

COORDINATED DEVELOPMENT TILGHMAN HOLDINGS

MAJOR PLAN 2024-102

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

Landscape and Shade Tree Commission- July 22, 2024

South Whitehall Planning Document Review

Applicant's Correspondence

Project Narrative

Memorandum

TO: PLANNING COMMISSION

FROM: David Manhardt, AICP, Director of Community Development

SUBJECT: COORDINATED DEVELOPMENT TILGHMAN HOLDINGS
MAJOR PLAN 2024-102
PRELIMINARY/FINAL PLAN REVIEW

DATE: July 26, 2024

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

Location and Intent

An application to further develop the property located at 4750 West Tilghman Street. The plan includes the expansion of the enclosure of an existing covered area, and the establishment of additional uses on the 8.5 acre tract. The property is zoned Highway Commercial- Special Height Limitation (HC-1). The owner and applicant is Tilghman Holdings LLC.



Previous Township Consideration

The Board of Commissioners granted conditional approval to waive certain review and approval requirements of the Subdivision and Land Development Ordinance (SALDO) for the project entitled “*Tilghman Street Store Renovations*” at their June 6, 2018 meeting.

At their October 6, 2021 meeting, the Board of Commissioners extended the timeframe to satisfy all conditions until June 6, 2022.

This project is now resubmitted as a Coordinated Land Development Plan in 2024.

Reviewing Agencies Comments Summaries

Township Engineer

The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated August 1, 2024. His comments pertain to waiver requests, zoning issues, impervious coverage, parking, traffic, 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 August 1, 2024. His comments pertain to water usage and a sewer planning module.

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 calculations.

Public Safety Committee

To date the Public Safety Commission has yet to review the current submission.

Landscape and Shade Tree Commission

The Landscape and Shade Tree Commission reviewed the plans at their July 22, 2024, meeting and determined the plan was acceptable.

Parks and Recreation Board

The Parks and Recreation Board has yet to review the current submission.

Lehigh Valley Planning Commission

The comments of the Lehigh Valley Planning Commission have not been received at this time.

Lehigh County Conservation District

The comments of the Lehigh County Conservation District have not been received at this time.

Pennsylvania Department of Transportation

The comments of the Pennsylvania Department of Transportation have not been received at this time.

Lehigh and Northampton Transit Agency (LANTA)

The comments of the Lehigh and Northampton Transit Agency 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 plan recording requirements and consistency with the Township Comprehensive Plan.

Community Development Department Recommendation

Conditions of the prior approval remain uncompleted. Additional impervious was added to the site without Township review or Approval, including stormwater review. It is recommended that the removal of the additional impervious coverage and restoration to an approved pervious surface be a condition of approval.

Planning Commission deadline to act on the plan: October 9, 2024

Board of Commissioners deadline to act on the plan: October 9, 2024

Site Plan

DATE: July 01, 2024 - 2:54pm Keystone Consulting Engineers, Inc. West Office - USER: cysot

USER UTILITY LIST

COMPANY: SOUTH WHITEHALL TOWNSHIP
ADDRESS: 4444 WALBERT AVE, ALLENTOWN, PA 18104
CONTACT: MIKE ELIAS
EMAIL: ELIASM@SOUTHWHITEHALL.COM
PHONE: 610-398-0401 EXT. 280

SITE DATA (PHASE 1)
RECORD OWNER: TILGHMAN HOLDINGS LLC
PROPERTY ADDRESS: 4750 W. TILGHMAN STREET, ALLENTOWN, PA 18104
TAX ASSESSMENT PARCEL I.D.: 547654969042-1

Table with 3 columns: MAXIMUM PERMITTED, PERMITTED, PROPOSED. Rows include BUILDING HEIGHT, IMPERVIOUS COVERAGE, LOT AREA, LOT WIDTH, FRONT YARD, SIDE YARD, REAR YARD.

Table with 3 columns: MAXIMUM PERMITTED, PERMITTED, PROPOSED. Rows include LEGAL NONCONFORMING STRUCTURE PERMITTED, LEGAL NONCONFORMING STRUCTURE PERMITTED AS ACCESSORY STORAGE STALLS TO PRIMARY BUILDING BUT NOW WITH UNPERMITTED ENCLOSURE AND FIT-OUT.

Table with 3 columns: MAXIMUM PERMITTED, PERMITTED, PROPOSED. Rows include LEGAL NONCONFORMING STRUCTURE PERMITTED AS ACCESSORY STORAGE STALLS TO PRIMARY BUILDING BUT NOW WITH UNPERMITTED ENCLOSURE AND FIT-OUT.

