

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

**PLANNING COMMISSION**

**OCTOBER 10, 2024**

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

**A G E N D A**

	<u>Estimated Time</u>	
<b><u>AGENDA ITEM #1</u> – CALL TO ORDER</b>	7:00 pm	
<b><u>AGENDA ITEM #2</u> – PLEDGE OF ALLEGIANCE/ROLL CALL/MEETING RULES</b>	7:00 pm	
<b><u>AGENDA ITEM #3</u> – APPROVAL OF MINUTES</b>	7:05 pm	
Minutes of the September 12, 2024 meeting		
<b><u>AGENDA ITEM #4</u> – SUBDIVISION REVIEW</b>		
Review Process For Each Subdivision and/or Land Development Application:		
1. Township Staff Presentation	3. Applicant Presentation	5. Audience Questions/Comments
2. Township Engineer Presentation	4. Planning Commission Discussion	6. Planning Commission Decision
<b>A. <del>REMOVED FROM AGENDA</del></b>		
<del>Robert Ruhe</del>		
<del>Minor Plan 2013-201</del>		
<del><u>Request for Preliminary/Final Plan Review</u></del>		
<b>B. <del>REMOVED FROM AGENDA</del></b>		
<del>Tilghman Holdings LLC Coordinated Development Phase 1</del>		
<del>Major Plan 2024-102</del>		
<del><u>Request For Preliminary/Final Plan Review</u></del>		
<b>C. <del>REMOVED FROM AGENDA</del></b>		
<del>Parkland School District New Operations Center—Phase 4</del>		
<del>Major Plan 2024-105</del>		
<del><u>Request For Preliminary/Final Plan Review</u></del>		
<b>D. Posocco Equities</b>	7:10 pm	
Major Plan 2024-106		
<u>Request For Sketch Plan Review</u>		
<b><u>AGENDA ITEM #5</u> – TRANSPORTATION INFRASTRUCTURE UPDATE</b>	7:20 pm	
<b><u>AGENDA ITEM #6</u> – COURTESY OF THE FLOOR</b>	7:25 pm	
<b><u>AGENDA ITEM #7</u> – ADJOURNMENT</b>	7:30 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                      SEPTEMBER 12, 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  
Trevor Dombach  
Timothy Dugan  
Diane Kelly  
Mark Leuthe

Staff members in attendance:

David Manhardt, Director of Community Development  
Laura Harrier, Zoning Officer  
Christopher Stroehler, Long Range Planner  
Lynn LaBarre, Permits Coordinator-Minute Taker  
Erinn Bet, Assistant Township Engineer  
Jennifer Alderfer, Assistant Township Solicitor

**AGENDA ITEM #1 – CALL TO ORDER** – Chairman Wilson welcomed everyone.

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

Chairman Wilson led the assembled in the Pledge of Allegiance.

Mr. Manhardt called roll of the Planning Commission members.

Mr. Manhardt announced that there is a quorum. He read the meeting rules.

Chairman Wilson introduced the Township staff and others in attendance.

**AGENDA ITEM #3 – APPROVAL OF MINUTES**

Chairman Wilson announced that the minutes of the August 8, 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. Mrs. Kelly made a motion to approve the minutes. Mr. Dugan seconded the motion. Mr. Leuthe and Mr. Hite abstained, and the motion passed 3-0.

#### **AGENDA ITEM #4 – SUBDIVISION REVIEW**

##### **A. Dorney Park Sidewalks Hamilton Boulevard Professional Staff Consultation 2023-405 Request for Preliminary/Final Plan Review**

Staff Presentation - Director Manhardt introduced the project which was a condition from the Dorney Park 2024 Project. The proposed sidewalks along Hamilton Boulevard will begin at Haines Mill Road and connect to the existing sidewalk at the park driveway. This project is a direction and discussion item due to its approval being done under PennDOT jurisdiction. Comments will be moved forward to the BOC and ultimately to PennDOT.

Township Engineer Presentation - Erin Bet, Assistant Township Engineer, noted that this project doesn't need formal action from the Planning Commission. There was a site meeting in June 2023. Comments were listed on the September 5, 2024, memo noting that a highway occupancy permit is required for this proposed project. Clear site triangles, future bus shelters coordination and general drafting requirements must be reviewed.

Applicant Presentation - Attorney Chris McLean from Fitzpatrick Lentz and Bubba and two representatives from Dorney Park were in attendance. The history of project arose from the approval of an amusement ride in 2023. A separate agreement for frontage improvements was signed by the applicant and the BOC earlier this year. Topography work to be done was submitted to Township staff, PennDOT and Lanta. We are ready to finalize the HOP submission, get the permit issued and begin construction.

