

Board of Parks and Recreation

South Whitehall Township
Lehigh County, Pennsylvania
November 11, 2024 – 7:00pm

AGENDA ITEM #1 - CALL TO ORDER

AGENDA ITEM #2 - ACCEPTANCE OF MINUTES

- A. Acceptance of the October 14th Meeting Minutes

AGENDA ITEM #3 – CORRESPONDENCE

- A. Land Development Review
 - a. PSD New Operations Center – Phase 4 (Major Plan 2024-105)
 - b. Posocco Equities – 1569 Blue Barn Road (Sketch Plan 2024-106)
 - c. Robert Ruhe Subdivision (Minor Plan 2013-201)

AGENDA ITEM #4 - OLD BUSINESS

- A. None

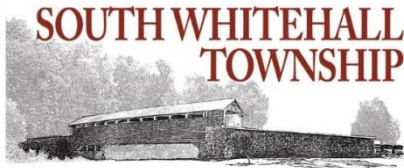
AGENDA ITEM #5 - NEW BUSINESS

- A. *South Whitehall Landscapes* Plan – Open Space Presentation
- B. Land Development Plan
 - a. Tuskes Homes – 3900 Orefield Road – 2024-107 (Sketch Plan)
- C. Open Space (Recreation Impact) Fee Summary - 2024
- D. 2025 Park & Recreation Board meeting schedule
- E. Park & Recreation Manager Update

AGENDA ITEM #6 – COURTESY OF THE FLOOR

AGENDA ITEM #7 – ADJOURNMENT

(Next Meeting – January 13, 2025 @ 7:00pm (no December meeting))



Board of Parks and Recreation

South Whitehall Township
Lehigh County, Pennsylvania
October 14, 2024

BOARD MEMBERS IN ATTENDANCE: Mark Ackerman, William Glose, Matthew Peterson, Jessica Beller, Katrina Idleman, Keisha Champagne

BOARD MEMBERS ONLINE: Terry Horn

STAFF IN ATTENDANCE: Lynn Matula Park and Recreation Manager,

Minutes – October 14, 2024

AGENDA ITEM # 1 - CALL TO ORDER

AGENDA ITEM # 2 - ACCEPTANCE OF MINUTES

- I. Acceptance of the September 9th Meeting Minutes
 - a) **Matthew made a motion to accept the minutes pending the attendance correction. Seconded by Bill, all were in favor**

AGENDA ITEM # 3 – CORRESPONDENCE

- I. Land Development Review- the board reviewed the following previous submissions
 - a) Allentown Cat Clinic Parking Lot Expansion (Major Plan 2023-102)
 - Township is accepting Fee in leu of land, as P & R Board recommended
 - b) PCFLV Inc., Multi-purpose Room Expansion (Major Plan 2024-104)
 - Township is accepting Fee in leu of land, as P & R Board recommended
 - c) Palmerio Realty LLC Crackersport Road (Waiver from LD 2024-702)
 - Township is accepting Fee in leu of land, as P & R Board recommended

AGENDA ITEM # 4 - OLD BUSINESS

- I. None

AGENDA ITEM # 5 - NEW BUSINESS

- I. Land Development Plans
 - a) PSD New Operations Center – Phase 4 (Major Plan 2024-105)
 - Mark went over the plan with the Board and discussed the board's preference to take land over fees from the School District in the past regarding.
 - Lynn read the memo to the board and displayed the plan for the board to see. The changes in Phase 4 did not increase the impervious area, therefore, did not increase the Recreation Fees. The memo stated the Township had taken fees in leu of land for the earlier phases of this project. Lynn mentioned that taking land may not have

been feasible for this project. The board understood and felt they should stay consistent with the decision of earlier project phases.

- **Bill Motion to accept fee in leu of. Seconded by Terry, all in favor. Keisha abstained**

b) Posocco Equities – 1569 Blue Barn Road (Sketch Plan 2024-106)

- This plan is most likely changing per the correspondence of staff and the applicant. The applicant has not made clear what their land donation options are, therefore, the board cannot discuss the viability of a land donation. The board will revisit this after discussing item c) below.
- The board discussed the location and details of the plan in more detail. They went over the reason why they are taking fees in leu of land more often- the Township does not want to take on more pocket parks, or land that is not usable or easily maintained. If a land donation is clearly laid out and submitted, the board must properly “vet” it and go see the parcel to evaluate if it can be used for; open space that is maintainable by Public Works, passive recreation, or active recreation.
- A resident, Emily Lenneville arrived to be a part of the discussion of this project.
- The board looks forward to a more complete submission from the applicant

c) Robert Ruhe Subdivision (Minor Plan 2013-201)

- The board discussed whether this plan should be charged the updated fee. This plan was originally submitted 11 plus years ago with no progress, therefore, should it be treated as if it was wholly submitted at that time and charged the “old” fee, or since it is now finally changing or progressing, should it be considered a project we charge 2024 rates.
- Mark will follow up with an email to Chris upon his return and explain that the Board’s recommendation at this time would be fees in leu of but have questions about which rate will be charged.