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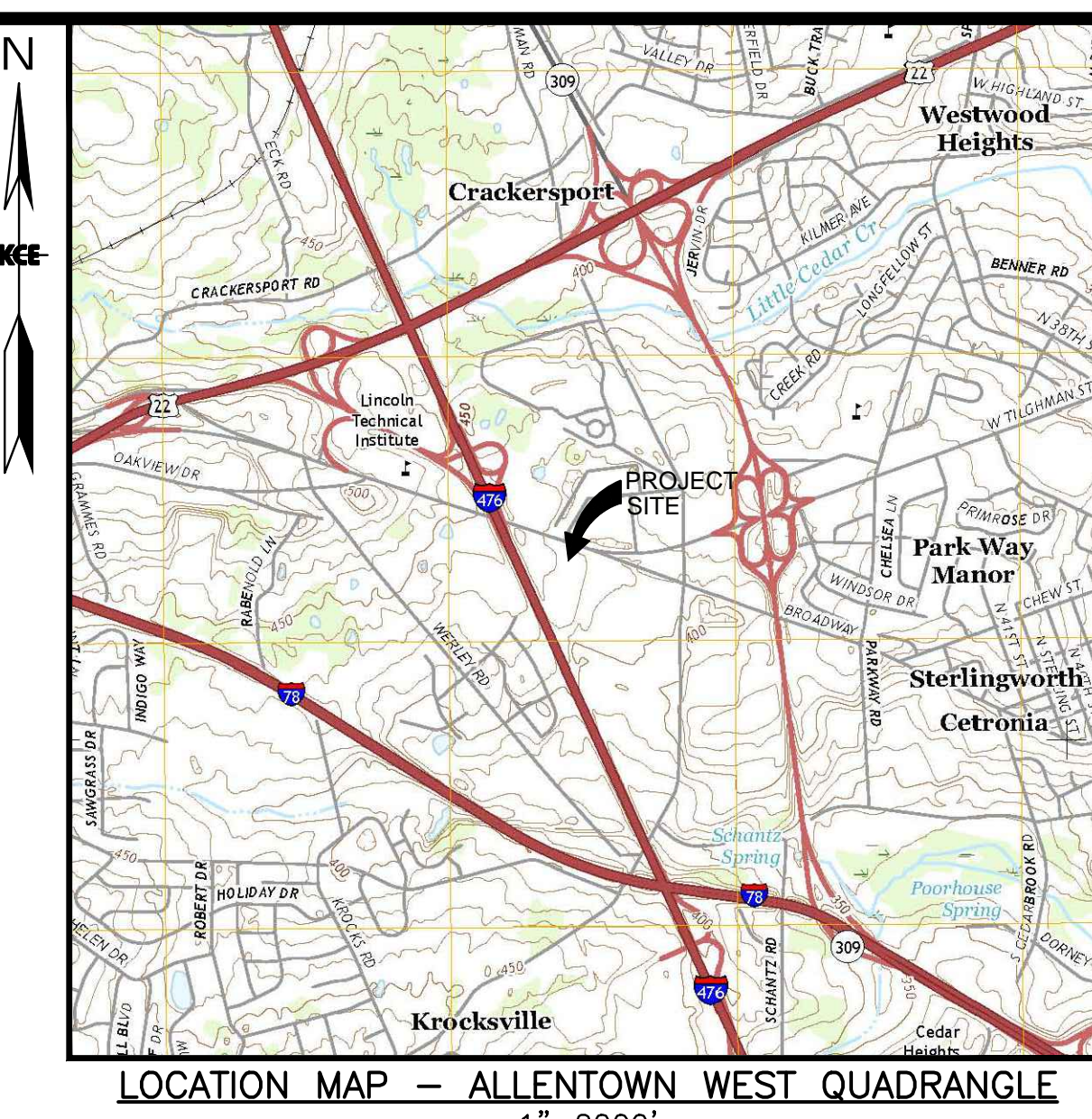
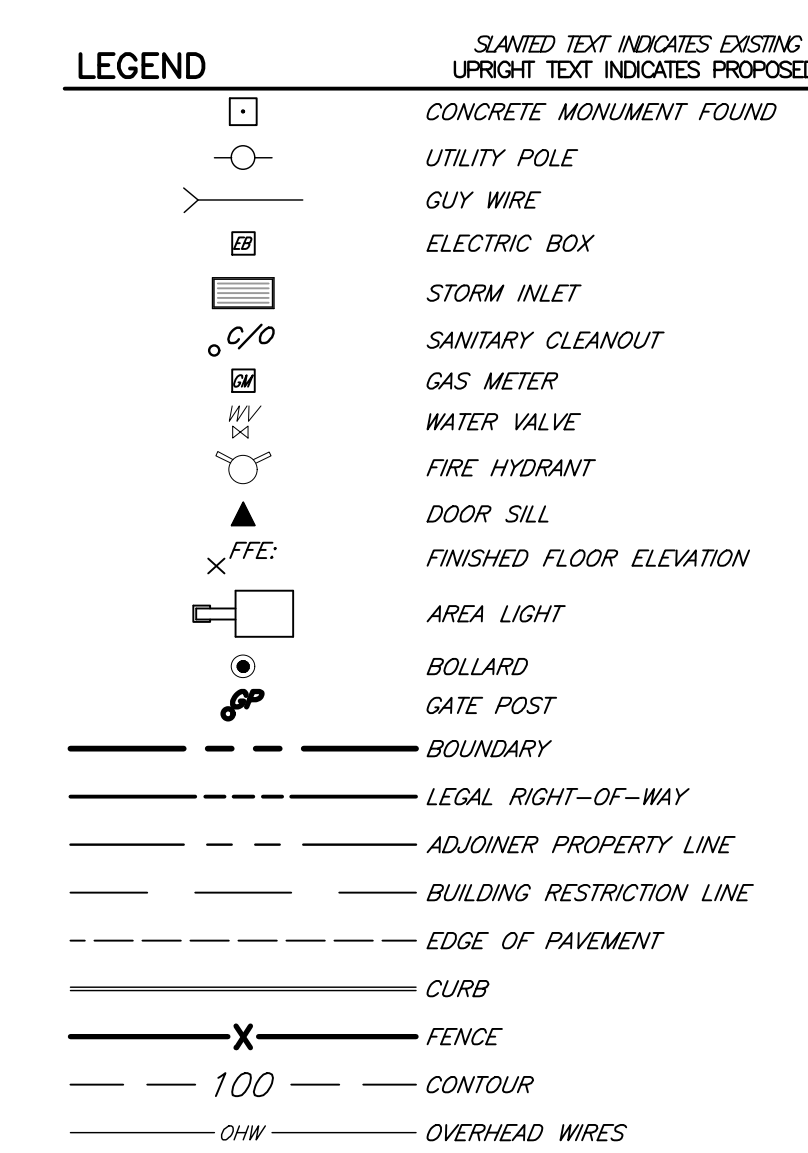
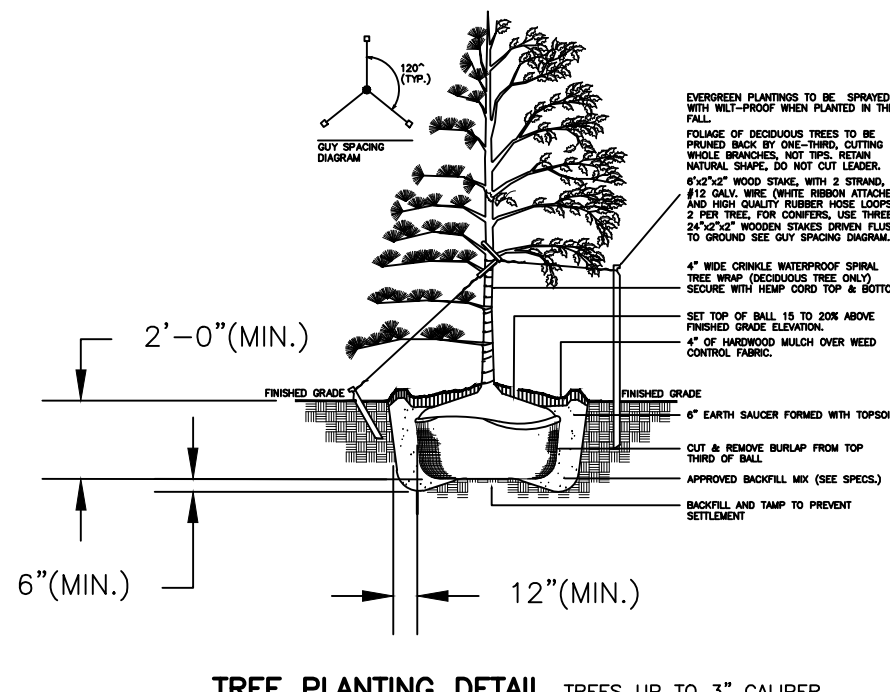
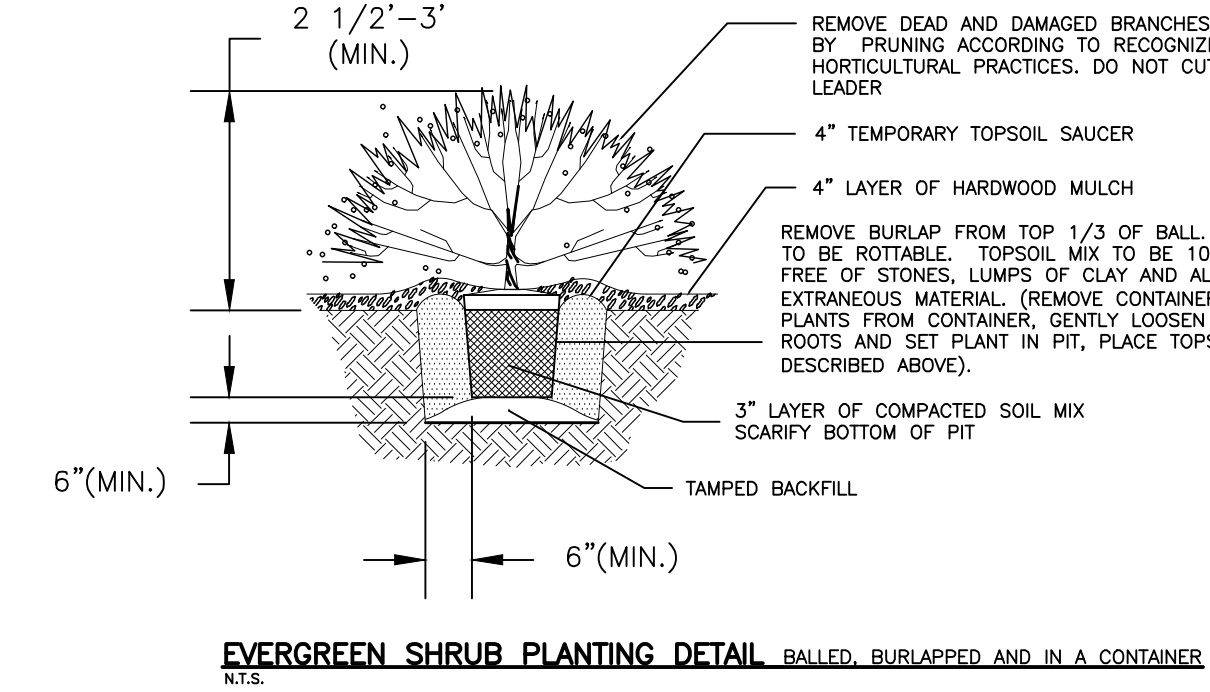
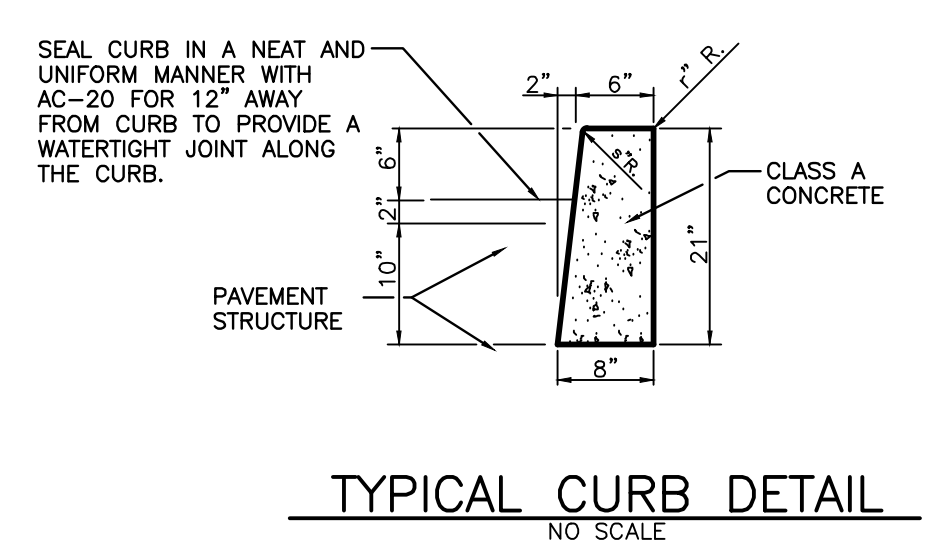
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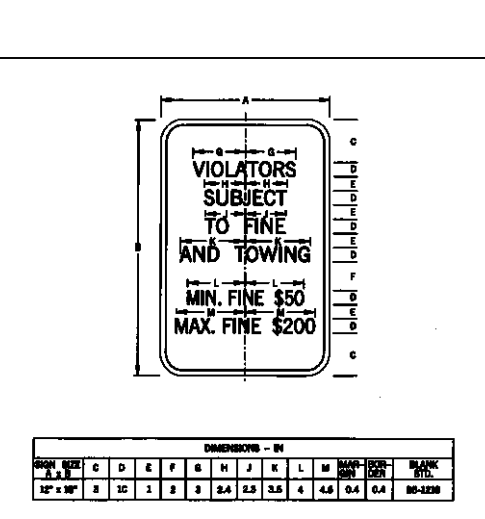
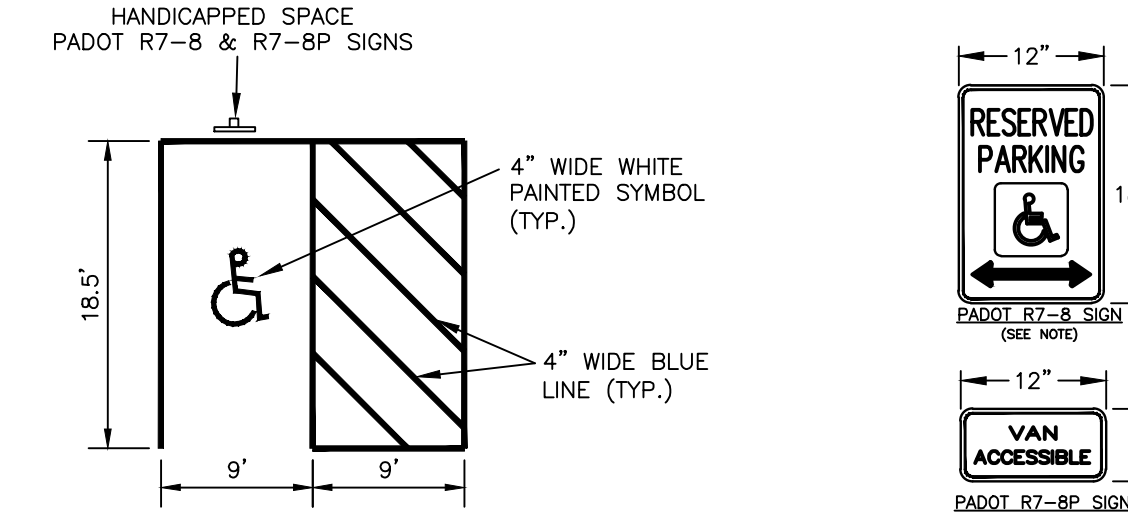
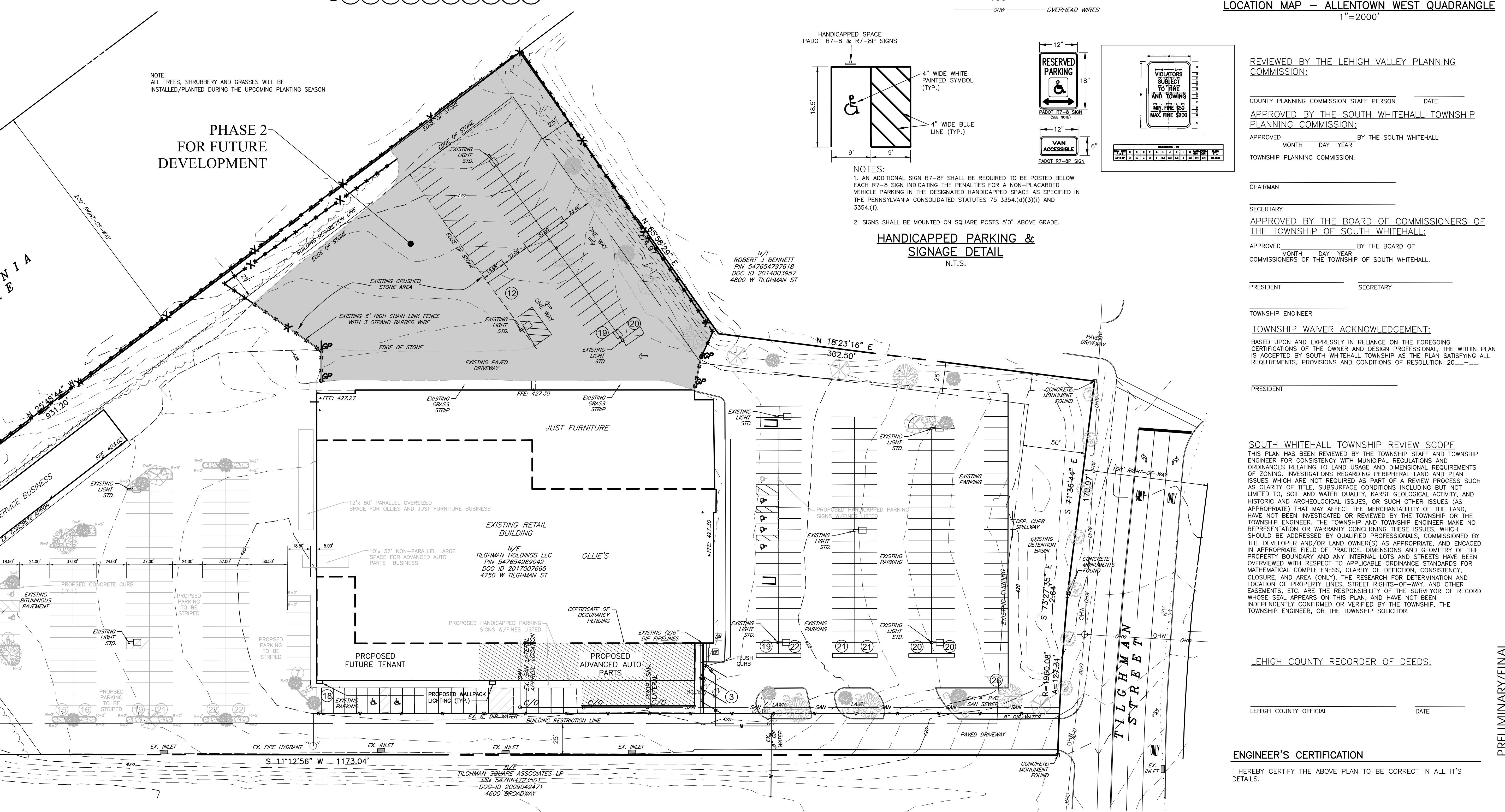
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NOTES:
1. ITEMS IN BLACK ARE EXISTING IN THE FIELD
2. ITEMS IN GREY ARE PROPOSED OR APPROVED, BUT MAY NOT BE BUILT. SEE PHASES 1 AND 2 FOR DETAIL ON IMPROVEMENTS TO BE BUILT PER PHASE

