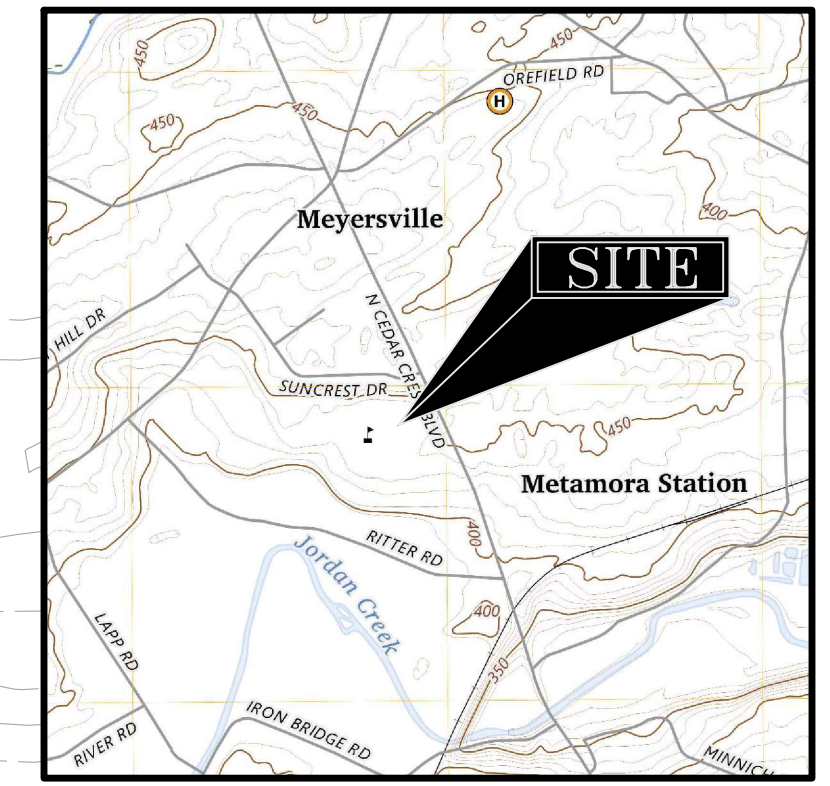
“§ 312-9. A. Sketch plan: submission procedure. The sketch plan stage is designed to offer the applicant an opportunity to informally discuss his plans for a proposed major plan with the Township Planning Commission and Township Engineer. The plan will be reviewed for general scope and layout, for conformity with applicable Township requirements and the Township Comprehensive Plan, and for conditions which might affect the implementation of the subdivision.”

§ 312-9. D. Nature of opinion. The providing of an opinion regarding a sketch plan by the Township Planning Commission shall not constitute preliminary approval of a plan but rather an expression of the Planning Commission's opinion of the layout submitted to be used as a guide to the preparation of the preliminary plan. Such an opinion does not authorize the installation of any improvements nor the selling or transfer of any lots nor the leasing or renting of any space. The official time period for decision making does not begin with the submission of a sketch plan.”

The Department recommends that the applicant utilize the comments of the reviewing agencies and those of the Planning Commission to assist in the preparation of the preliminary plans.

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

Site Plan



LOCATION MAP
SCALE: 1" = 2000'
PORTIONS OF THE ALLENTOWN WEST AND CEMENTION, PA U.S.G.S. 7.5 MIN. QUADRANGLES

GENERAL NOTES:

- THE EQUITABLE OWNER/APPLICANT FOR THIS PROJECT IS:
PARKLAND SCHOOL DISTRICT
1210 SPRINGHOUSE ROAD
ALLENTOWN PA, 18104-2119
- THE PROJECT ENGINEER IS:
REUTHER+BOWEN
2980 LINDEN STREET, UNIT C2
BETHLEHEM, PA 18017
CONTACT LAURA M. EBERLY, PE
PHONE NUMBER 484-403-1560
- SITE DATA:
OWNER: PARKLAND SCHOOL DISTRICT
2700 N CEDAR CREST BLVD
ALLENTOWN PA, 18104
PIN 547893306327
112.4936 ACRES
- THE LOT UTILIZES PUBLIC WATER.
- THE LOT UTILIZES A PRIVATE WASTEWATER TREATMENT PLANT.
- NO NEW STREETS ARE PROPOSED.
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATIONS OF PROPOSED BUILDING EXPANSIONS, PARKING ADDITIONS, AND STORMWATER MANAGEMENT LOCATIONS.