II. Park & Recreation Manager Update

d) Lynn mentioned upcoming programs and events

- Hoot Hike presented by the Wildlands 10/17, the Halloween Spooktacular Trunk or Treat 10/18, The Tree & Bridge Lighting Event 12/7, Candy Cane Hunts & Donation to Parkland Cares 12/14, Swim & Gym will occur this winter and we will have the dates from the school district soon.
- The E-Newsletter will be sent out shortly. There will be one more printed traditional newsletter, and it will include an announcement that it will change to a printed/mailed calendar.
- Lynn asked for volunteers for the Tree & Bridge Lighting Event and Candy Cane Hunts
- Sign-up through our online Recreation Portal, which Lynn explained to the attending resident who is new to the Township

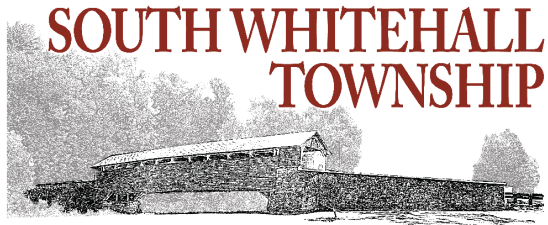
AGENDA ITEM # 6 – COURTESY OF THE FLOOR

- III. Resident in attendance Emily Lenneville spoke about the Posocco Equities project. She explained to the board that she lives nearby and utilizes the open field for family recreation. She is eager to be involved, and to help in any way possible to discuss recreation options in this area.

AGENDA ITEM # 7 – ADJOURNMENT

- IV. **Jessica made a motion to adjourn. Seconded by Matthew; all were in favor**

(Next Meeting – November 11, 2024 @ 7:00pm)



MEMORANDUM

TO: Planning Commission
FROM: Chris Strohler, Long-Range Planner
DATE: October 21, 2024
SUBJECT: Subdivision Plan Review
PSD New Operations Center – Phase 4
Major Plan 2024-105
Plan dated October 9, 2024

COPIES: Parks and Recreation Board, D. Manhardt, L. Harrier, A. Tallarida,
E. Bet, J. Alderfer, Esq., Applicant

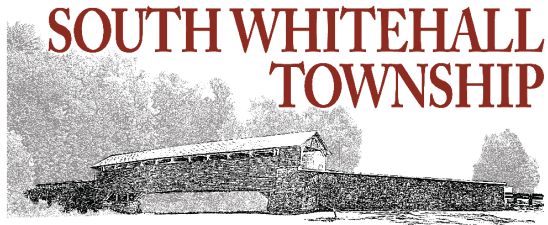
At their October 14, 2024, meeting, the Parks and Recreation Board reviewed the above-mentioned plan and determined the following:

The Parks and Recreation Board recommend that the developer pay fees in lieu of common open space land dedication to meet the open space and recreation requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. The amount of fees to be paid in lieu of common open space land dedication in a non-residential subdivision or land development shall be Fifty Cents (\$0.50) per square foot of additional proposed impervious coverage (post-development impervious surface minus pre-development impervious surface). Per the project application, a net increase in impervious coverage of 21,459 square feet is proposed. Therefore, the fee to be charged would be \$10,729.50 (21,459 sq.ft. x \$0.50).

Respectfully submitted,

Christopher Strohler

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



MEMORANDUM

TO: Planning Commission
FROM: Chris Strohler, Long-Range Planner
DATE: October 21, 2024
SUBJECT: Sketch Plan Review
Posocco Equities – 1569 Blue Barn Road
Sketch Plan 2024-106
Plan dated April 5, 2024

COPIES: Parks and Recreation Board, D. Manhardt, L. Harrier, A. Tallarida,
E. Bet, J. Alderfer, Esq., Applicant

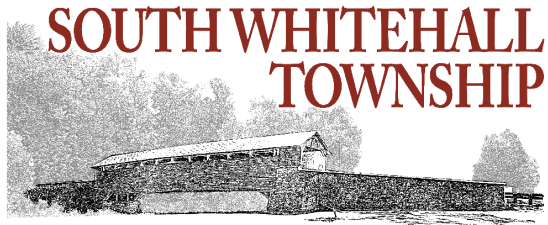
At their October 14, 2024, meeting, the Parks and Recreation Board reviewed the above-mentioned plan and determined the following:

The Parks and Recreation Board recommends that the developer provide more details on the delineation of open space areas and stormwater management areas. Additionally the Board recommends that the developer provide more information on the intended use of the proposed open space areas and consider incorporating the proposed Blue Barn Meadows proposed open space area on the adjacent tract to the south.

