

# Posocco Equities 1569 Blue Barn Road

Major Plan 2024-106

Planning Commission, 10/10/2024

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Township Water & Sewer Engineer Review

Public Works Department Review

Public Safety Commission

Landscape and Shade Tree Commission

Parks and Recreation Board

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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.

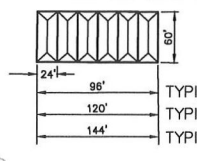


# Site Plan

**R-5 (25 UNITS)** REQUIRED MIN. LOT 24'x140' = 3,360 S.F.  
**R-10 (19 UNITS)** REQUIRED MIN. LOT 20'x140' = 2,800 S.F.

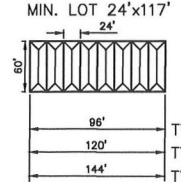
**43 UNITS TOTAL**

**R-5**  
MIN. LOT 24'x140'



MIN. REQUIRED SIDE YARD (W/O ALLEY) (W/ALLEY)  
 TYPICAL 4 UNIT(S.Y.=24) (S.Y.=12)  
 TYPICAL 5 UNIT(S.Y.=30) (S.Y.=15)  
 TYPICAL 6 UNIT(S.Y.=36) (S.Y.=18)

**R-10**  
MIN. LOT 24'x117'



MIN. REQUIRED SIDE YARD (W/O ALLEY) (W/ALLEY)  
 TYPICAL 4 UNIT(S.Y.=20') (S.Y.=10')  
 TYPICAL 5 UNIT(S.Y.=25') (S.Y.=12.5')  
 TYPICAL 6 UNIT(S.Y.=30') (S.Y.=15')

**Site Data R-5**

ZONING DISTRICT:	R-5 (MEDIUM DENSITY RESIDENTIAL)	
REQUIRED/ALLOWED	TOWNHOUSE	PROPOSED TOWNHOUSE
MINIMUM LOT AREA:	3,360 SF	3,360 SF
MINIMUM LOT WIDTH:	24 FT	24 FT
MAX. UNITS/BUILD.:	6	6
MAX. BUILD. HEIGHT:	35 FT	<35 FT
SETBACKS:		
FRONT YARD:	10 FT	>10 FT
REAR YARD:	60 FT	>60 FT
SIDE YARD:	6' x # UNITS IN BLDG.	

**Site Data R-10**

ZONING DISTRICT:	R-10 (HIGH DENSITY RESIDENTIAL)	
REQUIRED/ALLOWED	TOWNHOUSE	PROPOSED TOWNHOUSE
MINIMUM LOT AREA:	2,800 SF	2,800 SF
MINIMUM LOT WIDTH:	20 FT	24 FT
MAX. UNITS/BUILD.:	6	6
MAX. BUILD. HEIGHT:	35 FT	<35 FT
FRONT TO R/W:	10 FT	>10 FT
MIN. REAR YARD:	60 FT	>60 FT
MIN. SIDE YARD:	5' x # UNITS IN BLDG.	

**Site Data**

EXISTING USE: RESIDENTIAL  
 PROPOSED USE: RESIDENTIAL  
 WATER: PUBLIC  
 SEWER: PUBLIC  
 TOTAL AREA: 10.56 AC.