ZONING DATA - SOUTH WHITEHALL TOWNSHIP:
ZONING CLASSIFICATION: RR-2 (RURAL RESIDENTIAL 2)

ZONING REQUIREMENT	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA	5 ACRES	112.6 AC	112.6 ACRES
MIN. LOT FRONTAGE	300'	2011'	2011'
MIN. FRONT YARD	75'	75'	75'
MIN. REAR YARD	50'	50'	50'
MIN. SIDE	50'	50'	50'
MAX. IMPERVIOUS COVERAGE	75%	28%	29%
MAX. BUILDING HEIGHT	50'	50'	30.83'
REQ'D FRONT PARKING SETBACK	50'	25'	25'
REQ'D SIDE PARKING SETBACK	25'	25'	25'
REQ'D REAR PARKING SETBACK	25'	25'	25'
REQUIRED PARKING - SCHOOL	1291 SPACES*	1285 SPACE	1319 SPACES

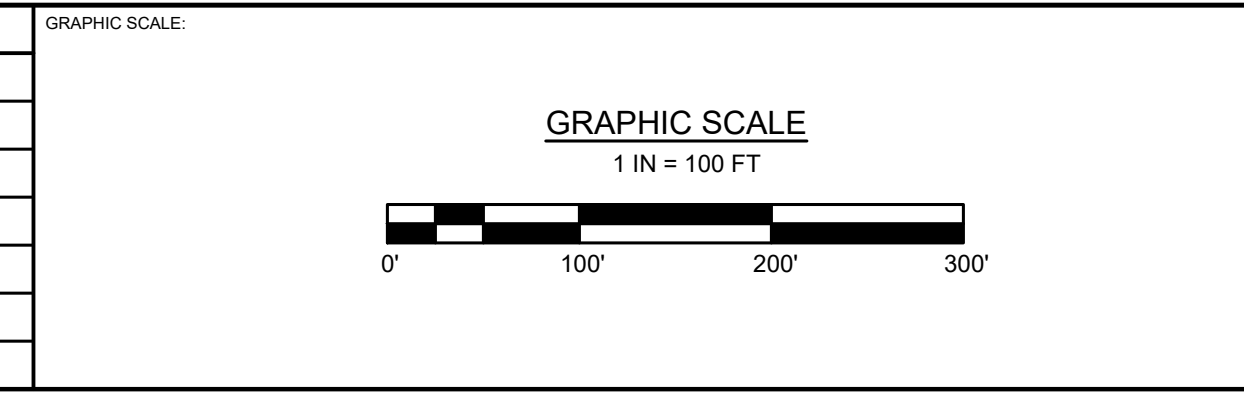
*REQUIRED PARKING - HIGH SCHOOL = 1 SPACE/STAFF MEMBER PLUS 3 SPACES/ADMIN OFFICE PLUS 5/HIGH SCHOOL CLASSROOM = 1 X 314 STAFF MEMBERS PLUS 3 X 39 ADMIN OFFICES PLUS 5 X 172 HIGH SCHOOL EDUCATIONAL SPACES = 1291 SPACES.

OWNERSHIP
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THEY ARE AUTHORIZED BY THE EQUITABLE OWNERS OF THE LAND SHOWN ON THIS SKETCH PLAN TO SUBMIT THIS SKETCH PLAN ON THE OWNER'S BEHALF.