Respectfully submitted,

A handwritten signature in cursive script that reads "Christopher Strohler".

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



MEMORANDUM

TO: Planning Commission
FROM: Chris Strohler, Long-Range Planner
DATE: October 21, 2024
SUBJECT: Subdivision Plan Review
Robert Ruhe Subdivision
Minor Plan 2013-201
Plan dated October 10, 2024

COPIES: Parks and Recreation Board, D. Manhardt, L. Harrier, A. Tallarida,
E. Bet, J. Alderfer, Esq., Applicant

At their October 14, 2024, meeting, the Parks and Recreation Board reviewed the above-mentioned plan and determined the following:

The Parks and Recreation Board recommend that the developer pay fees in lieu of common open space land dedication to meet the open space and recreation requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. The amount of fees to be paid in lieu of common open space land dedication in a residential subdivision or land development shall be \$2,500.00 per new dwelling unit permitted to be constructed after the plan is approved. As the maximum number of new dwelling units that would be permitted is 3, the fee to be charged is \$7,500.00 (3 x \$2,500.00).

Respectfully submitted,

Christopher Strohler

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



South Whitehall Landscapes

**An Open Space, Historic, Agricultural, & Natural
Resources Preservation Plan**

2024

Cover photo submitted by D. Gibbs



Open Space

Introduction

What is Open Space?

Open Space refers to many different types of undeveloped land or common areas. A variety of uses can be found in Open Space, such as agricultural uses, passive and active recreational uses, stormwater management (utility) uses, and ecological uses. Open Space can be publicly owned, such as parks, or privately owned, such as privately-owned farms. Likewise, some Open Space is designed for public access, whereas other Open Space has restricted access because it is privately owned or because restricted access helps further the intent of the Open Space (e.g., not permitting access to a wild area that is a habitat for an endangered species).

In this chapter, classifications of Open Space will be defined to create a nuanced understanding of different types of Open Space and their characteristics, opportunities, and limitations for furthering the goals of this plan.

Why is Open Space so important?

Open Space is an all-encompassing way to preserve and support the agricultural resources, natural resources, and historical resources detailed in this plan. Open Space is important to maintain the health of the community in the following ways:



Public Health

Open Space has a myriad of benefits for people's health and wellness. Open Space can provide opportunities for recreation and exercise, as well as access to nature and the outdoors which has been shown to have positive effects on mental health and cognitive development. The opportunities for social connections (i.e., community gatherings, socialization with neighbors and friends, etc.) in Open Space is also a great benefit. Additionally, Open Space contributes to good air quality and reductions in noise pollution which impact the overall health of community members.



Ecological Health

Open Space helps to maintain and enhance ecological health through supporting the ecosystem services that the environmental features provide. These services include but are not limited to purification of water and air, carbon sequestration, waste decomposition, pest and disease control, pollination, and flood protection.