**Developer/Owner**

N/F POSOCCO EQUITIES  
 DDC ID 7377671;  
 TRACT 2  
 TAX PARCEL 547700437474

**Open space(312-36)**

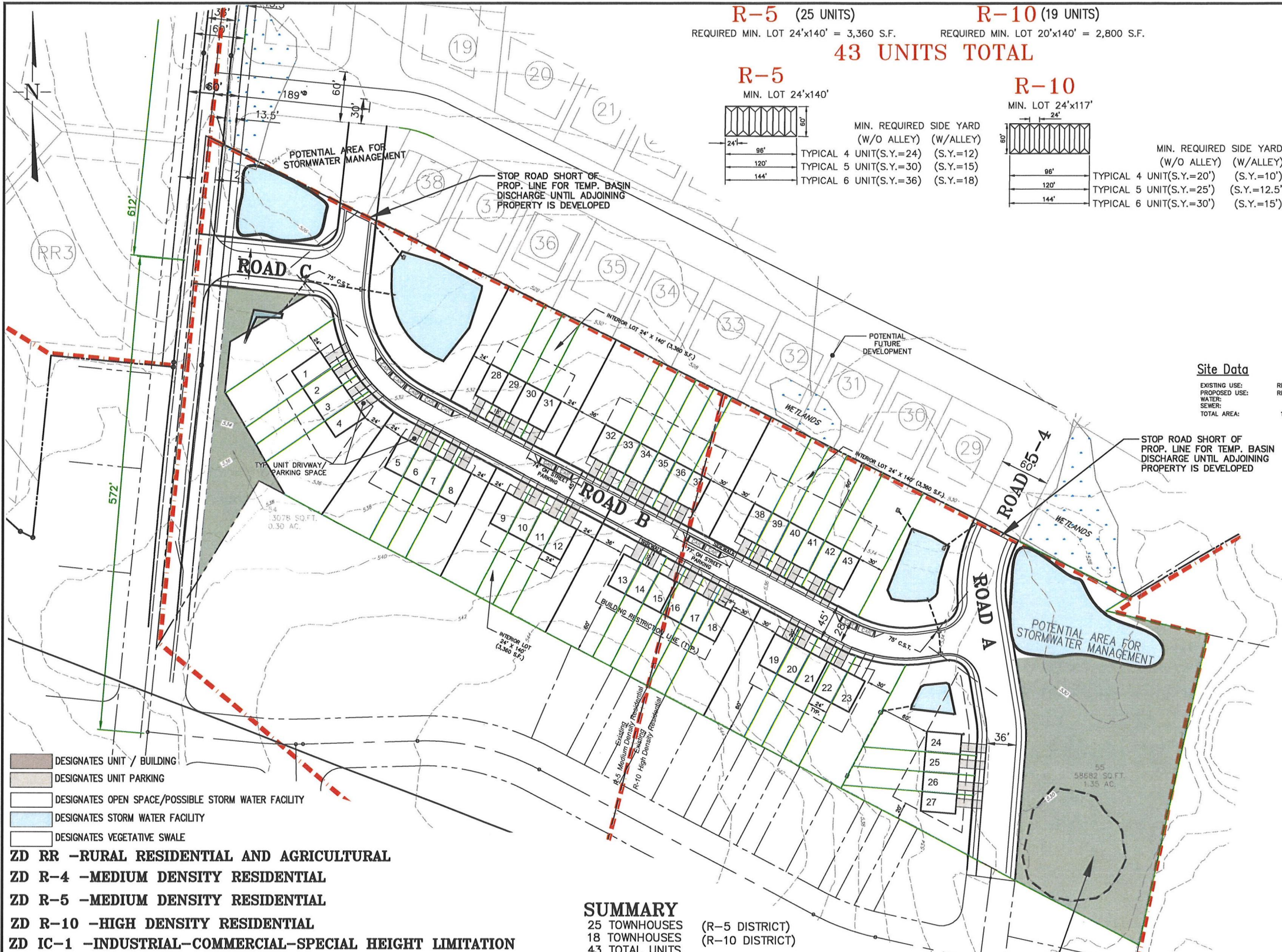
GROSS TRACT AREA = 11.11 ACRES  
 NET TRACT AREA = 10.56ACRES  
 43 UNITS X 1,600 S.F. = 68,800 S.F./1.58 AC. (50% PRIME)  
 OPEN SPACE SHOWN 1.80 AC.

**Parking(350-48(d)(8))**

TWO SPACES OFF STREET SPACES PER DWELLING UNIT, PLUS 0.25 SPACES PER UNIT.  
 43 X 2 = 86 SPACES (ONE OFF-STREET / ONE GARAGE)  
 43 X 0.25 = 10.75 OR 11 ADDITIONAL SPACES.