ARTHUR J. OAKES
DIRECTOR OF FACILITIES AND OPERATIONS
PARKLAND SCHOOL DISTRICT

DATE _____

REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY



APPLICANT:
PARKLAND HIGH SCHOOL
2700 N CEDAR CREST BLVD
ALLENTOWN, PA 18104

PROJECT TITLE:
PARKLAND HIGH SCHOOL EXPANSION
SOUTH WHITEHALL TWP, LEHIGH COUNTY
PENNSYLVANIA

PREPARED BY:
reuther+bowen
Engineering, Design, Construction Services
2980 LINDEN ST., UNIT C2 BETHLEHEM, PA 18017
PHONE (484)403-1560 FAX (670)496-7021

SEAL:
SK-1 SKETCH PLAN

DATE ISSUED: 06/06/2024	DRAWN BY: JT	DWG. NO.:
SCALE: AS SHOWN	REVIEWED BY: LME	SK
PROJECT NO: 6960.24	CHECKED BY: MB	

Township Engineer Review

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

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

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

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

Ms. Laura Eberly
Reuther & Bowen Engineering, Design, Construction Services

Mr. Arthur Oakes
Director of Facilities and Operations
Parkland School District

(all via e-mail)

Mr. Ronald J. Gawlik, PE, Township Engineer

REPORT:

South Whitehall Township Ordinances:

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

See attached list for documents reviewed.

Proposal:

Building additions to the existing high school:

- Athletic entrance expansion of $\pm 5,400$ s.f.;
- Cafeteria expansion of $\pm 2,750$ s.f.; and
- Two Classroom expansions of $\pm 18,800$ s.f and $\pm 19,400$ s.f.

34 additional parking spaces;

9 additional bus parking spaces;

Approximate locations for future stormwater BMPs shown on the Plan;

RR-2 Rural Residential 2 Zoning District;

Public water; and

Private Sanitary Sewer.

Recommendation:

We offer the attached comments to assist in the preparation of Preliminary/Final Plans. The Plans should address these comments as well as the requirements of the SALDO, the ZO, and other applicable regulations.

jfw/laf

Enclosures

South Whitehall Township
Parkland High School Expansion
Major Plan #2024-103
Sketch Plan Review

July 31, 2024

REVIEW COMMENTS

1. The project is located in the Jordan Creek Watershed Act 167 Subareas 125 and 126 which are provisional no detention release rate districts. General Stormwater BMP locations have been proposed on the Plan. Stormwater management system plans and design calculations which demonstrate that the proposed development will meet the Act 167 requirements and the water quality volume (WQv) requirements for discharge to any contiguous properties for each discharge point should be submitted for review with the Preliminary Plan;
2. The following improvements along the property frontage are required along Cedar Crest Boulevard, Ritter Road, and Orefield Road: right-of-way dedication, cartway widening, curb, sidewalk, monuments, shade trees, etc. (SALDO §312-26(a) §312-35(b), §312-36, and §312-40 pertain), and should be shown on the Plans. Any improvements along Cedar Crest Boulevard and Orefield Road are to be reviewed and permitted by PennDOT;
3. Confirm with PennDOT, the continued acceptability of the driveways along Orefield Road and Cedar Crest Boulevard based on the increased traffic;
4. Due to the expected increase in traffic, the School District should consider investigating the signal at the Cedar Crest Boulevard driveway to optimize operations for traffic during the various peak hours of the school, (AM drop-off, PM drop-off, after school activities, sporting events, etc.);
5. The proposed parking lot provides very little separation between its southern edge and the campus driveway. Consideration should be given for potential future widening or the extension of the campus' existing path;
6. Address the following Sketch Plan related comments:
 - a. List the Zoning District within the subject property in the Narrative, SALDO §312-10(a)(5);
 - b. Provide Plans to LANTA and United States Postal Service, SALDO §312-10(a)(6) and §312-10(a)(7);
 - c. Dimension the front, side, and rear yard setbacks and proposed right-of-way, SALDO §312-10(b)(9);