Mrs. Kelly reported that at the Public Safety Meeting, the Police Department would prefer to have the sidewalks illuminated. One of the Sergeants offered to do the lighting study. Attorney McLean said that this study would be open for discussion with his applicant.

Chairman Wilson noted that this lighting study would have to be coordinated with PennDOT.

Adam Smith, Barry Isett & Associates representative for Dorney Park, said that a concrete pad was installed for the LANTA bus stop. The stop is so busy that they may increase the size later.

Mr. Hite appreciates the project noting that it is a great step toward Township walkability.

**B. PCFLV, Inv** – This item was removed from the agenda per the applicant.

**C. Palmeiro Realty LLC**  
**Waiver from Land Development 2024-702**  
**Request for Plan Review**

Staff presentation – Director Manhardt introduced the project which currently consists of two buildings-one commercial and one residential with existing parking areas for both uses on the lot. The proposal consists of additions to the commercial building which is an existing veterinarian office. In addition, there would be reconfigured new parking area and driveway on the parcel. Access to the existing parking lot will be abandoned as it is situated on the adjoining property. Zoning variances were granted at the July 24<sup>th</sup> meeting by Zoning Hearing Board.

Township Engineer Presentation – Erin Bet, Assistant Township Engineer, noted that a waiver from land development review was performed by the Pidcock office. The initial plan submission was in April 2024. Minor storm water management, general drafting requirements, and clear site triangle issues were reviewed in the most recent Pidcock memo. There were three waiver requests for Crackersport Road frontage improvements in which we would recommend that deferrals be requested. There was a recommendation that right of way would be dedicated at this time to include a minimum of two feet beyond the existing curbline for maintenance purposes and the remnant portion is deferred to the minimum lot sizing requirements as per the zoning ordinance. To address three comments, an additional waiver request letter was submitted yesterday. These waivers were specific to drafting items on the plan and in the past the Planning Commission has given relief to these issues. The Township Engineer’s office has no engineering objection to these three waivers and leave it up to the Planning Commission to decide as it was received past the submission deadline. At this time, condition on addressing items in the September 5, 2024, memo, we can recommend engineering approval.

Applicant Presentation - Attorney Chris McLean from Fitzpatrick Lentz and Bubba introduced the applicant, Dr. Brian Palmeiro, veterinarian, owner of the property through his LLC along with Edward Schlaner, Jr from Martin H. Schuler Company. An addition is proposed to the existing commercial building and a convert a portion of the greenhouse to increase the space for the practice. The parking area will be expanded and relocated to bring it fully onto the property. Currently, the access driveway and a small portion of the parking area is on the BMW Dealership property to the south. There was an attempt to develop an easement but that led to some challenges, and we received relief from the Zoning Hearing Board in a recent meeting.

Dr. Palmeiro’s veterinary practice has been in the Lehigh Valley for 16 years and in South Whitehall Township for 14 years. He treats mostly dogs and cats as well as fish specializing in dermatology and allergy conditions. His clientele is from the Lehigh Valley as well as the Pocono region. The closest veterinarian in this field is in the Philadelphia, Pittsburgh, or Ithaca New York region. The practice is looking to increase the size of the waiting room as well as to add examination rooms and improve staff parking.

Attorney McLean noted that his applicant has received all comments, and they have no issues with any of the review comments and we will work those out with staff and consultants prior to

taking the plan to the BOC. There are 3 waivers submitted initially which are related to the dedication of right of way on Crackersport Road. The additional 3 waivers were submitted on Wednesday, September 11<sup>th</sup> were the result of the review comments as we realized that our plan does not have some of the specific details. We are requesting the favorable recommendation of the six waivers along with the overall waiver of land development.

Brian Hite asked about current and proposed parking spaces. There are 14 spots with 26 and 3 ADA spaces proposed spaces totaling 29.

Dr. Palmeiro reported that there are 3 spaces in the residential driveway. The residents can park in the lot or on the street and there will be no parking restrictions.

Chairman Wilson said that there are only 26 new parking spaces which is a great improvement.

Mr. Dugan asked about the current existing driveway which is on the neighboring parcel and if there will be a barricade or chain to prevent access. Curbing was proposed for the project.

Assistant Township Engineer Bet said Public Works would prefer curbing.

Chairman Wilson noted that converting the grass may be a good idea even though it belongs to the neighboring property. He was told that the applicant tried to work with the BMW dealership for almost two years and they will not sign an easement agreement.