**Zoning Variance (350-48(d)(8)(E)(iv))**

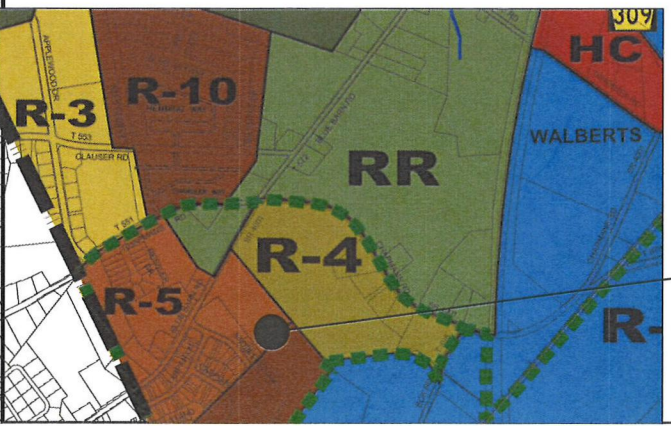
THE OWNER REQUESTS A VARIANCE FOR ACCESS VIA ALLEYS LOCATED TO THE REAR OF THE BUILDING. TWO SPACES ARE PROVIDED IN THE FRONT OF THE UNIT, ONE OFF-STREET AND ONE GARAGE. THE ADDITIONAL OVERFLOW PARKING WILL BE PROVIDED ALONG ONE SIDE OF THE STREET. ROAD B AS NOTED ON THIS PLAN WILL SERVICE THE UNITS SHOWN. ROAD A WILL SERVE AS THE MAIN THOROUGHFARE.



- DESIGNATES UNIT / BUILDING
- DESIGNATES UNIT PARKING
- DESIGNATES OPEN SPACE/POSSIBLE STORM WATER FACILITY
- DESIGNATES STORM WATER FACILITY
- DESIGNATES VEGETATIVE SWALE

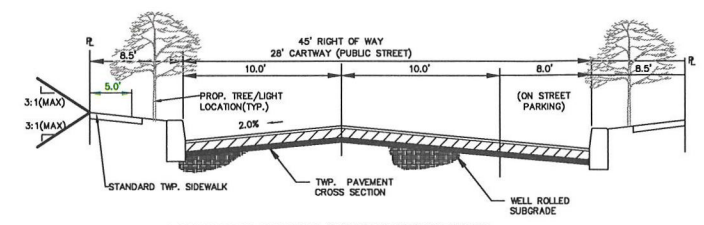
- ZD RR -RURAL RESIDENTIAL AND AGRICULTURAL
- ZD R-4 -MEDIUM DENSITY RESIDENTIAL
- ZD R-5 -MEDIUM DENSITY RESIDENTIAL
- ZD R-10 -HIGH DENSITY RESIDENTIAL
- ZD IC-1 -INDUSTRIAL-COMMERCIAL-SPECIAL HEIGHT LIMITATION

**SUMMARY**  
 25 TOWNHOUSES (R-5 DISTRICT)  
 18 TOWNHOUSES (R-10 DISTRICT)  
 43 TOTAL UNITS  
 1,570 LF ROAD(28' WIDE)



**TOWNHOUSE LAYOUT**

DATE	AS	DATE	AS
SCALE: 1"=50'	PROJECT NO.	PROJECT NO.	SHEET NO.
	5059		01 of 01
REVISIONS			
NO.			
PLAN TITLE	ZONING EXHIBIT PLAN		
PROJECT TITLE	1569 BLUE BARN ROAD		
PLAN TITLE	SOUTH WHITEHALL TOWNSHIP		
	LEHIGH COUNTY		
	PENNSYLVANIA		
<small>THIS DOCUMENT IS THE PROPERTY OF HANOVER ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HANOVER ENGINEERING ASSOCIATES, INC. THE APPROVAL OF ANY AUTHORITY DOES NOT CONSTITUTE A WARRANTY OF THE ACCURACY OF THE INFORMATION.</small>			
<b>HanoverEngineering</b> Bethlehem Office 383 Brechtel Road, Suite 100 Bethlehem, PA 18027-8944 P:610.691.5644 F:610.691.6968 HanoverEng.com			



\* SIDEWALK TO BE CONSTRUCTED AT LOCATIONS SHOWN ON PROJECT DRAWINGS TO TOWNSHIP STANDARDS  
**TYPICAL STREET CROSS-SECTION**  
 (ON STREET PARKING - ONE SIDE)  
 NO SCALE  
**ROAD B**

# 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  
1569 Blue Barn Road  
Major Plan #2024-106  
Sketch Plan Review

DATE: October 3, 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. Andrew T. Bohl, P.E.  
Hanover Engineering Associates, Inc.