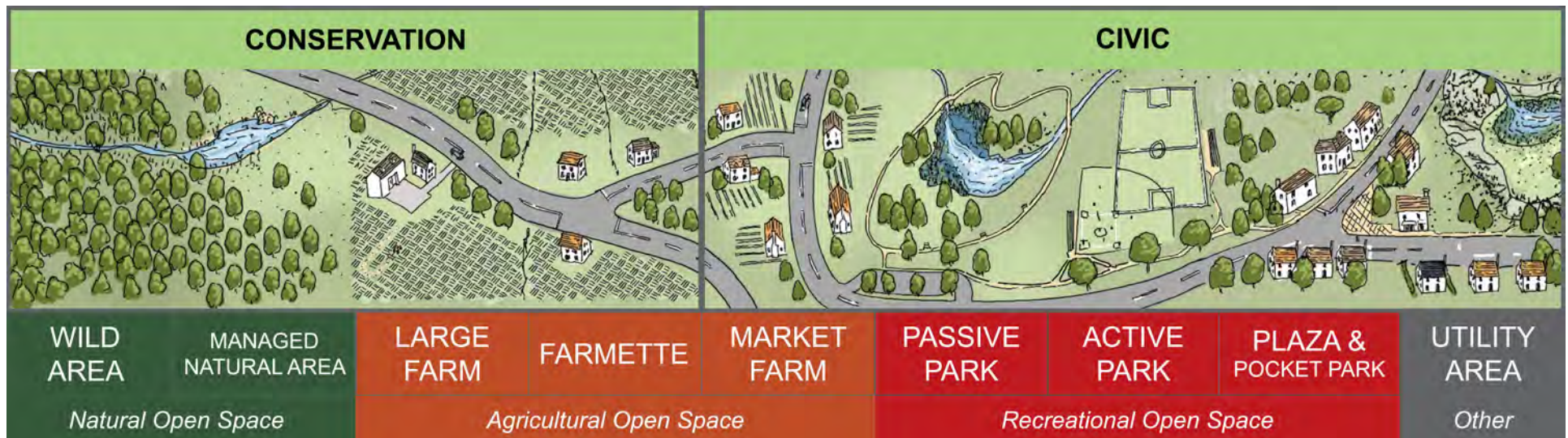
Economic Health

Open Space has been proven to support the economic health of municipalities directly and indirectly. Open Space can be used for agricultural production or tourism activities. The provision of Open Space can also attract businesses and families to the area. Proximity to Open Space can also have positive impacts on property values.

Open Space Classifications

The term “open space” can mean many different things depending on who is asked to define the term. Some people may think of preserved agricultural land, other may think of parks with trails and sports fields, whereas others would define it as land left completely in its natural state. All of these definitions are correct. South Whitehall Landscapes aims to establish a collective vocabulary around different types of open space in order to have more productive, focused conversations, programs, and policies about open space that will help South Whitehall Township accomplish the goals in this plan. This section provides information on each type of open space, including general sizes, land uses, ownership, maintenance, and recommended preservation methods associated with each space.

To visualize the open space classifications, an open space transect was created. In planning, an urban-to-rural transect is used to show and define a series of zones that transition from rural areas to dense urban downtowns. The open space transect below follows a similar approach in categorizing types of open space from wild areas to plazas and pocket parks often found in town or neighborhood centers. The transect moves from areas that are more rural in nature on the left of the transect starting with wild areas to open spaces that may be found closer to neighborhoods or within neighborhoods, such as active parks, stormwater management areas, and plazas or pocket parks on the right.



Open Space Classifications

The following pages describe the nine (9) classifications of Open Spaces in more detail to help define the types of open spaces typically seen in South Whitehall Township and guide a future Open Space Preservation Program. Each open space classification is accompanied by the following information:

Description & Land Use

A brief description of the open space classification and the general types of land use occurring on the open space. In some cases, this description is accompanied by a photograph as an illustrative example.

Type

The open spaces are either categorized as a conservation open space or a civic open space:

- **Conservation** open spaces are primarily intended for environmental protection and agricultural preservation. Conservation open spaces are sometimes open to the public, but most of the time access is restricted.
- **Civic** open spaces tend to be open to the public and designed to be nearby development (such as residential neighborhoods or village centers). Civic open spaces are intended to meet ecological as well as social needs.

Size

The typical size of the open space classification:

- **Any size**
- **Less than 5 acres**
- **5 to 10 acres**
- **More than 10 acres**

Ownership

The typical ownership of the underlying property: either **private** or **public**. In many cases, a public entity may hold certain rights to private property, without having full ownership. This is further explained in the Property Rights Overview section of this plan. If both public and private are selected, it is common to see these types of open spaces owned by government agencies or private organizations/individuals.

Recommended Preservation Methods

Preservation methods that are best suited for the classification of open space. The preservation methods include **fee simple acquisition**, **easement**, **deed restriction**, and **zoning** as described in the Open Space Preservation Strategy section.

Maintenance

Anticipated maintenance level of open space classification. For some of these open spaces, detailed management plans will need to be created and submitted:

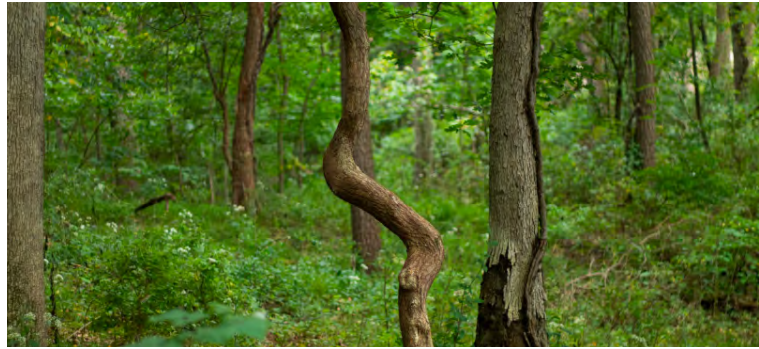
- **Zero to Limited:** Areas that require zero to little maintenance because they are meant to be left wild or in a natural state.
- **Limited:** These areas require seasonal or annual maintenance.
- **Regular:** Due to intensity of use, regular (daily to weekly) maintenance is needed for these areas, such as planting, mowing, trash collection, and more.
- **Intensive:** Areas that require intensive maintenance may need maintenance workers with a specialized skill set or certification (e.g., playground inspection).