Mr. Dugan asked about the existing hedge row and tree lined area along the chain link fence. Dr. Palmeiro's business has always maintained that area.

Dr. Palmeiro has no problems with the right of way issues.

Mr. Hite appreciated the cleanup of the property and staying off the neighboring lot. He also noted that the increase in parking makes the business more sustainable.

Mr. Dugan asked about the increase in water and sewer usage and was told that the renovations will only add two sinks to the building so any increase will be minimal.

Chairman Wilson reported that there are 5 waivers along with the waiver from land development to consider and the waivers would be considered a deferral.

Director Manhardt said that in asking for the waiver from land development, the two sections mentioned were the waiver from preliminary plan and the waiver from final plan. The condition in the final plan approved in SALDO for plan recording and if we are getting the ROW dedicated, we still want the plan recorded. The waiver from land development is using the guidelines of full submission and that we have the condition of plan recording.

Mr. Hite said that a business has been at this location for years and was previously a florist.

Attorney Alderfer asked for copies of the recent waivers. Attorney McLean distributed copies.

Chairman Wilson noted that these waiver requests are the ones we would typically grant.

Director Manhardt reported that the waiver requests are outlined in 3 letters. There were two letters supplied by the engineer, one dated April 3, 2024, for the two waivers which seek the waiver from land development. There was another letter dated July 26, 2024.

Mrs. Kelly asked if we need to review the 6 waivers before we take care of the waiver from land development and Attorney Alderfer recommended that we do.

Attorney McLean reviewed the letter dated April 3, 2024, which includes the overall waiver from land development. The July 26, 2024, letter includes 3 waiver requests which are also in the September 5, 2024, Pidcock letter. Attorney McLean noted that his applicant is agreeable to all 3 waiver requests being treated as deferrals. The last 3 waivers are included in the September 11, 2024, letter. With respect to these 3 waivers, the properties in the vicinity are developed and there are no issues with connectivity or future development or needing to plan for future expansion or growth which is why we it makes sense not to put them on the plan.

Assistant Township Engineer Bet agrees with Attorney McLean that the deferrals are the way to proceed for the first 3 waivers. In the September 5<sup>th</sup> letter, the first 2 deferrals should be expanded upon to include the SALDO section. The street right of way is Section 312-35(b)(3)(C) and the SALDO deferral is Section 312-36(d)(3)(B). Finally, we would like it to be expanded to include SALDO Section 312-35(b)(3)(C).

Mrs. Kelly motioned to defer SALDO Section 312-36(d)(3)(B) to include SALDO Section 312-35(b)(3)(C) deferral. Mr. Hite seconded the motion and the motion passed unanimously 6-0.

Mrs. Kelly motioned to defer SALDO Section 312-36(d)(3)(B) to include SALDO Section 312-35(B)(3)(C). Mr. Hite seconded, and the motion passed unanimously 6-0.

Mrs. Kelly motioned to defer SALDO Section 312-35(b)(3)(A)(ii)(1). Mr. Hite seconded the motion and the motion passed unanimously 6-0.

Mr. Leuthe motioned to grant the waiver of Section 312-12(b)(15). Mr. Dombach seconded, and the motion passed unanimously 6-0.

Mr. Leuthe motioned to grant the waiver of Section 312-12(b)(19) and Section 312-12(b)(20) acquiring significant man-made features within 100 feet. Mr. Dombach seconded, and the motion passed unanimously 6-0.

Mr. Leuthe motioned to grant the waiver of Section 312-12(b)(21) distance features being 400 feet from the site. Mr. Dombach seconded the motion. Mrs. Kelly noted that the way the waiver is written it refers to the showing of the sidewalks not the actual installing of the sidewalks. Chairman Wilson called for the vote and the motion passed unanimously 6-0.

Mrs. Kelly asked if the letter that was distributed to Board with the conditions for the waiver from land development will be read into the record tonight.

Director Manhardt noted that the letter missed getting into everyone's packets. He also said that the conditions are draft conditions which will be addressed through the waiver process. The first 7 items are complying with staff reviews; 8 is the Public Safety review; 9 is the Park & Recreation review; 10 is from the Landscape and Shade Tree Commission; 11 is the section about the right of way dedication; 12 is for other reviews; 13 is an outside approval; 14 is for open invoices and 15 is a clean plan before the BOC.

Mr. Leuthe asked if the applicant's attorney had a copy of letter and Attorney McLean said that he did and he has no objections to the 15 proposed conditions. The letter will be referred to as the planning letter recommendation draft.

Mrs. Kelly asked about staff review letters containing outstanding items and was told that the draft recommendations are included in all staff reviews.