Erich J. Schock, Esq.  
Fitzpatrick Lentz & Bubba, P.C.

Mr. David Posocco  
Posocco Equities

(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:

Consolidation of 2 Tracts (10.5± acres total) to be developed as a residential subdivision containing 43 townhouse units (R-5 Area – 25 units; R-10 Area – 18 units);

5 stormwater management facilities;

1,570± linear feet of new roadway connecting to Blue Barn Road, Black Forest Drive, and tie-ins to proposed roads on property to the north – Blue Barn Road Subdivision (in the Township review process);

R-5 (5.1± acres) and R-10 (5.4± acres) Zoning Districts;

TND – Residential Cluster Innovation Overlay District;

1.65± acres of Open Space;

Public Water; and

Public Sewer.

Waivers/Variations Granted:

No waivers granted to date.

The Narrative indicates that the applicant has submitted a Zoning Hearing Board Application seeking an interpretation/variance to not require alleys behind the proposed townhouses, ZO §350-48(d)(8)(E)(iv). Per SALDO §312-34(e)(2), all variances must be obtained prior to proceeding beyond the sketch plan phase.

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 Zoning Ordinance (ZO), and other applicable regulations.

mjg/laf

Enclosures

# THE PIDCOCK COMPANY

South Whitehall Township  
1569 Blue Barn Road  
Major Plan #2024-106  
Sketch Plan Review

October 3, 2024

## **REVIEW COMMENTS**

1. The project is in the Jordan Creek Watershed Act 167 Subareas 116 and 118 which are 30/100 percent release rate districts. Stormwater management system plans and design calculations which demonstrate that the proposed development will meet the Act 167 runoff requirements for discharge to any contiguous properties should be submitted for review with the Preliminary Plan;
2. Show Blue Barn Road frontage improvements meeting the requirements for a minor arterial road, which requires an 80-foot right-of-way and 50-foot cartway, curb, sidewalk, concrete monuments, street trees, etc. Account for these road improvements in the drainage, utility, and landscaping designs, SALDO §312-26 and §312-35;
3. Confirm with the Township the acceptability of the 45-foot right-of-way/28-foot cartway proposed for Road “B”. SALDO §312-35(b)(3)(D)(i) permits an alternate Local Street Cross Section with a 40-foot right-of-way and a 28-foot cartway with prior approval (Local Street Standards require 60-foot right-of-way/36-foot cartway). Also, confirm with the Township the acceptability of proposed on-street parking. At a minimum, parking on the inside of horizontal curves should be avoided;
4. Coordinate internal connections with the adjacent Blue Barn Road Subdivision. Obtain any easements/rights-of-way for any off-site work. Note temporary cul-de-sacs should be provided for sub streets greater than 200 feet in length and Type III barricades meeting the Township specifications shall be placed at every stub street, SALDO §312-35(b)(2)(B)(ii);
5. 800-foot offsets are required between the centerlines of Road “C” and Saddlebred Road (572± feet provided) and between Road “C” and Chapmans Road (630± feet provided), SALDO §312-35(a)(6)(E)(i). A waiver of this requirement should be discussed with the Township;
6. Address the following traffic-related items with the Preliminary Plan submission:
  - a. As Blue Barn Road is a State Route, provide copies of all correspondence with PennDOT (e.g., scoping application) and provide a copy of the PennDOT Highway Occupancy Permit to the Township upon receipt;
  - b. Show the proposed design speed for the proposed Roads. Revise the horizontal geometry to support a 25-mph speed limit or adjust the anticipated speed limit accordingly, SALDO §312-35(b)(3)(A)(v);
  - c. Revise the street design to provide 100 feet between a curve and a street intersection, SALDO §312-35(b)(3)(A)(v); and