- Japanese Zelkova - QTY=18
Red Maple - QTY=7
Thornless Honey Locust - QTY=8
Eastern Redbud - QTY=7
Maiden Grasses / Low Lying Shrubs



REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION
COUNTY PLANNING COMMISSION STAFF PERSON
DATE
APPROVED BY THE SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION

PARKING DATA (EX. CONDITIONS/PRIOR APPROVED)

Table with 3 columns: EXISTING, PROPOSED, TOTAL. Rows include ADVANCED AUTO PARTS, FUTURE TENANT, SERVICE BUSINESS.

NOTES

- 1. THE USE OF THE STRUCTURE ON THE SOUTHERN END OF THE PROPERTY IS A SERVICE BUSINESS.
2. THE SOIL TYPE FOR THIS PROPERTY IS W6B - WASHINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES.

OWNER'S STATEMENT

I HEREBY CERTIFY THAT THE ABOVE PLAN IS CORRECT IN ALL ITS DETAILS.
OWNER

SURVEY NOTES

- 1. THIS PLAN IS BASED UPON A FIELD SURVEY CONDUCTED AS OF OCTOBER 21, 2021 BY KEYSTONE CONSULTING ENGINEERS, INC. USING A TRIMBLE S-5 ROBOTIC TOTAL STATION AND A TRIMBLE R-8 GPS WITH KEYNET AND REPRESENTS A TOPOGRAPHIC SURVEY OF LANDS NOW OR FORMERLY OF TILGHMAN HOLDINGS LLC.
2. UTILITY LOCATIONS DETECTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF OBVIOUS ABOVE-GROUND EVIDENCE. UNDERGROUND LINES WHOSE PRESENCE IS NOT IMPLIED ON THE SURFACE BY MARKINGS OR STRUCTURES MAY NOT HAVE BEEN SHOWN. THIS PLAN DOES NOT GUARANTEE THAT ADDITIONAL UTILITIES DO NOT EXIST.

OWNER'S CERTIFICATION

[I/WE] BEING DULY SWORN ACCORDING TO LAW DEPOSE AND SAY THAT [I AM/WE ARE] THE SOLE OWNER(S) OF THIS PROPERTY, IN A PEACEFUL POSSESSION OF THE SAME, AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE THEREOF. [I/WE] DO FURTHER DEPOSE AND SAY THAT [I/WE] HAVE COMPLIED WITH ALL REQUIREMENTS, PROVISIONS AND CONDITIONS OF RESOLUTION 20 BY WHICH THE TOWNSHIP BOARD OF COMMISSIONERS CONDITIONALLY WAIVED THE REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR THE PROJECT REFLECTED ON THIS PLAN.