Director Manhardt said that all comments will be addressed at Planning Commission resulting in a clean plan and all staff comments will be addressed.

Attorney Alderfer clarified that this is a conditional approval which means all conditions will remain the same at the BOC level. Those conditions must be satisfied prior to plan recording.

Mrs. Kelly asked about staff working through these conditions and what happens if there are additional conditions by the time the plan goes to the BOC.

Director Manhardt said it's possible that there could be more, but these conditions would be addressed prior to the BOC presentation and the final step of the plan recording.

Attorney McLean said that his goal in reviewing conditions would be to get as many conditions satisfied to the greatest extent so that the list should be shorter when presented to the BOC.

Attorney Alderfer noted that any outstanding comments on the dated review letters would need to be updated and those dates are listed in the conditions of approval.

Mr. Leuthe motioned for a conditional waiver from Section 312-11 and Section 312-13 conditioned on the applicant agreeing to and satisfying the planning exhibit 15 comments which address the board reviews and engineering comments. Mr. Hite seconded the motion. Mrs. Kelly asked about the staff land development review. If there are disagreements between the Township and the developer, could those issues come back to the Planning Commission.

Director Manhardt said that the goal is to move things forward but if the changes warrant additional reviews, they will be brought back to the Planning Commission. Chairman Wilson called for the vote and the motion passed unanimously 6-0.

**D. Allentown Cat Clinic Parking Lot Expansion  
Major Plan 2023-102  
Request for Preliminary/Final Plan Review**

Staff presentation – Director Manhardt said the application is to develop that property at 4090 W Tilghman Street including the addition of an 11-space to the existing 13-space parking lot. Property is zoned Highway Commercial and is served by public water and public sewer. The applicants, David, and Michele Paul had all their reviews completed and were scheduled for the June 15, 2023, meeting which was later cancelled. The applicant has submitted a revised plan.

Township Engineering Presentation – Assistant Township Engineer Bet’s summary was highlighted in the September 5, 2024, memo. She stated that engineering approval was not recommended in June 2023. She met with staff in August 2023 to review the initial plan. Following review of the updated plan, comments, general and submission drafting requirements, were listed on the September 5<sup>th</sup> memo. Tilghman Street frontage improvements within the right of way require a HOP from PennDOT. There is one waiver request for proposed curbing along Tilghman Street and we would defer to PennDOT regarding this request as it is in their right of way. Engineering approval was recommended subject to addressing the items in the September 5, 2024, memo.

Applicant Presentation – Jeremy Shadler, David Paul and Abigail Bortel were at the meeting. Mr. Shadler spoke about the expansion of 9 spaces in the parking lot for both staff and patients. We have met with the Township staff previously and we are back with some changes. The applicant has added a sidewalk along Tilghman Street at the recommendation of both Township staff and LVPC. In addition, there is a LANTA bus stop down the street and this sidewalk offers improved connectivity. The HOP application was submitted to PennDOT. We received a few minor comments from PennDOT, and they will light the driveway. In addition, we are requesting a waiver of curbing along the roadway. PennDOT did not want the curbing along Tilghman Street.

Mr. Dombach, who lives nearby the clinic, prefers the sidewalk on Tilghman Street. This improved parking plan will take the cars off the grass.

Mr. Leuthe asked if there were any comments from PennDOT regarding the curbing and was told that the biggest concern was the installation of the sidewalk.

Mr. Hite said PennDOT is adding sidewalks in the Tilghman Street/PA Route 309 interchange project.

Mr. Dombach asked if Hess Windows has deferrals on their property and was told that there are none. Mr. Dombach reported that there is no curbing along that section of Tilghman Street but there is curbing on the opposite side of the road near American Bank and Ruby Tuesday’s.

Mrs. Kelly asked if this section of Tilghman Street is part of PennDOT widening and was told no.



Chairman Wilson asked if the township could recommend curbing and was told that we can make recommendations, but PennDOT has jurisdiction on the roadway, and we must defer to PennDOT. We hope to have an answer before the project goes to the BOC.

Mr. Dombach noted that the sidewalk will help with accessibility to either side of the road and curbing does not help.

Mrs. Kelly is in favor of a deferral of the curbing and the option for Township staff to review curbing in the future to have curbing in this section toward a completed plan.

Mr. Dugan asked about the reference for a hand hold on the drawings near the rear gravel lot and was told that it is to connect the existing electric to the light pole when we move the pole.

Mr. Leuthe motioned to defer curbing based on section 312-35 (b) that we would defer curbing; however, if PennDOT would require curbing in any subsequent application or subsequent revision, we would follow PennDOT's request. Mr. Dombach seconded the motion. All in favor- none opposed.