- d. Revise the clear sight triangles on the plan to be in accordance with SALDO §312-35(a)(6)(F) – based on PennDOT Intersection Sight Distance criteria. Also provide required and available sight distances at the Road “C”/Blue Barn Road intersection, SALDO §312-35(a)(6)(F).
7. Provide the following Sketch Plan information in accordance with SALDO §312-10(b):
- a. A signed Applicant’s statement per SALDO §312-10(b)(4);
  - b. Identify Tract 1 and Tract 2 on the plans. Confirm Tract 2 information (e.g., Tax Parcel, Doc ID, etc.), SALDO §312-10(b)(5)(G);
  - c. Impervious cover limits for each lot and driveway separation distances, SALDO §312-10(b)(5)(H);
  - d. The basis of the contour information (e.g., USGS), SALDO §312-10(b)(8);
  - e. Show adjacent property boundaries within 200 feet of the site, SALDO §312-10(b)(10);
  - f. Show any proposed project staging, SALDO §312-10(b)(11);
  - g. Check the Zoning District boundaries shown for consistency with the Township Zoning Map, SALDO §312-10(b)(14). Also, show/label the adjoining Zoning District Boundaries (e.g., R-10/IC-1, R-5/RR, R-5/R-4, etc.) on the Plan;
  - h. The Official Map – Component 1, indicates portions of the site are in the Groundwater Recharge Basin, on Slopes between 15 and 25 percent, and in Woodlands Areas. Development in these areas should be reviewed with the Township Staff, SALDO §312-10(b)(14);
  - i. Contact the Parkland School District to determine suitable locations for school bus stops within the development and incorporate same into the Preliminary Plans, SALDO §312-10(b)(14);
  - j. Show the proposed limits of public and private facilities (e.g., items to be owned/maintained by any Homeowners’ Association, etc.). Confirm the ownership intentions for the open space lots and detention basin lots, SALDO §312-10(b)(14);
  - k. Plans of adjacent developments (e.g., Blue Barn Meadows and Blue Barn Road Subdivision) show a 50±-foot wide Buckeye Easement along the eastern most tract boundary. Confirm the location of the existing easement and show it accordingly on future plans. Provide evidence of approval by Buckeye Pipeline for any work within its easement, SALDO §312-10(b)(14); and
  - l. 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). Also, clarify the Prime Open Space areas, SALDO §312-10(b)(14).

8. Revise the project narrative to include the information contained in SALDO §312-10(a)(5) (e.g., tract area, proposed building sizes, water/sanitary services, stormwater BMPs, nearby historic resources, etc.);
9. Provide the Plan to LANTA and the United States Postal Service, SALDO §312-10(a)(6) and §312-10(a)(7). Contact the Postmaster to determine whether a central mailbox system will be necessary;
10. The Township should determine the extent of bicycle paths and recreation trails required, SALDO §312-35(d);
11. Address any concerns of the South Whitehall Township Public Safety Commission;
12. Provide Landscaping Plans for review with the Preliminary Plans. Ultimately, address any concerns of the Landscape and Shade Tree Commission; and
13. Discuss matters pertaining to the design of water distribution and sanitary sewerage systems with the Public Works Department.

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, zoning, and other non-engineering issues, which should be reviewed by the appropriate Township Staff and Consultants.

# THE PIDCOCK COMPANY

South Whitehall Township  
1569 Blue Barn Road  
Major Plan #2024-106  
Sketch Plan Review

List of Plans and Supplemental Information  
Prepared by Hanover Engineering Associates , Inc. and  
dated April 5, 2024, except as noted

1. Zoning Exhibit Plan, Sheet 1 of 1; and
2. Project Narrative (undated).

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

1. Letter of Transmittal from Fitzpatrick Lentz & Bubba, P.C.; and
2. Subdivision & Land Development Review Application, dated September 3, 2024.

# Township Water & Sewer Engineer Review



October 3, 2024

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

Re: 1569 Blue Barn Road  
Proposed Sketch Plan  
Land Development #2024-106  
Review of Sketch Plan. Dated 04/05/2024.  
SSM File 103400.0049

Dear Mr. Manhardt:

This correspondence is provided as a review of the Sketch Plan submitted for the above referenced project revised in April 2024. We have the following comments regarding the water and sanitary sewer utilities:

General Notes:

1. No utilities shown to provide comments.

Water Comments:

1. Water is available to connect on Blue Barn Rd.

Sanitary Sewer Comments:

1. Sanitary sewer must be pumped to the existing SWT Collection System or flow by gravity to the south into the Blue Barn Meadow Development or other point in the SWT Collection System.