Open Space Classification: Wild Area



Description & Land Use

Wild Areas are open spaces that are typically unmaintained and left in their natural state. They often contain sensitive natural resources such as woodlands or water features. Wild Areas allow ecosystems to thrive naturally without impact from humans.



Kohler Ridge Park
Source: Omnes Studio



Type

Conservation	Civic
--------------	-------

Size

<5 acres	5-10 acres	>10 acres
Any Size		

Ownership

Public	Private
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Recommended Preservation Methods

Fee Simple
Easement
Deed Restriction
Zoning

Maintenance

Zero to limited	Limited
Regular	Intensive

Open Space Classification: Managed Natural Area

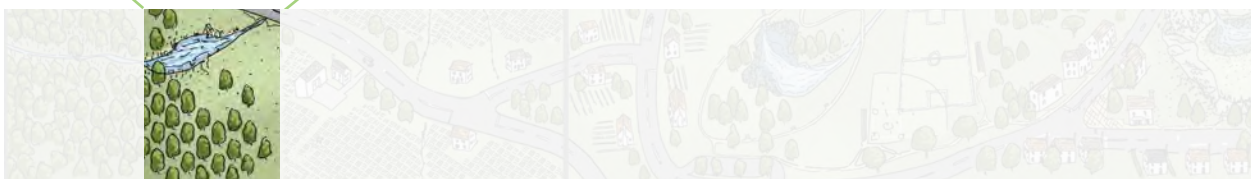


Description & Land Use

Managed Natural Areas are similar to Wild Areas in that they often contain a natural resource. They are also left primarily in their natural state with some limited maintenance or a planned management strategy such as a Forest Management Plan or landscaping plan. Limited maintenance is focused on removing invasive species or impacts from human use and supporting the naturally occurring ecosystem. Species selection and planting schedules can be used to further a specific resource goal (such as introducing more pollinator habitat) or enhance a design aesthetic. Managed Natural Areas may have limited public access if they are part of a Passive Park.



Ballas Meadow Preserve | *Source: Lehigh Valley Greenways*



Type

Conservation	Civic
--------------	-------

Size

<5 acres	5-10 acres	>10 acres
Any Size		

Ownership

Public	Private
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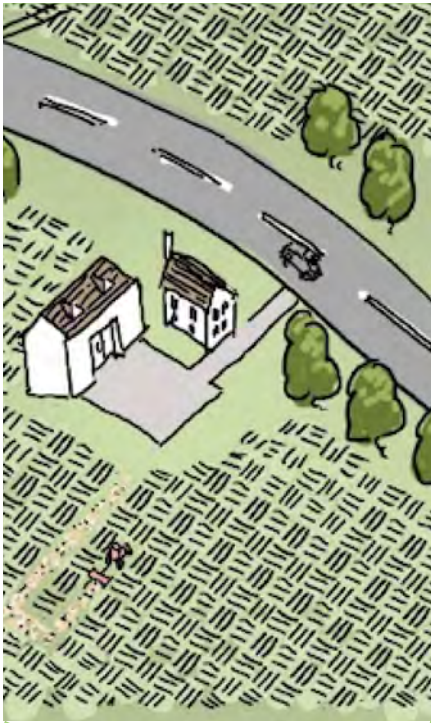
Recommended Preservation Methods

Fee Simple
Easement
Deed Restriction
Zoning

Maintenance

Zero to limited	Limited
Regular	Intensive

Open Space Classification: Large Farm



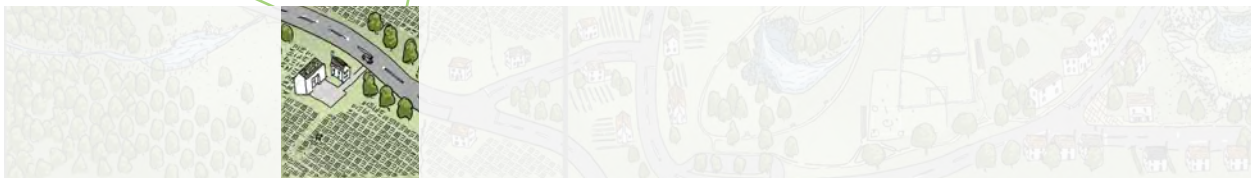
Description & Land Use

The primary use of large farms is agricultural. They typically practice monoculture, meaning that one crop species is grown in the field at a time, for the wholesale market. Due to the size and type of crops, large farms use mechanized labor to perform agricultural operations. Large farms tend not to allow public access unless for a special event or agri-tainment purpose.