- d. Provide property boundary information within the site and within 200 feet of the site, SALDO §312-10(b)(10). We note that the Plan does not show the entire lot line;
 - e. Show any proposed staging, SALDO §312-10(b)(11);
 - f. Identify significant physical and topographical features including the floodplain and its basis, wetlands, water conservation areas, steep slopes, and woodlands, or note the absence of such, SALDO §312-10(b)(12); and
 - g. Label and dimension the Cedar Crest Boulevard, Ritter Road, and Orefield Road cartway widths and rights-of-way, SALDO §312-10(b)(14).
7. Address any concerns of the Public Safety Commission. We have not reviewed and would defer to the Township Fire Marshal and emergency response personnel regarding the acceptability of emergency access, the requirements for fire protection systems, etc.;
 8. Address any concerns of the Landscape and Shade Tree Commission, specifically as it relates to any tree protection areas, buffering, etc.;
 9. The Township should determine whether open space, or fees in lieu of, will be required, and an appropriate note should be placed on a Preliminary Plan, SALDO §312-34(d); and
 10. Address any concerns of the Department of Public Works regarding the water services SALDO §312-10(b)(5)(D).

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

South Whitehall Township
Parkland High School Expansion
Major Plan #2024-103
Sketch Plan Review

List of Plans and Supplemental Information
Prepared by Reuther & Bowen Engineering, Design, Construction Services and
dated or last revised June 6, 2024, except as noted

1. Sketch Plan, Sheet 1 of 1; and
2. Project Narrative, dated June 20, 2023.

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

1. Required Escrow Account Opening Information, dated June 19, 2024;
2. Request for Taxpayer Identification Number and Certification, dated June 24, 2024; and
3. Subdivision & Land Development Review Application, dated June 19, 2024.

Township Water & Sewer Engineer Review

July 31, 2024

Mr. David Manhardt, AICP
Director of Community Development
South Whitehall Township
4444 Walbert Avenue
Allentown PA 18104

Re: PSD Parkland High School Expansion
Land Development #2024-103
Review of Sketch Plan
SSM File 103400.0114

Dear Mr. Manhardt:

This correspondence is provided as a review of the Sketch Plan for the above referenced project dated June 6, 2024. We have the following comments regarding the water and sanitary sewer utilities:

General Comments:

1. No comments at this time.

Water Comments:

1. The campus is currently served by SWT water. More information is required in order to provide review comments.

Sanitary Sewer Comments:

1. PA DEP Sewage Planning Modules may be required. The site is currently served by the PASD WWTP along Ritter Rd.

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

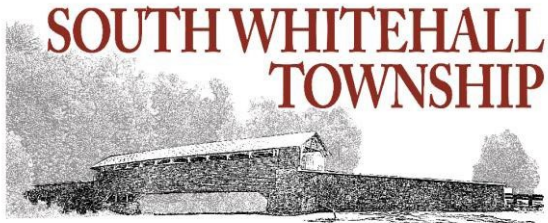
Sincerely,
Spotts, Stevens and McCoy



Jason M. Newhard, CCM, LO
Manager, Construction Management Services
Environmental Engineering
jason.newhard@ssmgroup.com

cc: SWT, PW

Public Works Department Review



INTEROFFICE MEMORANDUM

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT **FROM: HERB BENDER, PUBLIC WORKS MANAGER**

DATE: July 31, 2024

SUBJECT: PSD Parkland High School Expansion Major Plan 2024-103

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

1. Pidcock to review impervious Calculations

C:\Users\eliasm\Desktop\Plan review temp.docx 6/6/2024 10:09 AM

Public Safety Commission

From: [John G. Frantz](#)
To: [David Manhardt](#)
Subject: RE: PSD Parkland High School Expansion, Major Plan 2024-103
Date: Tuesday, July 23, 2024 7:40:28 AM
Attachments: [image001.png](#)

Dave,

You gave me the sketch plan for the PHS expansion, 2024-103. The PSC has already reviewed it, with the comments below.