PROFESSIONAL SURVEYOR'S CERTIFICATION

I, DOUGLAS HARMON, PLS., DO HEREBY CERTIFY THAT THIS PLAN AND SURVEY ARE CORRECT IN ALL DETAILS, AND THAT MONUMENTS WILL BE ACCURATELY PLACED AS SHOWN ON THE PLAN.

ENGINEER'S CERTIFICATION

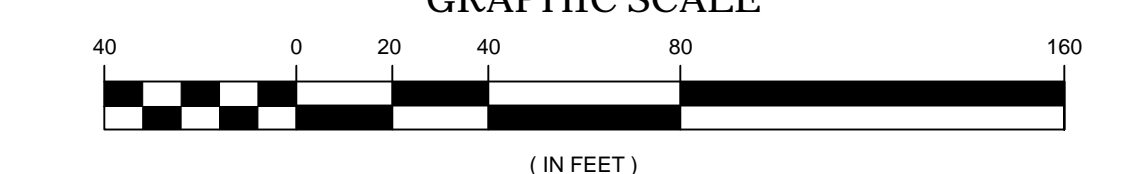
I HEREBY CERTIFY THE ABOVE PLAN TO BE CORRECT IN ALL ITS DETAILS.

WILLIAM A. ERDMAN P.E. PE032601E
KEYSTONE CONSULTING ENGINEERS, INC.
5012 MEDICAL CENTER CIRCLE
ALLENTOWN, PA 18106

LEHIGH COUNTY RECORDER OF DEEDS

LEHIGH COUNTY OFFICIAL DATE

GRAPHIC SCALE



KEYSTONE CONSULTING ENGINEERS, INC. Engineering firm of choice since 1972
5012 MEDICAL CENTER CIRCLE, SUITE 1, ALLENTOWN, PA 18106
East Office: Bethlehem, West Office: Kresgeville
WWW.KCEINC.COM

USER UTILITY LIST

- COMPANY: SOUTH WHITEHALL TOWNSHIP
ADDRESS: 4444 WALBERT AVE, ALLENTOWN, PA 18104
CONTACT: MIKE ELIAS
EMAIL: ELIASM@SOUTHWHITEHALL.COM
PHONE: 610-398-0401 EXT. 280

- RECORD OWNER: TILGHMAN HOLDINGS LLC
PROPERTY ADDRESS: 4750 W. TILGHMAN STREET, ALLENTOWN, PA 18104
TAX ASSESSMENT PARCEL I.D.: 547654869042-1

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Table with 3 columns: MINIMUM REQUIREMENTS, PERMITTED, PROPOSED. Rows include LOT AREA, LOT WIDTH, FRONT YARD, SIDE YARD, REAR YARD.

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Table with 3 columns: MINIMUM REQUIREMENTS, PERMITTED, PROPOSED. Rows include LOT AREA, LOT WIDTH, FRONT YARD, SIDE YARD, REAR YARD.

Table with 3 columns: EXISTING, PROPOSED, TOTAL. Rows include 167 SPACES, 126 SPACES, 293 SPACES.

1. REQUESTED THE LINE AND FACILITY INFORMATION FROM A ONE CALL SYSTEM NOT LESS THAN TEN NOR MORE THAN NINETY WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.

PARKING DATA (PHASE 1)

Table with 3 columns: EXISTING, PROPOSED, TOTAL. Rows include 167 SPACES, 126 SPACES, 293 SPACES.

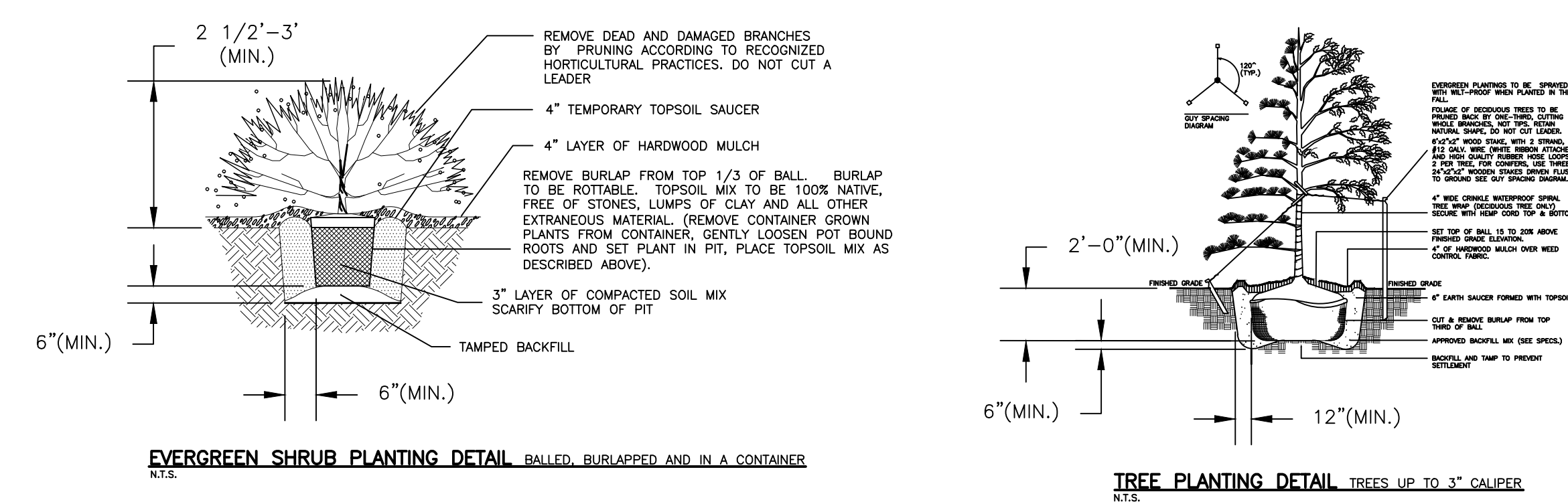
1. PARALLEL OVERSIZED SPACE FOR OLLIE'S AND JUST FURNITURE. 1 NON-PARALLEL LARGE SPACE FOR ADVANCED AUTO BUSINESS.

OWNER'S STATEMENT:

THE UNDERSIGNED IS THE OWNER, EQUITABLE OWNER, OR HAS AN OPTION OR CONDITIONAL CONTRACT OF SALE ON THE LAND PROPOSED TO BE SUBDIVIDED OR DEVELOPED AND HAS NO LITIGATION OR LIENS EXIST OR ARE PENDING ON THE SITE.

NOTES: 1. ITEMS IN BLACK ARE EXISTING IN THE FIELD. 2. ITEMS IN GREY ARE PROPOSED OR APPROVED, BUT MAY NOT BE BUILT. 3. ITEMS IN RED ARE NEWLY PROPOSED.