Lehigh County Farm

Source: Michael Baker International



Type

Conservation	Civic
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Size

<5 acres	5-10 acres	>10 acres
Any Size		

Ownership

Public	Private
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Recommended Preservation Methods

Fee Simple
Deed Restriction
Easement
Zoning

Maintenance

Zero to limited	Limited
Regular	Intensive

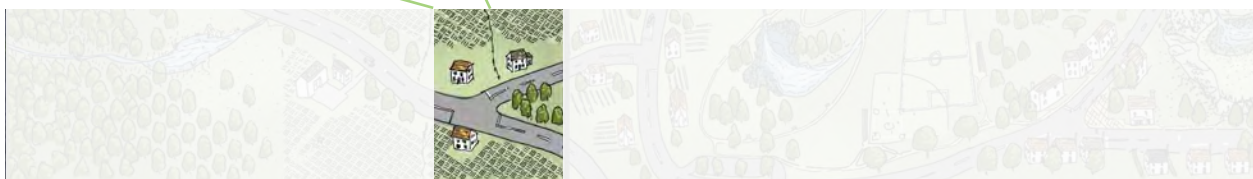
Open Space Classification: Farmette



Description & Land Use

Farmettes are small farms. The primary use is agricultural and there is often an accessory residential use. Farmettes cultivate multiple types of crops for the wholesale market, Community Supported Agriculture (CSA) shares, or market sales. Farmettes can also include raising of low-impact livestock (e.g., horses, goats, etc.). In addition to fields for crops and livestock, portions of farmettes can also include a natural feature such as a stream, steep slope, etc.

** Ownership: Small farms are typically privately owned; however, there are opportunities for municipal or land trust ownership.*



Type

Conservation	Civic
--------------	-------

Size

<5 acres	5-10 acres	>10 acres
Any Size		

Ownership

Public	Private*
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Recommended Preservation Methods

Fee Simple
Deed Restriction
Easement
Zoning

Maintenance

Zero to limited	Limited
Regular	Intensive

Open Space Classification: Market Farm

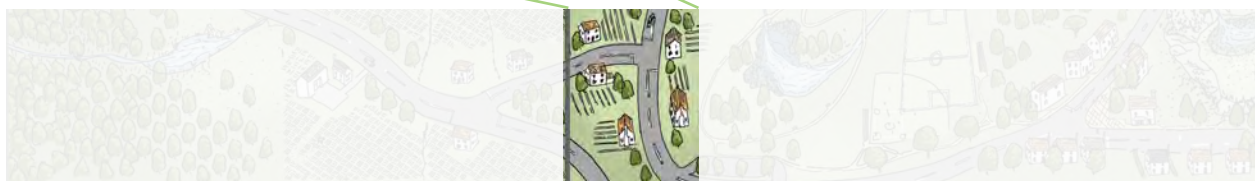


Description & Land Use

A market farm can either have an agricultural or residential primary use with the other use being accessory. Market farms grow multiple crops or produce specialty products for market sales, retail sales, or direct to consumer sales. Market farms always have a commercial component, which makes them suitable for more developed areas. Due to the size and nature of production on a market farm, hand/small tool labor is used rather than mechanized labor.