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

Sincerely,  
Spotts, Stevens, and McCoy

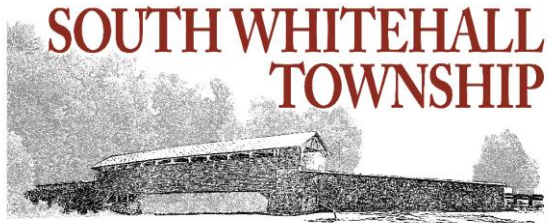
A handwritten signature in blue ink that reads 'Jason M. Newhard'.

Jason M. Newhard, CCM, LO  
Manager, Construction Management Services  
Environmental Engineering  
[jason.newhard@ssmgroup.com](mailto:jason.newhard@ssmgroup.com)

cc: SWT, PW



# Public Works Department Review



## INTEROFFICE MEMORANDUM

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**TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT**

**FROM: HERB BENDER, PUBLIC WORKS MANAGER**

**DATE: SEPTEMBER 27, 2024**

**SUBJECT: Posocco Equity 1569 Blue Barn Rd Sketch Plan 2024-106**

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

1. No Comment.

# Public Safety Commission

# Landscape and Shade Tree Commission

# Parks and Recreation Board

# Community Development Department Review

# SOUTH WHITEHALL TOWNSHIP

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

October 3, 2024

Posocco Equities  
Attn: Dave Posocco  
2610 Walbert Ave.  
Allentown, PA 18104

***RE: Posocco Equities 1569 Blue Barn Road  
Major Plan #2024-106  
Request For Sketch Plan Review***

Dear Mr. Posocco:

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

## **Open Space and Recreation**

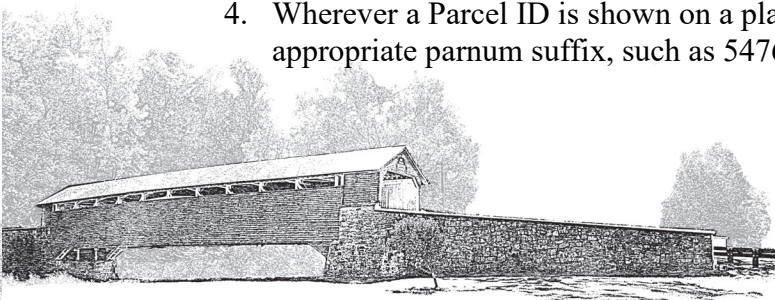
1. The plan will be forwarded to the Parks and Recreation Board for a recommendation on how the applicant might best meet the Open Space and Recreation Requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. This plan is scheduled for review at the October 14, 2024 Parks and Recreation Board meeting.

## **Landscape and Shade Tree Commission**

1. The plan will be forwarded to the Landscape and Shade Tree Commission to confirm the requirements of Section 312-40 of the Subdivision and Land Development Ordinance have been met and to provide recommendations on how to satisfy the buffer, screening, and landscaping requirements of Section 350-48(o)(2)(E)(v) of the Zoning Ordinance. This plan is scheduled for review at the October 28, 2024 Landscape and Shade Tree Commission meeting.

## **Plan Recording Requirements**

1. Prior to plan recording, the applicant shall submit a check set of plans in PDF format to the Township Engineer and Township staff to ensure that the standards and requirements of the Lehigh County Recorder of Deeds Office for a recorded plan are met.
2. Signature Blocks and Certifications to appear on each plan sheet to be recorded.
3. The size of the plan sheet shall be noted on the upper left-hand corner of every plan sheet to be recorded.
4. 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.



5. 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.
6. 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.
7. 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.