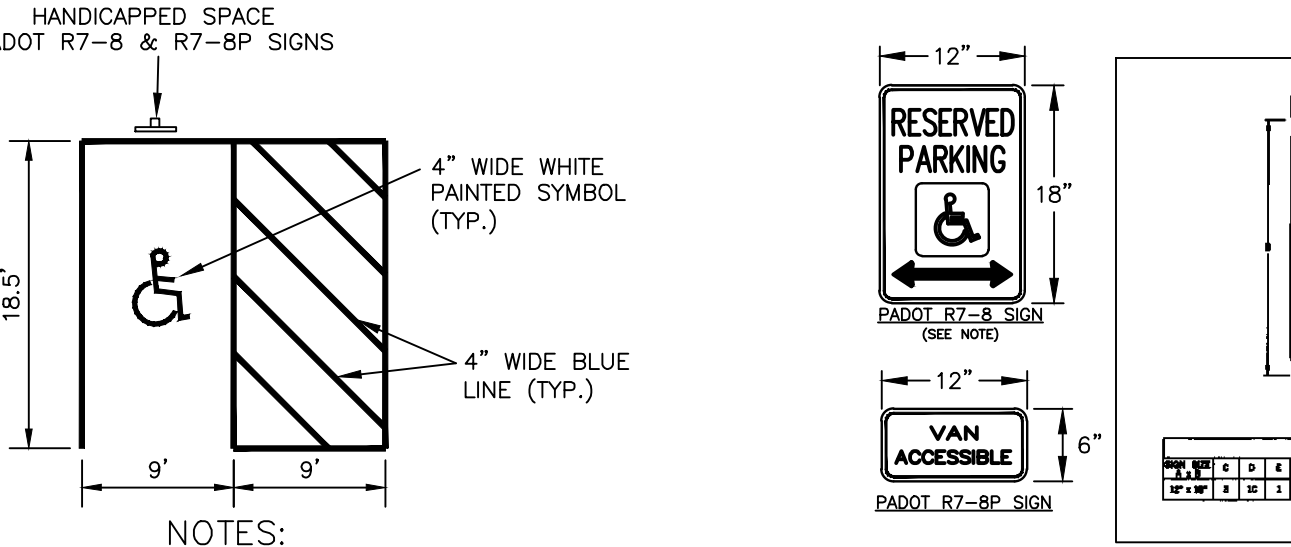
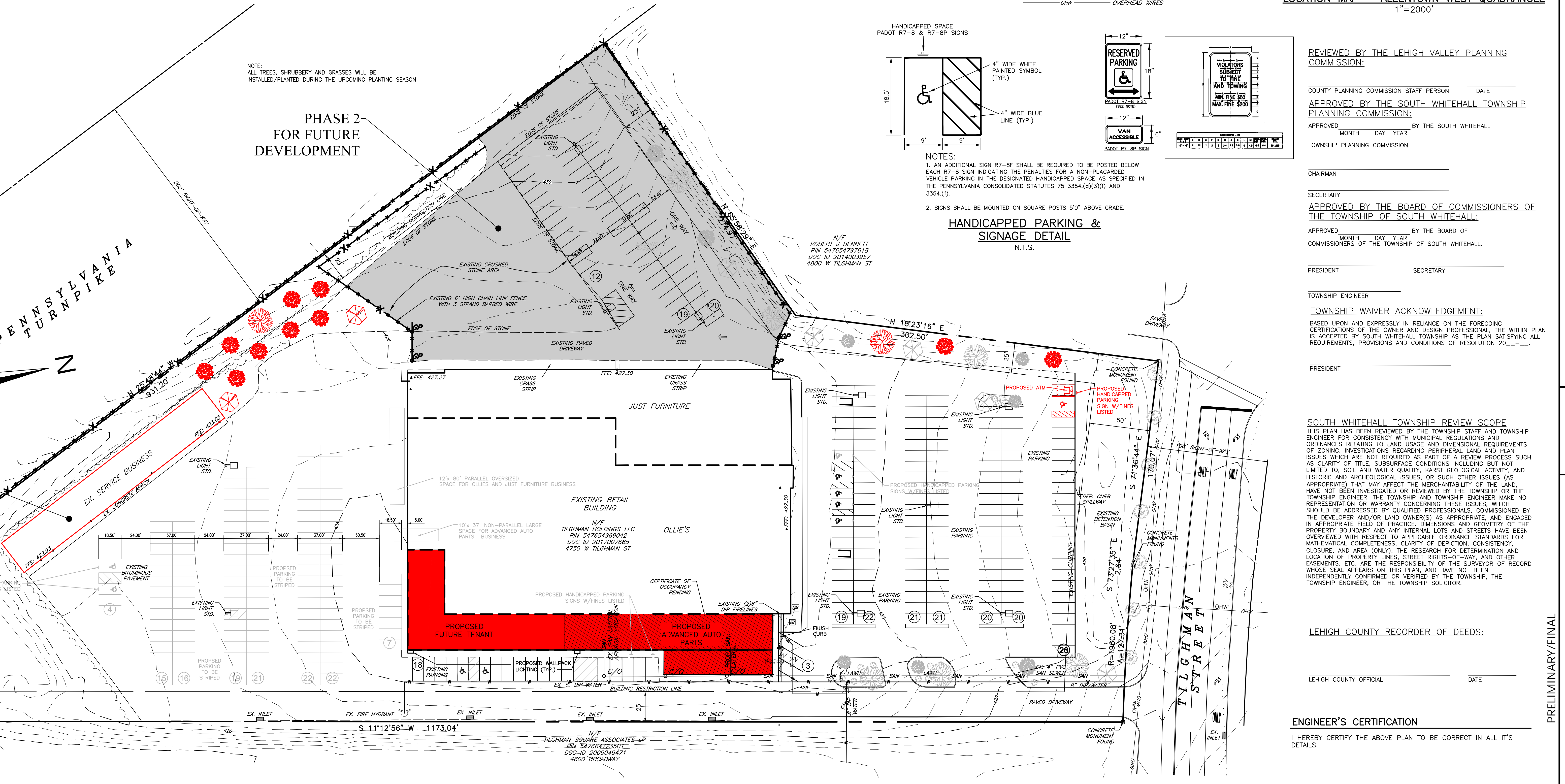
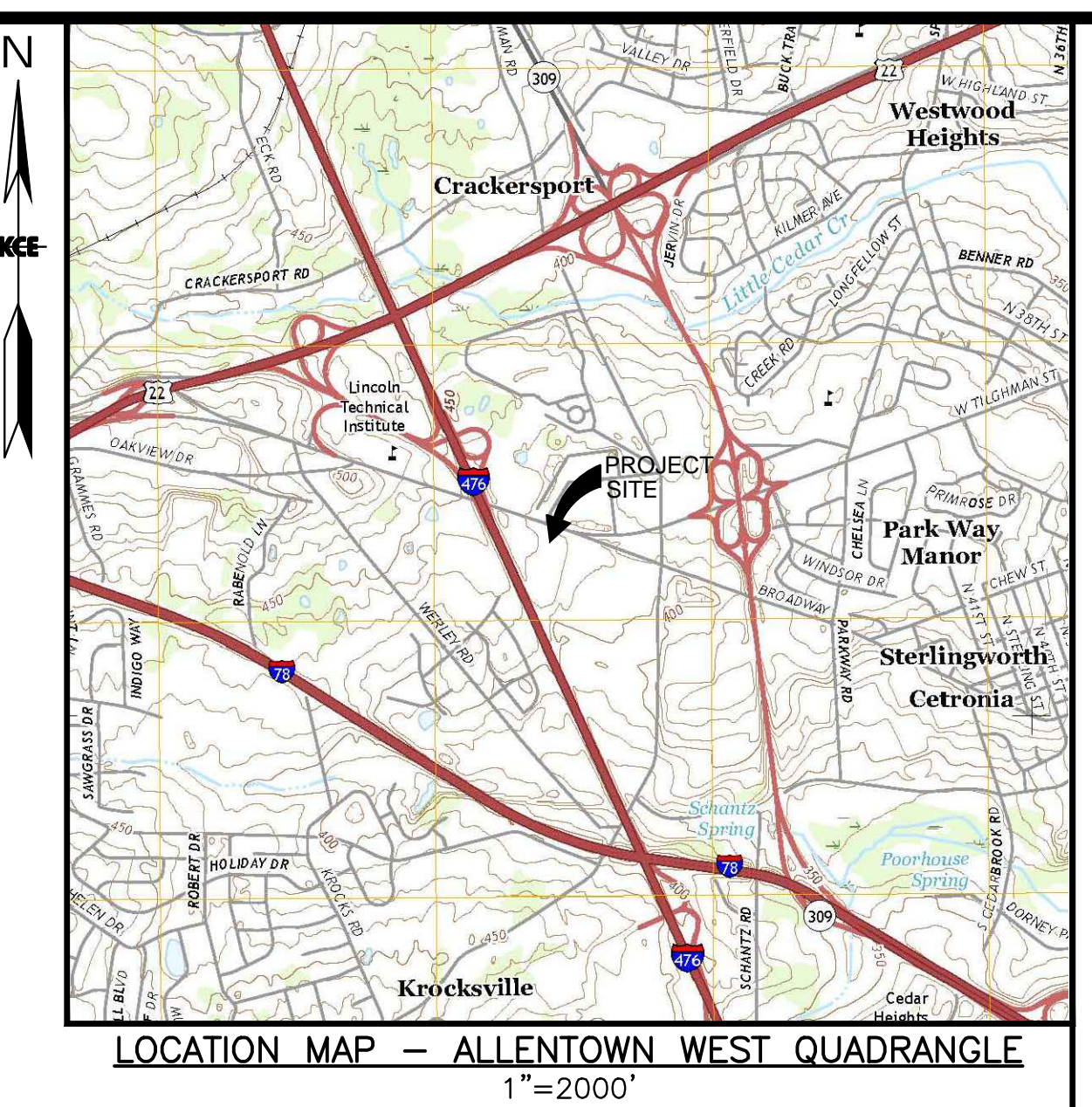
- Japanese Zelkova - QTY=18
Red Maple - QTY=7
Thornless Honey Locust - QTY=8
Eastern Redbud - QTY=7
Maiden Grasses / Low Lying Shrubs



PURPOSE OF PLAN: THIS PHASE 1 LAND DEVELOPMENT PLAN IS INTENDED TO (i) PERMIT UNPERMITTED BUT EXISTING IMPROVEMENTS, (ii) PROPOSE NEW IMPROVEMENTS TO THE EXISTING COORDINATED DEVELOPMENT, AND (iii) ALTER THE PLACEMENT OF PREVIOUSLY PERMITTED IMPROVEMENTS THAT WERE NOT YET INSTALLED.

LEGEND

- CONCRETE MONUMENT FOUND
UTILITY POLE
GUY WIRE
ELECTRIC BOX
STORM INLET
SANITARY CLEANOUT
GAS METER
WATER VALVE
FIRE HYDRANT
DOOR SILL
FINISHED FLOOR ELEVATION
AREA LIGHT
BOLLARD
GATE POST
BOUNDARY
LEGAL RIGHT-OF-WAY
ADJACENT PROPERTY LINE
BUILDING RESTRICTION LINE
EDGE OF PAVEMENT
CURB
FENCE
CONTOUR
OVERHEAD WIRES



NOTES: 1. AN ADDITIONAL SIGN R7-8F SHALL BE REQUIRED TO BE POSTED BELOW EACH R7-8 SIGN INDICATING THE PENALTIES FOR A NON-PLACARDED VEHICLE PARKING IN THE DESIGNATED HANDICAPPED SPACE AS SPECIFIED IN THE PENNSYLVANIA CONSOLIDATED STATUTES 75.3354.(a)(3)(i) AND 3354.(f).