Kore Flower Farm
Source: Melissa Miller



Type

Conservation	Civic
--------------	--------------

Size

<5 acres	5-10 acres	>10 acres
Any Size		

Ownership

Public	Private
--------	----------------

Recommended Preservation Methods

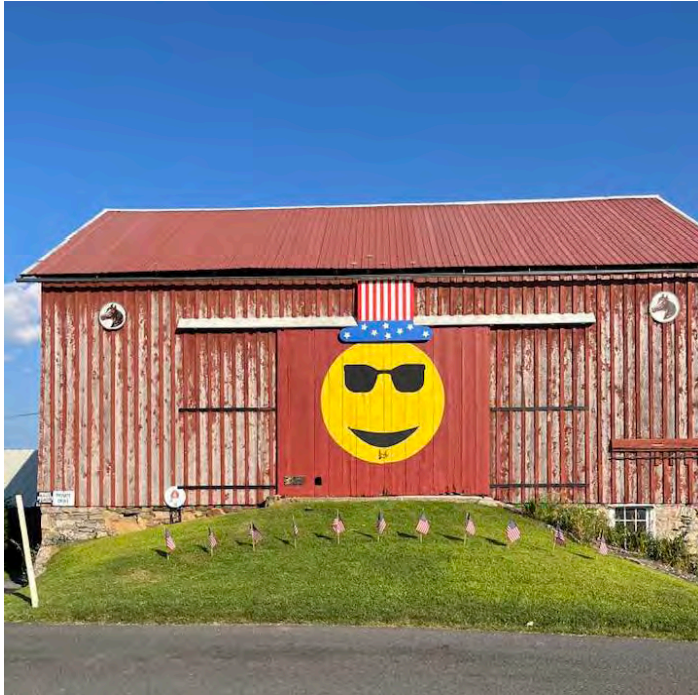
Fee Simple
Deed Restriction
Easement
Zoning

Maintenance

Zero to limited	Limited
Regular	Intensive

Highlight:

Market Farms



Smiley-Face Barn | *Source: Nonnemaker Farm*

Nonnemaker Farm

South Whitehall/Lower Macungie Township(s)

The Nonnemaker Farm is a family farm in the southern corner of South Whitehall Township on the Lower Macungie Township line. This farm has passed through generations since the 1800s and continues to be a staple of that area of the Township. Visitors often drive or walk by to take pictures of the farm or iconic smiley-face barn and visit the farm stand that sells fresh cut flowers and produce.

Crooked Row Farm

North Whitehall Township

Crooked Row Farm is a certified organic, woman-owned vegetable farm just outside of the Township in North Whitehall. The farm grows seasonal veggies, herbs, eggs, and other farm and herbal products. Adjacent to the farm at the corner of Route 309 and Wolfs Crossing Road, is a small market that is typically open Thursday through Saturday. The market sells products direct from Crooked Row and curated from other local growers and producers.



Open Space Classification: Passive Park

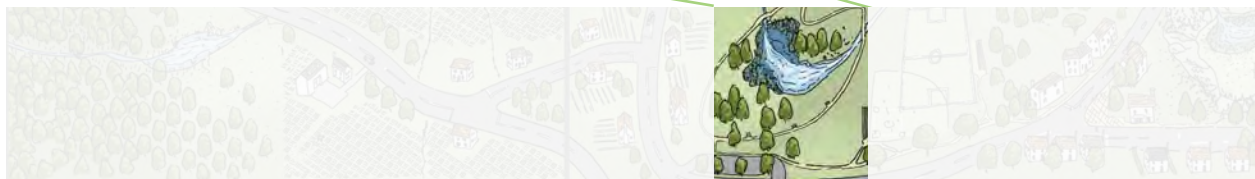


Description & Land Use

Passive parks are open spaces for passive recreation (e.g., walking, wildlife viewing, picnicking, etc.). Passive parks contain a limited amount of maintained areas for passive enjoyment while conserving the remainder of the property.



Spring Valley Estates Park
Source: South Whitehall Township



Type

Conservation	Civic
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Size

<5 acres	5-10 acres	>10 acres
Any Size		

Ownership

Public	Private
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Recommended Preservation Methods

Fee Simple
Deed Restriction
Easement
Zoning

Maintenance

Zero to limited	Limited
Regular	Intensive

Open Space Classification: Active Park

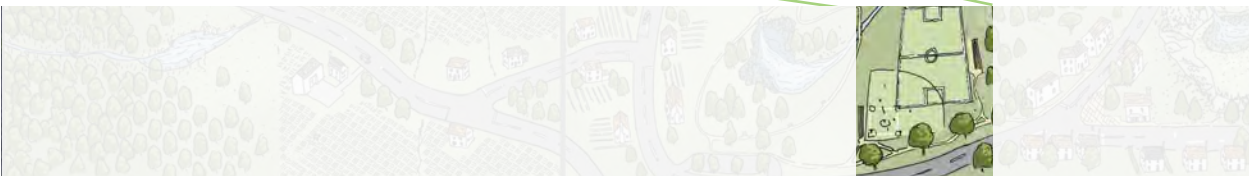


Description & Land Use

An active park is an open space maintained for active recreation activities. It can contain structures (e.g., playground equipment or pavilions) and well maintained sports fields or courts.