### **Consistency with Long-Range Plans**

1. The Official Map depicts the subject parcel underlain with karst geology and is located in an identified groundwater recharge basin. When a more detailed preliminary plan is submitted, it will be submitted to the Township's Geotechnical Consultant for review.
2. The Comprehensive Plan envisions the tract within the Neighborhood Residential Type. The goals of Neighborhood Residential areas are to:
  - Preserve natural resources and important landscapes through incentives and cooperation with landowners
  - Enhance crossroad villages with attention to the surrounding landscape
  - Encourage housing types to address the needs of all income levels
  - Support opportunities for local-serving small business development where appropriate
  - Evaluate pedestrian safety and connectivity
  - Encourage walkability within neighborhoods and to other land use types
  - Consider traffic calming and congestion relief where possible
  - Utilize streetscaping, facades, and beautification techniques to create sense of place and community character

The following Place Types are supported in Neighborhood Residential areas:

- Open Space
- Agriculture
- Conservation Subdivision
- Small Lot Residential
- Multi-Family Residential
- Mixed Residential
- Neighborhood Center

This project proposes the development of 43 residential townhomes adjacent to an existing residential development of townhomes. This plan is considered consistent with the Comprehensive Plan.



3. *South Whitehall Landscapes* is the Township's Open Space, Historic, Agricultural, and Natural Resources Preservation Plan. This project proposes 1.80 acres of dedicated open space, but the proposed use of that open space is unclear. More details on proposed uses of open space should be provided, with consideration to the Open Space Classifications identified in the *South Whitehall Landscapes* plan.

### **Zoning**

1. The comments of the Township Zoning Officer are contained in Ms. Laura Harrier's review letter dated September 30, 2024. Her comments pertain to building heights, setbacks, requested variances, and parking. The Community Development Department recommends the applicant confirm the parking determinations prior to final submissions to the Zoning Hearing Board for other variances requested.

Your plan is scheduled to be reviewed by the Planning Commission on Thursday, October 10, 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.

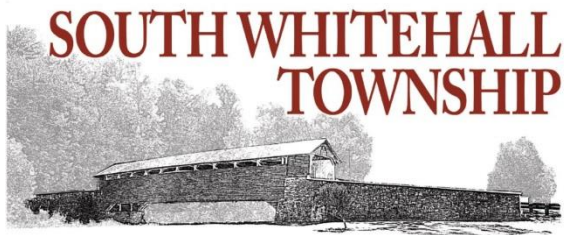
Sincerely,



Christopher Strohler, AICP  
Long-Range Planner, Community Development Department  
South Whitehall Township  
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# Zoning Review



# MEMORANDUM

**TO:** Planning Commission  
**FROM:** Laura Harrier, Zoning Officer  
**DATE:** September 30, 2024  
**SUBJECT:** Subdivision Plan Review  
Sketch Plan  
Major Plan 2024-106  
Plan Dated April 5, 2024  
**COPIES:** D. Manhardt, C. Strohler, J. Alderfer, Esq., A. Tallarida, E. Bet, Applicant

The following zoning observations have been observed (not intended to be an all-inclusive list since this is a sketch plan review).

1. The Permitted Building Heights listed in the Site Data Table may need to be revised, ZO §350-24(c)(7) and §350-24(c)(8); and
2. Setbacks/buffers from the IC-1 Zoning District and the proposed adjoining single-family residential units may be required, ZO §350-42(b);
3. A variance from ZO §350-48(d)(8)(E)(iv) regarding the provision of an alley behind townhouses is requested; and
4. The acceptability of the parking may need to be determined. The Applicant proposes the use of 1 garage space as well as the use of on-street parking spaces for townhouse overflow parking the acceptability of which may need to be confirmed, ZO §350-48(d)(8)(D).

Laura Harrier  
Zoning Officer, Community Development

# Applicant's Correspondence

Project Narrative

**BEFORE THE BOARD OF SUPERVISORS OF  
SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA**

**NARRATIVE**

**IN RE: SUBDIVISION & LAND DEVELOPMENT REVIEW OF POSOCCO EQUITIES**

Posocco Equities is the owner of two tracts of land located off of Blue Barn Road in the Township. One of the tracts is zoned R-5 and the other R-10. Applicant is proposing to consolidate the two tracts and create a single residential subdivision. Applicant submitted a zoning hearing board application on August 21, 2024, seeking an interpretation and/or variance that alleys behind the proposed townhomes are not required. Since that relief implicates planning issues, Applicant is also seeking sketch plan review of the overall layout of the proposed townhomes prior to proceeding to the Zoning Hearing Board. The project would result in 43 townhomes.