HANDICAPPED PARKING & SIGNAGE DETAIL

N.T.S.

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION: COUNTY PLANNING COMMISSION STAFF PERSON DATE APPROVED BY THE SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION: APPROVED MONTH DAY YEAR BY THE SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION.

TOWNSHIP WAIVER ACKNOWLEDGEMENT: BASED UPON AND EXPRESSLY IN RELIANCE ON THE FOREGOING CERTIFICATIONS OF THE OWNER AND DESIGN PROFESSIONAL, THE WITHIN PLAN IS ACCEPTED BY SOUTH WHITEHALL TOWNSHIP AS THE PLAN SATISFYING ALL REQUIREMENTS, PROVISIONS AND CONDITIONS OF RESOLUTION 20-11.

LEHIGH COUNTY RECORDER OF DEEDS: LEHIGH COUNTY OFFICIAL DATE

ENGINEER'S CERTIFICATION

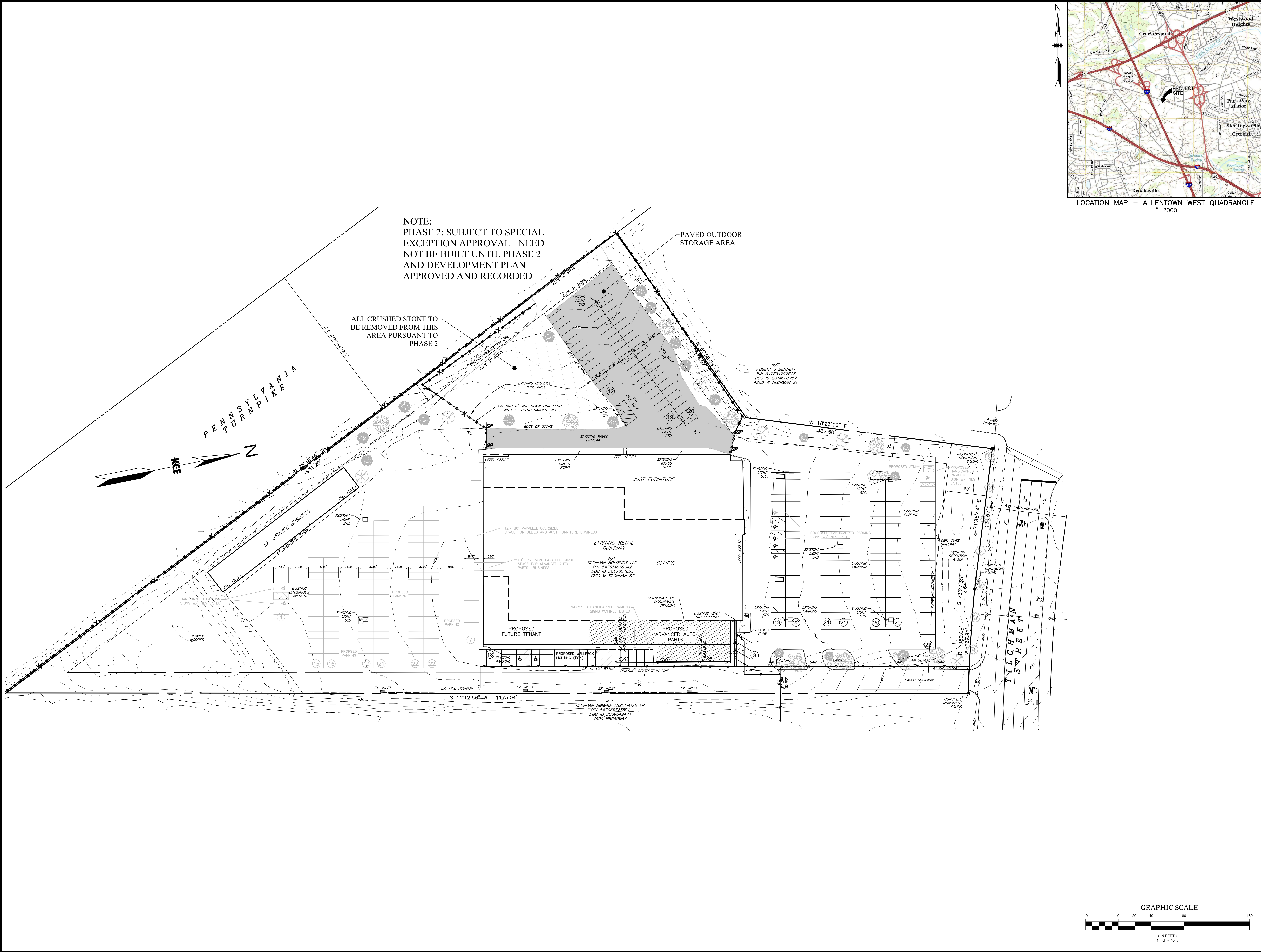
PROFESSIONAL SURVEYOR'S CERTIFICATION

I, DOUGLAS HAWKOW, PLS., DO HEREBY CERTIFY THAT THIS PLAN AND SURVEY ARE CORRECT IN ALL DETAILS, AND THAT MONUMENTS WILL BE ACCURATELY PLACED AS SHOWN ON THE PLAN.

DESIGNED BY: X CHECKED BY: MFC DATE: 06-28-2024 SCALE: 1" = 40' JOB NUMBER: CW-23-119 SHEET: 2 OF 3

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

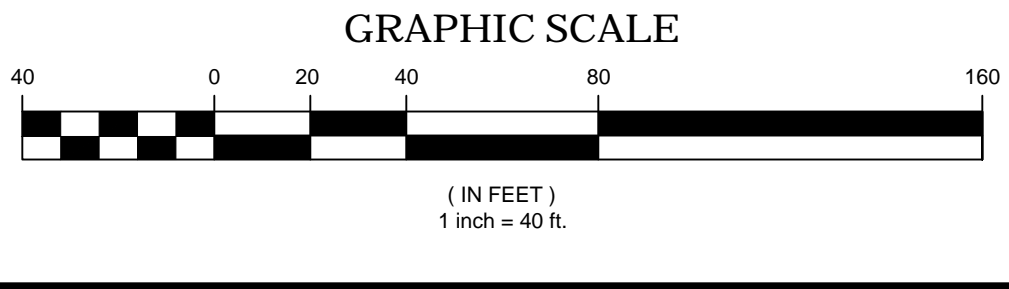
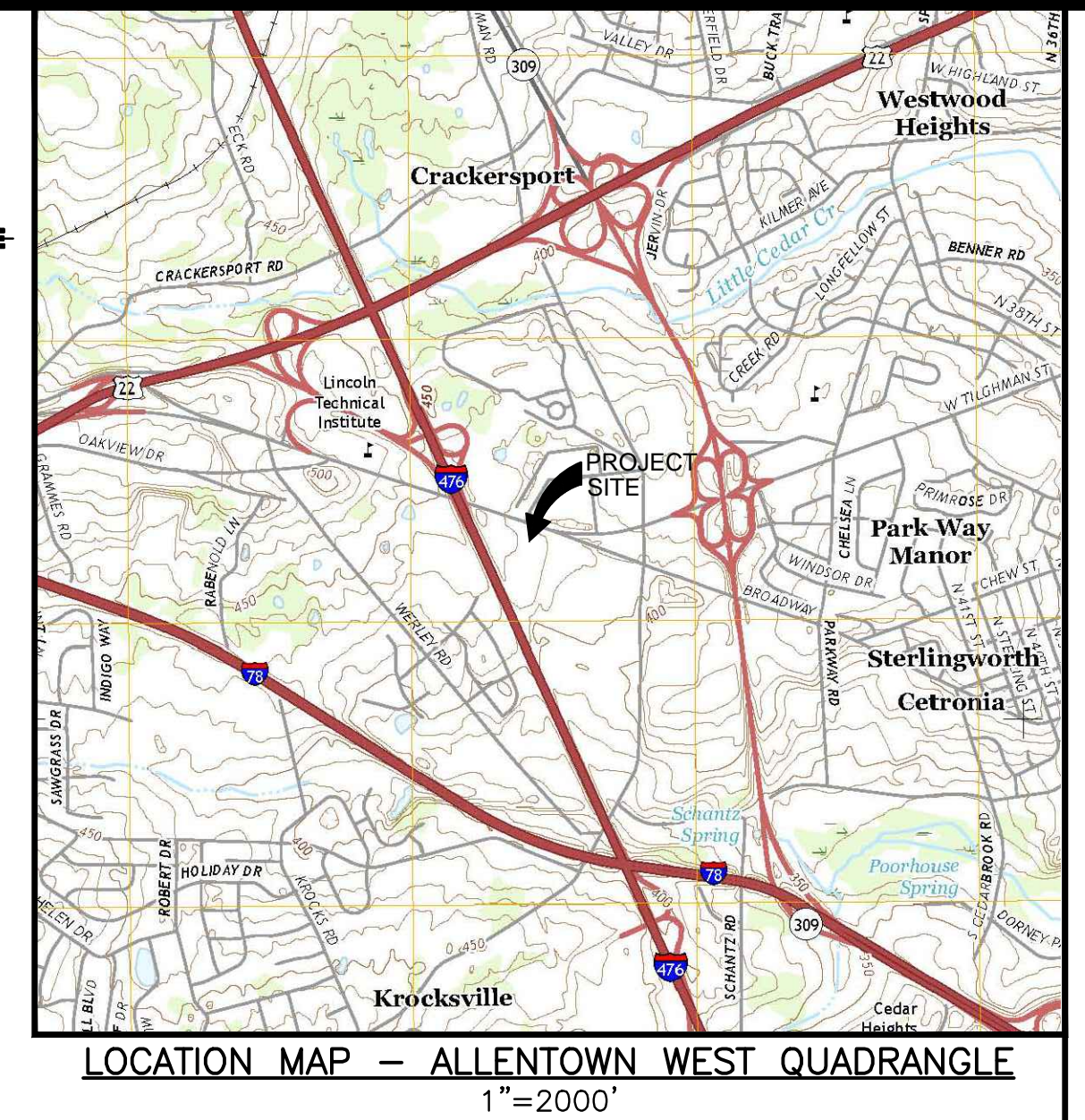
W:\2023\CW23-119 Advance Auto Parts Site Plan - 4750 Tilghman Street, Allentown, PA\CW-23-119.dwg, CW23-119 (Current).dwg -> Sht3 Info Only Ph2 Date: July 01, 2024 - 2:15pm Keystone Consulting Engineers, Inc. West Office - USER: clyost