Director Manhardt reviewed the 19 conditions which include the following:

- 1-typical agreements for subdivision improvement maintenance security
- 2-7-comments from professional and staff reviews
- 8-comments from Public Safety Commission
- 9-10-comments from Parks & Recreation Commission
- 11-comments from Shade Tree Commission
- 12-13-comments from outside agencies
- 14-comments from PennDOT
- 15-16-comments on easements and streetlights
- 17-19-standard conditions on plans

Mr. Leuthe motioned to approve the 19 conditions and recommend preliminary final approval. Mrs. Kelly seconded the motion and the motion passed unanimously 6-0.

Mr. Strohler reported an online comment made by Jeff Bonacci from Day Job Property Management. He asked what will be required of the adjoining properties regarding curbing.

Chairman Wilson said this review is for the applicant's property including the frontage, addition of parking spaces and sidewalk. Neighboring properties are not required to do anything. Mr. Leuthe said that he believes the question was posed to check if there were existing deferrals on any neighboring properties. He was told that there are no existing deferrals.

#### **AGENDA ITEM #5 – COMPREHENSIVE PLAN UPDATE**

Mr. Strohler reported that the Landscape plan was reviewed at the last Planning Commission Meeting. Staff is making the minor changes, and the updates will go to the September 18<sup>th</sup> BOC

meeting. Mr. Hite motioned to recommend the approval of the plan at the September 18<sup>th</sup> BOC meeting. Mrs. Kelly seconded the motion, and the motion passed unanimously 6-0.

**AGENDA ITEM #6 – TRANSPORTATION INFRASTRUCTURE UPDATE**

Assistant Township Engineer Bet reported that the new TIP is effective October 1, 2024.

Mr. Hite noted that the Tilghman Street/PA Route 309 interchange project will begin in June 2025. He said that infrastructure, utility, and pipeline relocation as well as right of way acquisitions are causing the delay. The homes are coming down this week.

It was announced that the Route 309 Betterment Project is pushed back to 2026. Mr. Hite said that all monies were spent from last year’s TIP and there are challenges to construction costs. The Betterment project begins at Walbert Avenue and works north to Shankweilers Road in North Whitehall Township. We have been working with LANTA on the bus stops.

Mr. Hite reported that the big part of the project is adding the turn lanes near Hoffmansville, Kernsville and Orefield Roads. There will not be much widening of PA Route 309. The roadway will be restriped, and any construction will be within the right of ways and cartways. Some stormwater improvements and there are a few structures that must come down.

**AGENDA ITEM #7 – COURTESY OF THE FLOOR**

Director Manhardt announced the October agenda applicants which included Tilghman Holdings who resubmitted their project for 4750 W Tilghman Street. Posocco has a new sketch plan on Blue Barn Road. Parkland School District is looking at Phase 4 of the Operations Center. Finally, an older project, the Ruhe subdivision from 2003 has resubmitted.

Mr. Dugan asked about PCFLV Inc. and was told that staff will meet with the applicant next week and perhaps they will be at the November 2024 Planning Commission meeting.

**AGENDA ITEM #8 – ADJOURNMENT**

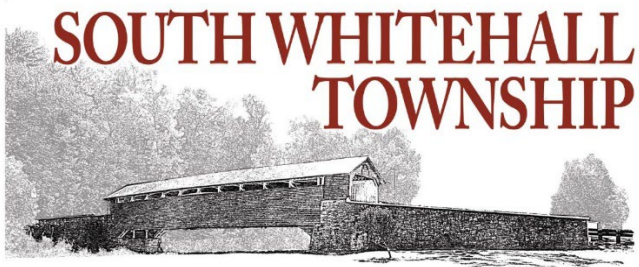
Chairman Wilson motioned to adjourn at 8:14 PM. Mrs. Kelly seconded the motion, and the motion passed unanimously 6-0.