John G. Frantz, CFEI, BCO

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

-
This email message, including any attachments, is intended for the sole use of the individual(s) and entity(ies) to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended addressee, nor authorized to receive for the intended addressee, you are hereby notified that you may not use, copy, disclose or distribute to anyone this email message including any attachments, or any information contained in this email message. If you have received this email message in error, please immediately notify the sender by reply email and delete the message. Thank you.

From: John G. Frantz
Sent: Thursday, July 11, 2024 7:22 AM
To: David Manhardt <manhardtd@southwhitehall.com>
Subject: PSD Parkland High School Expansion, Major Plan 2024-103

Dave,

The following is the PSC review of the plan.

- a. Fire Marshal Review – No comments.
- b. Fire Company Review – No comments.
- c. Emergency Management Review – Coordinator Kelly inquired is the additions to the building would include installation of a bi-directional amplifier radio system.

Mr. Frantz indicated that a system could be required if the new county radio system is in operation during the permit review phase of the project.

- d. Police Review – No comments.
- e. Emergency Medical Services Review – No comments.
- f. Parkland School District Review – No comments.

The Commission made no recommendations to the plan pending review of a complete plan submittal.

John G. Frantz, CFEI, BCO

Fire Marshal, Building Code Official

South Whitehall Township

4444 Walbert Avenue

Allentown PA 18104-1699

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South Whitehall Planning Document Review

August 2, 2024

Arthur J. Oakes
1210 Springhouse Road
Allentown, PA 18104

***RE: Parkland High School Expansion
Major Plan #2024-103
Request For Sketch Plan Review***

Dear Mr. Oakes:

Staff and the Community Development Department have reviewed your sketch plan to confirm consistency with related Township plans and provide non-engineering related comments. Since this plan is submitted as a sketch, my comments are minimal at this stage:

Comprehensive Plan

1. The Comprehensive Plan envisions the tract within the Jordan Valley Land Use Type to the north of Chapmans Road and east of Blue Barn Road. The goal of the Jordan Valley is to preserve the rural and historic character of the Jordan Valley by:
 - Preserving natural resources and important landscapes through incentives and cooperation with landowners
 - Enhancing crossroad villages with attention to the surrounding landscape
 - Encouraging the continuation of active agriculture by allowing uses consistent with operations of working farms
 - And incentivizing the utilization of Conservation Subdivisions for future land development.
 - Jordan Valley Place Type supports Open Space, Agriculture, Rural, and Conservation Subdivision place types.

This project proposes an expansion of an existing school building and not the development of a new land use type. This project at the sketch level would be considered consistent with the Comprehensive Plan.

Your plan is scheduled to be reviewed by the Planning Commission on Thursday, August 8, 2024 at 7:00 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue. The meeting will also be livestreamed via GoToMeeting. To access the meeting through your computer, go to <https://global.gotomeeting.com/join/757430189>. To access the meeting through your phone, dial 1-224-501-3412 and, when prompted, enter 757 430 189 to join the meeting.

If you have any questions, please call.

Sincerely,

Christopher Strohler

Christopher Strohler, AICP
Long-Range Planner, Community Development Department
South Whitehall Township
610.398.0401
strohlerc@southwhitehall.com

cc:	T. Petrucci	D. Manhardt	L. Harrier	J. Frantz	H. Bender
	M. Elias	S. Pidcock	A. Tallarida	J. Zator, Esq	J. Alderfer, Esq
	ENGINEER	Sub. File #2024-103			

Applicant's Correspondence

Project Narrative

June 20, 2024

Parkland High School Expansion Narrative

The Parkland School District is proposing 4 building expansions to the existing High School at 2700 N. Cedar Crest Boulevard. The 112.6 acre property is owned by the Parkland School District. The property fronts on N. Cedar Crest Boulevard and on Orefield Road, both PennDOT roads.