NOTE:
PHASE 2: SUBJECT TO SPECIAL
EXCEPTION APPROVAL - NEED
NOT BE BUILT UNTIL PHASE 2
AND DEVELOPMENT PLAN
APPROVED AND RECORDED

ALL CRUSHED STONE TO
BE REMOVED FROM THIS
AREA PURSUANT TO
PHASE 2

PAVED OUTDOOR
STORAGE AREA



DESIGNED BY: X
DRAWN BY: MFC
CHECKED BY: MFC
DATE: 06-28-2024
SCALE: 1" = 40'
JOB NUMBER: CW-23-119
SHEET: 3 OF 3

REVISIONS
BY DATE

INFORMATION ONLY - PHASE 2
TILGHMAN HOLDINGS LLC
4750 W TILGHMAN ST
ALLENTOWN, PA 18104
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA

KCE
KEYSTONE
CONSULTING
ENGINEERS

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East Office: Bethlehem, West Office: Allentown, North Office: Kresgeville
www.kceinc.com

Township Engineer Review

THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING

ARCHITECTURE

LAND SURVEYING

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

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

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

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

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

MEMORANDUM

TO: Mr. David Manhardt, AICP via e-mail
Director of Community Development
South Whitehall Township

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

SUBJECT: South Whitehall Township
Tilghman Holdings, LLC – Phase 1
Major Plan #2024-102
Preliminary/Final Plan Review

DATE: August 1, 2024

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

Mr. Herb Bender
Director of Township Operations
South Whitehall Township

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

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

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

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

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

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

Mr. William A. Erdman, P.E.
Keystone Consulting Engineers, Inc.

Mr. Joseph J. Bennett
Tilghman Holdings, LLC

Julie Wagner Burkart, Esq.
Stevens & Lee

(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:

A two-Phase development on an 8.5± acre lot located north of the turnpike south of Tilghman Street and west of Tilghman Square Shopping Center. Only Phase 1 is proposed at this time;

Phase 1 includes:

Fitting out a portion of the existing Ollie's Building with a 12,350± square foot (sf) addition on the east side of the building;

Advanced Auto Parts (6,890± sf)

Future Tennant Space (5,460± sf)

ATM with proposed handicapped parking space;

Enclose the existing building in the southwestern corner of the site;

Updated landscaping;

Phase 2 (future phase) includes:

Outdoor Storage Area (permitted as a Special Exception Use);

Removal of existing crushed stone area.

HC-1 Highway Commercial – Special Height Limitation Zoning District;

TND – Commercial Retrofit Overlay District; and

Public Water and Public Sewer.

Waivers/Deferrals/Variances Granted:

No waivers granted to date, see waiver comment below.

Recommendation:

Engineering approval is not recommended at this time.

mjg/laf

Enclosures

THE PIDCOCK COMPANY

South Whitehall Township
Tilghman Holdings, LLC – Phase 1
Major Plan #2024-102
Preliminary/Final Plan Review

August 1, 2024

REVIEW COMMENTS

A. Planning and Zoning

1. In a letter dated June 28, 2024, the Design Engineer has requested waivers from the following SALDO sections:
 - a. SALDO §312-12(a)(6) and §312-12(a)(7) – Requiring Certifications of Central Water and Central Sanitary Sewerage Systems. We defer to the Township Utility Engineer and Public Works Department;
 - b. SALDO §312-12(a)(9) – Requiring the submission of plans to PennDOT. We do not support this request (see Comment C.2 below);
 - c. SALDO §312-12(b)(15) and §312-12(b)(22) – Requiring contour information to be proved within 400 feet of the tract and soil type limits on the site. Based on the information provided, we could support these requests;
 - d. SALDO §312-12(b)(37) – Requiring the provision of a lighting plan. We defer to the Township Electrical Consultant;
 - e. SALDO §312-12(b)(38) and §312-12(b)(39) – Requiring the provision of a drainage patterns map and soil erosion and sedimentation control plan. We reserve recommendation of these requests until Comment A.2 (below) has been satisfactorily resolved. Also, SALDO §312-26(a)(6) should be added to the waiver request letter;
 - f. SALDO §312-39 – Requiring storm drainage. We reserve recommendation of this request until Comment A.2 (below) has been satisfactorily resolved; and
 - g. SALDO §312-39(e) – Requiring soil erosion and sedimentation control. We reserve recommendation of this request until Comment A.2 (below) has been satisfactorily resolved.

In the event waivers are granted, a note should be provided on the Plan to include the dates of approval, the SALDO sections, and a brief description of the ordinance requirements.

2. Several zoning issues (e.g., required number of parking spaces, impervious surface, etc.) must first be resolved with the Zoning Officer/Zoning Hearing Board, SALDO §312-34(e)(2). We have undertaken a Preliminary/Final Plan review. Any zoning variances ultimately granted should be noted on the plans. As discussed with Township Staff, Phase 1 should include the removal of the stone area in the western parking lot or stormwater management facilities should be added. Also, clarify the extents of the buildings to confirm the parking calculations based upon building size. If necessary, the fences on the western parking area should be removed to allow parking in that area.

B. General

1. The following improvements along the property frontage are required along Tilghman Street per the SALDO: curb, sidewalk, etc. (SALDO §312-26(a) and §312-35(b) pertain), and should be shown on the Plans. Any improvements along Tilghman Street are to be reviewed and permitted by PennDOT;
2. Provide the following information on the Plan:
 - a. Complete horizontal curve information for the property boundary along Tilghman Street, SALDO §312-14(b)(4);
 - b. Curbing around the off-street parking facilities, SALDO §312-35(b)(3)(A)(i)(2) and ZO §350-48(o)(2)(E)(iii)(a)(5) ;
 - c. A Sheet Index in accordance with SALDO §312-14(b)(1);
 - d. Expand the Location Map to include the tract boundary/adjacent properties along with Municipal and Zoning District boundaries within 1,000 feet of the site, SALDO §312-12(b)(9)(A), §312-12(b)(9)(C), and §312-12(b)(9)(D);
 - e. A datum and associated benchmark, SALDO §312-12(b)(16);
 - f. Identify any rock outcrops, stone fields, closed topographical depressions, and other features of ground subsidence, etc. or note accordingly the absence of such features, SALDO §312-12(b)(18);
 - g. The manmade features listed in SALDO §312-12(b)(19) and §312-12(b)(20) within 100 feet of the site;
 - h. The location of sidewalks, trails, driveways, streets, easements, and right-of-way within 400 feet of the tract, SALDO §312-12(b)(21);
 - i. Reference monuments, SALDO §312-12(b)(27);
 - j. Addresses for the proposed tenant, SALDO §312-14(b)(6); and
 - k. An anticipated completion date of all public improvements, SALDO §312-14(b)(7).
3. We defer the review and approval of the “Purpose of Plan” Statement to the Township Staff;
4. Check the total floor area of Ollies (42,697 sf) and Just Furniture (12,322) listed in the Parking Data (Phase 1) as the plan appears to show areas of 44,100± sf and 18,200± sf respectively. Further detail regarding these footprints should be provided and the Parking Data may need to be revised as necessary, SALDO §312-12(b)(8)(I);
5. For clarity, identify the Upper Macungie Township/South Whitehall Township municipal boundary and its basis along the southern property line, SALDO §312-12(b)(21);
6. Clarify the 10’ x 37’ loading space to confirm its ability to be located within the building footprint;
7. Expand the Project Narrative to include information noted in SALDO §312-12(b)(40); and

8. The plan information is not sufficient to determine whether code-compliant accessible routes from the spaces to the buildings are provided. Building first floor elevations, locations and details of site handicapped ramps, and detailed accessible route grading from the proposed handicapped parking spaces to the applicable buildings are required for review. The Design Engineer should confirm the site plan complies with the code requirements. Any concerns of the Township Building Code Official (e.g., accessible routes), Public Works Department, and the Public Safety Commission should be addressed.