**ADOPTED THIS DATE:**

**ATTEST:**

\_\_\_\_\_  
**Secretary**

\_\_\_\_\_  
**Chairman**



# Ruhe Subdivision

Minor Plan 2013-201

Planning Commission, 10/10/2024

## 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

Geotechnical Review

Public Works Department Review

Public Safety Commission

Landscape and Shade Tree Commission

Parks & Recreation Board

Lehigh Valley Planning Commission

South Whitehall Community Development Department Review

Zoning Review

Applicant's Correspondence

Waiver Request Letter

Response Letters

# Memorandum

**TO:** PLANNING COMMISSION

**FROM:** David Manhardt, AICP, Director of Community Development

**SUBJECT:** Ruhe Subdivision  
Minor Plan 2013-201  
PRELIMINARY/FINAL PLAN REVIEW

**DATE:** September 18, 2024

**COPIES:** BOARD OF COMMISSIONERS, T. PETRUCCI, D. MANHARDT, L. HARRIER, J. ZATOR, ESQ., J. ALDERFER, ESQ, A. TALLARIDA, S. PIDCOCK, APPLICANT, SUB. FILE 2013-201

## Location and Intent

An application to subdivide the property located at 2442 Huckleberry Road. The plan proposes to subdivide the 4.596-acre parcel into: Lot 1, containing the existing 2-story dwelling, barn and outbuilding on 1.0083 acres; Lot 2, containing 1.07673 acres; Lot 3, containing 1.0003 acres; and Lot 4, containing 1.0002 acres. All lots are proposed to be served by public water and private septic. The property is zoned R-4 Medium Density Residential. Robert H. Ruhe is the owner and applicant.



## Previous Township Consideration

At their December 15, 2023, April 15, 2021, July 21, 2016, November 19, 2015, February 20, 2014 and March 28, 2013 meetings, the Planning Commission reviewed Minor Subdivision #2013-201 Ruhe Subdivision and took the plan under advisement.

## Reviewing Agencies Comments Summaries

### Township Engineer

The comments of the Township Engineer are contained in Mr. Anthony Tallarida's review dated October 3, 2024. His comments pertain to waiver/deferral requests, sewage planning, grading, stormwater management, 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 October 4, 2024. His comments reference engineering details yet to be confirmed.

### Township Geotechnical Consultant

The Township Geotechnical Consultant are contained in Mr. Chris Taylor's review dated September 24, 2024. His comments include a review of previous comments that have been adequately addressed. His remaining comments relate to on-site sewage disposal.

### Public Works Department

The comments of the Township Public Works Department are contained in Mr. Herb Bender's review dated September 27, 2024. His comments pertain to fire flows and neighboring property's (2436 Huckleberry Road) connection to water. His comments also address the management of inlets and stormwater BMPs.

### Public Safety Commission

To date the Public Safety Commission has yet to review the current submission. This plan will be reviewed at the October 7, 2024, Public Safety Commission Meeting.

### Landscape and Shade Tree Commission

The Landscape and Shade Tree Commission last reviewed the plans at their September 25, 2023 meeting. Their comments are contained in Mr. Gregg Adam's memo dated October 12, 2023. The updated plans will be reviewed at the October 28, 2024 Landscape and Shade Tree Commission Meeting.

### Parks and Recreation Board

The Parks and Recreation Board last reviewed the plans at their May 11, 2020 meeting. Their comments are contained in Mr. Gregg Adam's memo dated May 12, 2020. The updated plans will be reviewed at the October 14, 2024 Parks and Recreation Board meeting.

## Lehigh Valley Planning Commission

The comments of the Lehigh Valley Planning Commission are contained in the stormwater review letter dated August 16, 2024. The Drainage Plan has been found to be consistent with the Act 167 requirements.

## South Whitehall Community Development Department Review

The comments of the South Whitehall Township Community Development Department are contained in Mr. Christopher Strohler's review dated October 3, 2024. His comments pertain to Township board/commission/committee reviews, plan recording requirements, and consistency with Township long-range plans.

## Zoning Review

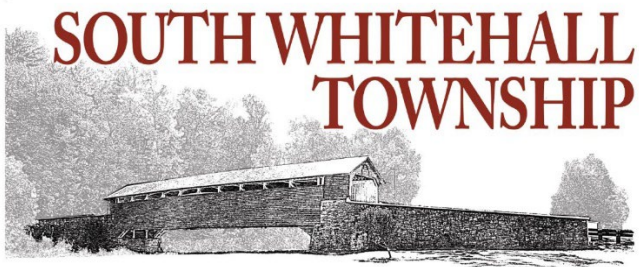
The comments of the South Whitehall Township Zoning Officer are contained in Ms. Laura Harrier's review dated September 27, 2024. Her comments relate to the applicable Zoning Ordinance (June 1, 2013). Also included in the packet is the review letter dated January 13, 2022.

## Community Development Department Recommendation

The Community Development Department does not recommend approval at this time.