The footprints of each expansion are as follows:

Athletic Entrance expansion – 5,385 sqft

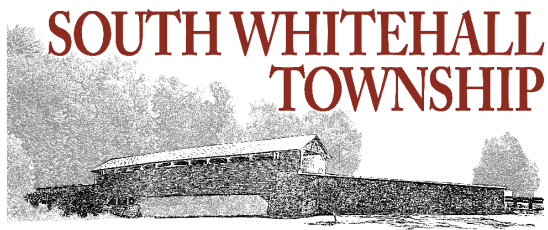
Cafeteria expansion – 2753 sqft

Two classroom expansions – 18,773 sqft and 19,363 sqft

Along with the building expansions, there will be an extension of the bus loop at the rear of the building to create an additional 9 bus parking spaces. This will eliminate the 62 existing parking spaces on the northeast side of the building. A new parking lot will be constructed to the southeast of the existing parking lots in front of the school which will add 96 new parking spaces to the site. The changes to the parking areas will increase the number of parking spaces for the school from 1285 to 1319.

The building expansions will be served by the existing water and sewer service to the buildings.

There is an existing stormwater management basin on the site. The possible use of infiltration stormwater BMPs on the site is being investigated. The sketch plan shows possible locations for stormwater management that include the center of the bus loop and under the new parking lot.



**MEMORANDUM FOR
AGENDA ITEMS**

TO:	Planning Commission
FROM:	Chris Strohler, Long-Range Planner
DATE:	August 2, 2024
SUBJECT:	South Whitehall Landscapes Plan – Draft Review/Next Steps
COPY TO:	T. Petrucci; D. Manhardt; L. Harrier

• **Background Information:**

In June 2023, South Whitehall Community Development Department kicked off *South Whitehall Landscapes*, an Open Space, Historic, Agricultural, and Natural Resource Preservation Plan. Over the second half of 2023, the project team held five public workshop meetings, conducted multiple surveys, and interviewed numerous experts in the fields of agriculture, natural resource conservation, and historic preservation.

Over the past several months, staff and their consultants have summarized the data collected and prepared subsequent goals for each resource identified in the plan:

- Agricultural Resources
- Natural Resources
- Historic Resources
- Open Space

Specific actions are proposed to achieve these goals, which are summarized in the final Action Plan chapter. This chapter lays out actions in the following categories:

- A. Planning & Programs
- B. Policy & Regulations
- C. Outreach & Education

Some highlights of this plan include zoning considerations to encourage various scales of agriculture, recommendations for additional resource protection ordinances, a suggested process for classifying local historic resources, details on nine (9) distinct categories of “open space” in the Township, and recommended strategies for preserving different types of open space.

At the July 17th, 2024, Board of Commissioners meeting, Community Development Department staff discussed releasing the draft *South Whitehall Landscapes* plan for review and comments from appropriate Boards/Commissions/Councils including the Township Planning Commission. The staff is currently collecting comments and welcomes any questions from Commission Members.

For informational purposes, staff present the following timeline to the Planning Commission in anticipation of further discussion of the *South Whitehall Landscapes Plan* at future meetings.

8/7	BOC Meeting – Comment Check-In, release plan for two-week public comment period
8/21	BOC Meeting – Public Comment Check-In, motion to send plan to SWT EAC
8/26	EAC Meeting – Review final plan/comments, recommend plan for SWT PC review
9/4	BOC Meeting – Review final plan, motion to send plan for SWT PC review
9/12	PC Meeting – Review final plan, recommend plan for adoption
9/18	BOC Meeting - Adoption

- **Action Requested:**

Review and comment (if necessary) on the draft *South Whitehall Landscapes Plan*.

- **Budget Line Item(s) (if applicable):**

N/A

- **Attachments:**

None