C. Traffic

1. Required and available sight distances should be provided for all driveways. The required sight distances should be identified with sight lines and the available sight distances labeled on the plans, SALDO §312-12(b)(24) and §312-35(a)(6)(F). Proposed trees should be kept out of the sight triangles;
2. Provide trip generation calculations for the current proposal. Confirm with PennDOT the acceptability of the continued use of the driveway accessing Tilghman Street, SALDO §312-36(c). Provide copies of all correspondence with PennDOT to the Township and our office;
3. Truck turning templates (trash, fire, and delivery) should be provided to demonstrate the ability of trucks to maneuver through the site (trash trucks to/from trash dumpster, fire truck around building, and delivery vehicles to designated loading zone or delivery area); and
4. The plans identify gates west of the Just Furniture store. The proposed site circulation pattern and gate operations should be clarified. Truck queuing at gates is a concern. The Township may wish to discuss provisions for truck 'early arrivals' and/or for truck drivers that otherwise must wait for site entry.

D. Policy and Information

1. Address any concerns of the Landscape and Shade Tree Commission, SALDO §312-12(b)(28) and §312-12(b)(36). We note that previously approved landscaped islands (Sheet 1) in the southern parking area have been removed from the current layout (Sheet 2);
2. The Township should determine whether open space, or fees in lieu thereof, will be required, and an appropriate note added to the plan to be recorded, SALDO §312-34(d) and §312-36(d);
3. Provide a note listing all required outside agency permits and approvals on a plan to be recorded. These Agencies/permits include, but may not necessarily be limited to:
 - a. LVPC, SALDO §312-12(a)(10) and §312-14(a)(6);
 - b. PennDOT, SALDO §312-12(a)(11) and §312-14(a)(7); and
 - c. PADEP, SALDO §312-12(a)(12) and §312-14(a)(8).

Copies of all correspondence, including all data submitted to outside agencies regarding required permits and approvals, should be provided to the Township and our office;

4. Provide the following notes on a sheet to be recorded:
 - a. The location of existing utilities is the responsibility of the Developer/Design Engineer and the locations of such facilities have not been reviewed by The Pidcock Company or the Township. The Developer/Design Engineer is responsible for confirming the location of all utilities and to avoid conflicts of the same with proposed improvements. Significant efforts to resolve such conflicts, including but not necessarily limited to redesign, construction delays, utility relocations, etc., may result if conflicts with existing utilities are encountered during construction; and
 - b. All construction within Township right-of-way shall be in accordance with Township Specifications and Standards for construction.
5. Discuss matters pertaining to the design of water distribution and sanitary sewerage systems with Public Works Department, SALDO §312-12(a)(6)(C) and §312-12(a)(7)(C);
6. 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 and fire protection requirements;
7. Survey Notes 7 on Sheet 2 indicates that Plan has been prepared without benefit of a Title search and is therefore subject to any easements or other pertinent facts which such might disclose. The Township Solicitor should review the acceptability of this note;
8. We defer to the Township Electrical Consultant to review any proposed site lighting;
9. Remove the Owner's Certification and Waiver Acknowledgement for the waiver of the land development review process as they are not necessary. Also, remove the Owner's Statement as it appears to be duplicate;
10. Revise the Planning Commission signature block to be in accordance with SALDO §312-13(d)(2); and
11. Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable, SALDO §312-12(b)(6) and §312-14(b)(2).

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

THE PIDCOCK COMPANY

South Whitehall Township
Tilghman Holdings, LLC – Phase 1
Major Plan #2024–102

Preliminary/Final Plan Review
List of Plans and Supplemental Information
Prepared by Keystone Consulting Engineers, Inc. and
dated June 28, 2024, except as noted

1. Existing Conditions & Prior Approved Land Development Plan, Sheet 1 of 3 (cursory review only);
2. Land Development Plan – Phase 1, Sheet 2 of 3;
3. Information Only – Phase 2, Sheet 3 of 3 (cursory review only);
4. Project Narrative (undated);
5. Waiver Request Letter; and
6. Stevens & Lee letter dated July 1, 2024.

Township Water & Sewer Engineer Review



August 1, 2024

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

Re: Tilghman Holdings Coordinated Land Development
Proposed Future Tenant
Land Development #2024-102
Review of Preliminary Plan
SSM File 103400.0113

Dear Mr. Manhardt:

This correspondence is provided as a review of the Preliminary Plan for the above referenced project dated June 28, 2024. We have the following comments regarding the water and sanitary sewer utilities:

General Comments:

1. None at this time.

Water Comments:

1. Sheet 2 of 3: Please verify the domestic water line meter location and size.
2. Provide proposed water usage information for review and allocation calculations.

Sanitary Sewer Comments:

1. A sewage planning module may be required for submission to the PA DEP.

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

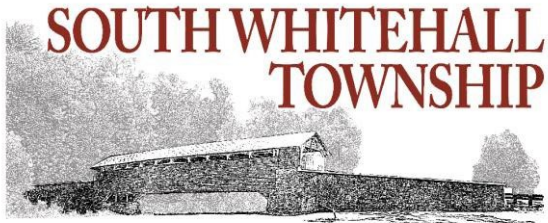
Sincerely,
Spotts, Stevens and McCoy

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

Jason M. Newhard, 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: Tilghman Holdings Coordinated Land Development
Major Plan 2024-102**

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

1. Pidcock to review impervious Calculations

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Landscape and Shade Tree Commission- July 22, 2024

SOUTH WHITEHALL TOWNSHIP



MEMORANDUM

TO: Planning Commission
FROM: Chris Strohler, Long-Range Planner
DATE: July 22, 2024
SUBJECT: Subdivision Plan Review
Tilghman Holdings LLC
Coordinated Land Development Plan 2024-102
Plan dated June 28, 2024

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

At their July 22, 2024 meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and recommended the following:

The plan is acceptable

Respectfully submitted,

Christopher Strohler

Christopher Strohler, AICP
Long-Range Planner - Community Development Department

South Whitehall Planning Document Review

SOUTH WHITEHALL TOWNSHIP

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

August 2, 2024

Tilghman Holdings LLC
Attn: Joseph Bennett
144 North 3rd Street
Lehighon, PA 18235

***RE: Coordinated Land Development Plan Tilghman Holdings LLC
Major Plan #2024-102
Request For Preliminary/Final Plan Review***

Dear Mr. Bennett:

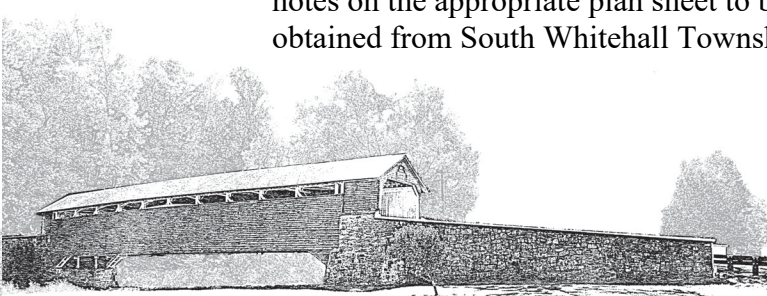
The purpose of this letter is to report on planning and non-engineering related comments that are to be addressed. My comments follow:

Open Space and Recreation

1. The plan will be forwarded to the Parks and Recreation Board for a recommendation on how the applicant might best meet the Open Space and Recreation Requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance.

Plan Recording Requirements

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



Official Map & Comprehensive Plan

1. The Comprehensive Plan envisions the tract within a Business District Land Use Type. The goals of the Business District is to:

- Incentivize infill and redevelopment
- Incorporate residential to create mixed-use development
- Encourage local connectivity to surrounding land uses
- Encourage walkability and multiple modes of transportation
- Encourage regional connectivity through transit and multimodal infrastructure and circulation.
- Business District Land Use supports Suburban Center and Regional Employment Center place types.

This project proposes the redevelopment and further development of an already developed commercial parcel and is 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, 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 #2023-107			

Applicant's Correspondence

Project Narrative

TILGHMAN HOLDINGS LLC

COORDINATED LAND DEVELOPMENT PLAN (PHASE 1)

PROJECT NARRATIVE

JULY 2024

The project includes enclosing and fitting out a portion of the area of the existing building which was formerly a storage area with a roof and sprinkler system that served as outdoor storage for the prior building supply business and a minor expansion of the building footprint at the northern end of the building. Minor improvements consisting of parking lot striping, handicap parking spaces and signage are proposed for the existing parking areas. In addition, street trees will be planted along the Tilghman Street frontage of the property as well as locations throughout the rear and sides of the property as shown on the plans. Finally, an ATM machine will be placed at the northwest corner of the main parking lot.

Since previous proposals have been submitted for this property, is there a W-9 and Required Escrow Account Opening Information Form on file? In that regard, any remaining escrow funds can be transferred and used for this submittal. In addition, the \$50 submission filing fee was previously submitted (copy of the check enclosed).

Since the proposed modifications are very minor in nature, would the Township be willing to forego the formal review/approval process by the Lehigh County Conservation District with the understanding that E&S controls will be utilized at each location, where necessary, similar to the typical E&S detail utilized for the construction of single family homes (see waiver request letter)?