**Planning Commission deadline to act on the plan:                      October 10, 2024**

**Board of Commissioners deadline to act on the plan:                      November 13, 2024**



# Parkland School District New Operations Center-Phase 4

MAJOR PLAN 2024-105

Planning Commission, October 10, 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

South Whitehall Planning Document Review

Zoning Review

Zoning Officer Review Letter, September 30, 2024

Zoning Hearing Board, Written Decision and Order

Applicant's Correspondence

Project Narrative

Waiver Requests

# Memorandum

**TO:** PLANNING COMMISSION

**FROM:** David Manhardt, AICP, Director of Community Development

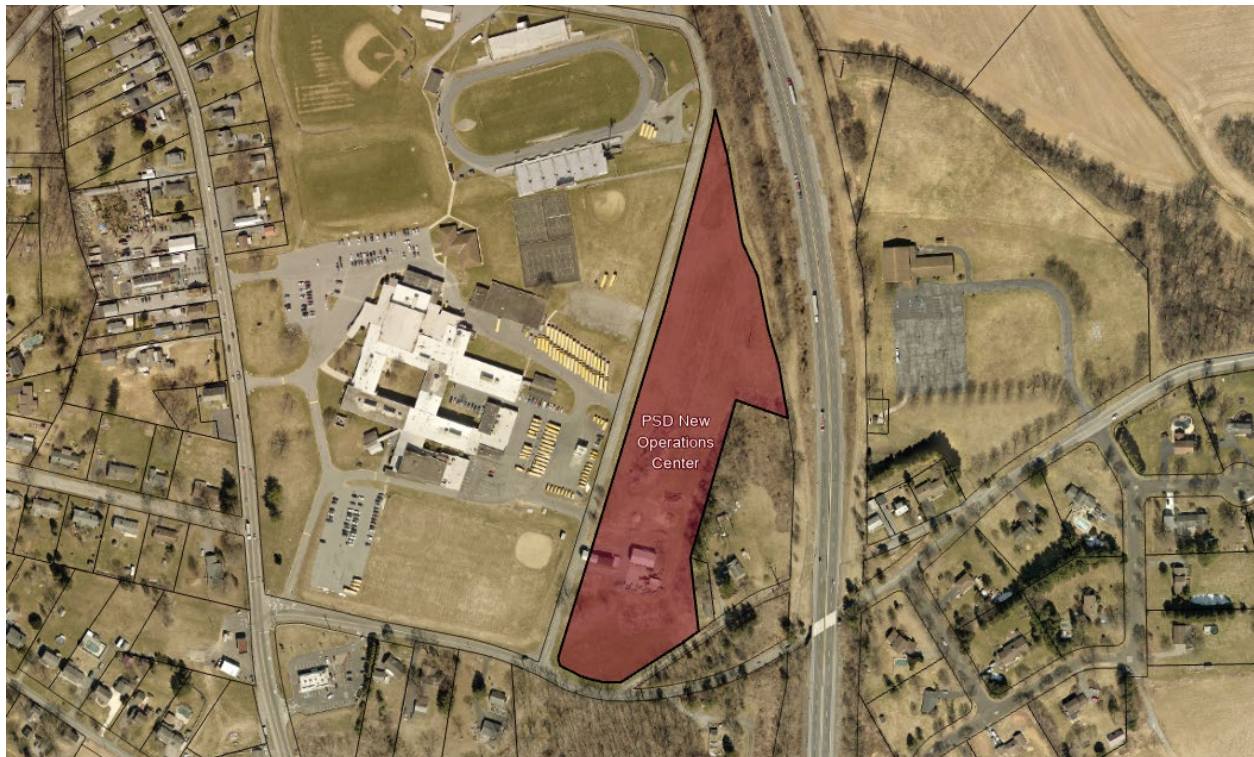
**SUBJECT:** PARKLAND SCHOOL DISTRICT NEW OPERATIONS CENTER-PHASE 4  
MAJOR PLAN 2024-105  
PRELIMINARY/FINAL PLAN REVIEW

**DATE:** September 18, 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 2619 Stadium Drive. The plan proposes an additional 21,4558 square feet of impervious surface for the expansion of the northern parking lot on the 8.70-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

At their August 7, 2024 meeting, the Board of Commissioners, through Resolution 2024-100, approved PSD New Operations Center Phase 3 Major Plan 2024-101, an application proposing a 12,832 square foot addition to the second floor of the new Operations Center building on the 8.70-acre parcel.

At their April 19, 2023 meeting, the Board of Commissioners, through Resolution 2023-56, approved PSD New Operations Center Major Plan 2022-108, an application proposing to raze the existing structure and construct a two-story, 39,295 square-foot building, 90 parking spaces, and associated stormwater management facilities on the 8.70-acre parcel.

At their February 28, 2024 hearing, the Zoning Hearing Board granted a 100-space variance to the off-street parking requirement with four conditions, through Appeal 2023-07.

## Reviewing Agencies Comments Summaries

### Township Engineer

The comments of the Township Engineer are contained in Mr. Anthony Tallarida's review dated October 3, 2024. His comments primarily pertain to waiver requests, stormwater, outside agency approvals, 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 October 4, 2024. He has no comments at this time.

### 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 September 27, 2024. He had no comments on the proposed project.

### Public Safety Committee

This plan is on the October 7, 2024 agenda of the Public Safety Committee.

### Landscape and Shade Tree Commission

The Landscape and Shade Tree Commission will review this plan at their October 28, 2024 meeting.

### Parks and Recreation Board

The Parks and Recreation Board will review this plan at their October 14, 2024 meeting.

### 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.

## South Whitehall Planning Document Review

The comments of the South Whitehall Township Planning Document Review are contained in Mr. Christopher Strohler's review dated October 3, 2024.

## Zoning Review

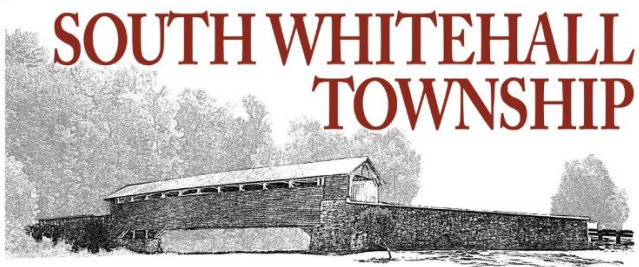
The comments of the South Whitehall Township Zoning Officer are contained in Ms. Laura Harrier's review dated September 30, 2024. Her comments pertain to the PPL Easement and the parking space relief granted on April 5, 2024, by the Zoning Hearing Board. That Decision and Order is included in this packet.

## Community Development Department Recommendation

The Community Development Department is not recommending approval at this time.

**Planning Commission deadline to act on the plan:                      November 14, 2024**

**Board of Commissioners deadline to act on the plan:                      December 11, 2024**



# Posocco Equities 1569 Blue Barn Road

Major Plan 2024-106

Planning Commission, 10/10/2024

## 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

Landscape and Shade Tree Commission

Parks and Recreation Board

Community Development Department Review

Zoning Review

Applicant's Correspondence

Project Narrative

# Memorandum

**TO:** PLANNING COMMISSION

**FROM:** David Manhardt, AICP, Director of Community Development

**SUBJECT:** Posocco Equities 1569 Blue Barn Road  
Major Plan 2024-106  
Sketch Plan Review

**DATE:** September 18, 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 two properties located at 1569 Blue Barn Road. The plan proposes forty-three (43) on the two parcels totaling 11.24-acres. The properties are currently not served by public water or public sewer. One property is zoned Medium Density Residential, R-5 and one is zoned High Density Residential, R-10. Posocco Equities is the owner and applicant.



## Previous Township Consideration

No previous formal land development has been considered for these properties.

## Reviewing Agencies Comments Summaries

### Township Engineer

The comments of the Township Engineer are contained in Mr. Anthony Tallarida's review dated October 3, 2024. His comments pertain to stormwater management, frontage improvements, roadway size and circulation, plan details, and additional SALDO requirements.

### Township Water & Sewer Engineer

The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard's review dated October 3, 2024. His comments pertain to the lack of utilities shown and considerations for sanitary sewer flow.

### 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 September 27, 2024. He has no comments at this time.

### Public Safety Commission

To date the Public Safety Commission has yet to review the current submission. This plan will be reviewed at the October 7, 2024, Public Safety Commission Meeting.

### Landscape and Shade Tree Commission

To date the Landscape and Shade Tree Commission has yet to review the current submission. This plan will be reviewed at the October 28, 2024, Landscape and Shade Tree Commission Meeting.

### Parks and Recreation Board

To date the Parks and Recreation Board has yet to review the current submission. This plan will be reviewed at the October 14, 2024, Parks and Recreation Board meeting.

### South Whitehall Community Development Department Review

The comments of the South Whitehall Township Community Development Department are contained in Mr. Christopher Strohler's review dated October 3, 2024. His comments pertain to Township board/commission/committee reviews, plan recording requirements, and consistency with Township long-range plans.

### Zoning Review

The comments of the South Whitehall Township Zoning Officer are contained in Ms. Laura Harrier's review dated September 30, 2024. Her comments pertain to Zoning Ordinance compliance and the need for a variance for the provision of alleys behind townhouses.