Covered Bridge Park
Source: Michael Baker International



Type

Conservation	Civic
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Size

<5 acres	5-10 acres	>10 acres
Any Size		

Ownership

Public	Private
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Recommended Preservation Methods

Fee Simple
Deed Restriction
Easement
Zoning

Maintenance

Zero to limited	Limited
Regular	Intensive

Open Space Classification: Plaza & Pocket Park



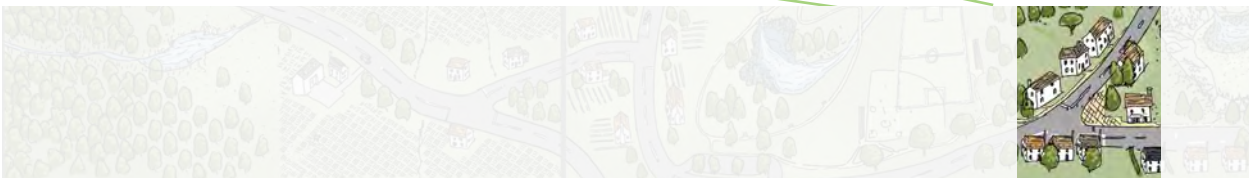
Description & Land Use

Plazas and pocket parks are typically found in village or town centers. They are public spaces tucked between existing residential or commercial uses, or located at key intersections or points of interest within the village or town. Plazas and pocket parks have features that encourage people to gather, such as benches, tables, public art, and plantings.



Pocket Park

Source: Michael Baker International



Type

Conservation	Civic
--------------	--------------

Size

<5 acres	5-10 acres	>10 acres
Any Size		

Ownership

Public	Private
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Recommended Preservation Methods

Fee Simple
Deed Restriction
Easement
Zoning

Maintenance

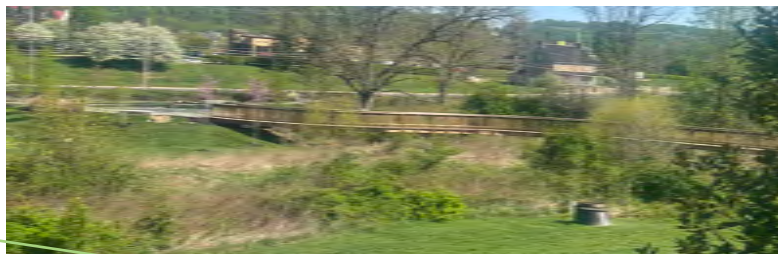
Zero to limited	Limited
Regular	Intensive

Open Space Classification: Utility Area

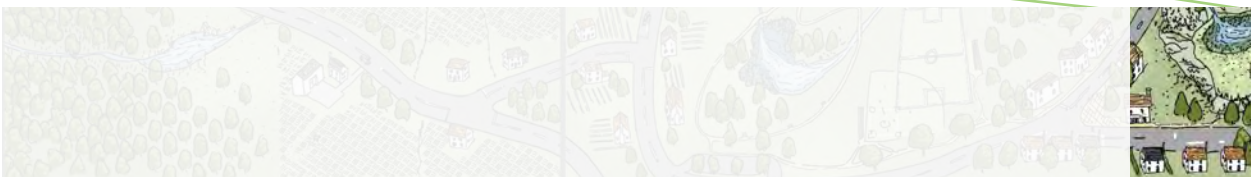


Description & Land Use

Utility Areas are open spaces that are dedicated to managing stormwater, treating wastewater, or accessing/buffering utility infrastructure. These open spaces often have minimum space requirements depending on their function relative to the utility. Maintenance is prescribed by Best Management Practices (BMPs) or regulatory agencies. The intent of this open space classification is to promote the use of green infrastructure for utility system management whenever possible.



Stormwater Management Area
Source: Michael Baker International



Type

Conservation	Civic
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Size

<5 acres	5-10 acres	>10 acres
Any Size		

Ownership

Public	Private
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Recommended Preservation Methods

Fee Simple
Deed Restriction
Easement
Zoning

Maintenance

Zero to limited	Limited
Regular	Intensive

Open Space Preservation Strategies

In this section, the plan explores open space preservation strategies that can be used to preserve different types of open space. Preserving open space means collaborating with existing property owners to employ the preservation strategies. Some of the strategies require a complete transfer of property, whereas others ask the property owner to transfer a portion of their property rights. This section starts with an explanation of those property rights. Each preservation strategy presented includes:

- An explanation of the strategy.
- What type of open space it can help preserve.
- How the strategy impacts property rights.

Case studies and more details are also provided for context.

Open Space Preservation Strategies

- *Fee Simple Acquisition*
- *Easements*
- *Deed Restrictions*
- *Zoning*

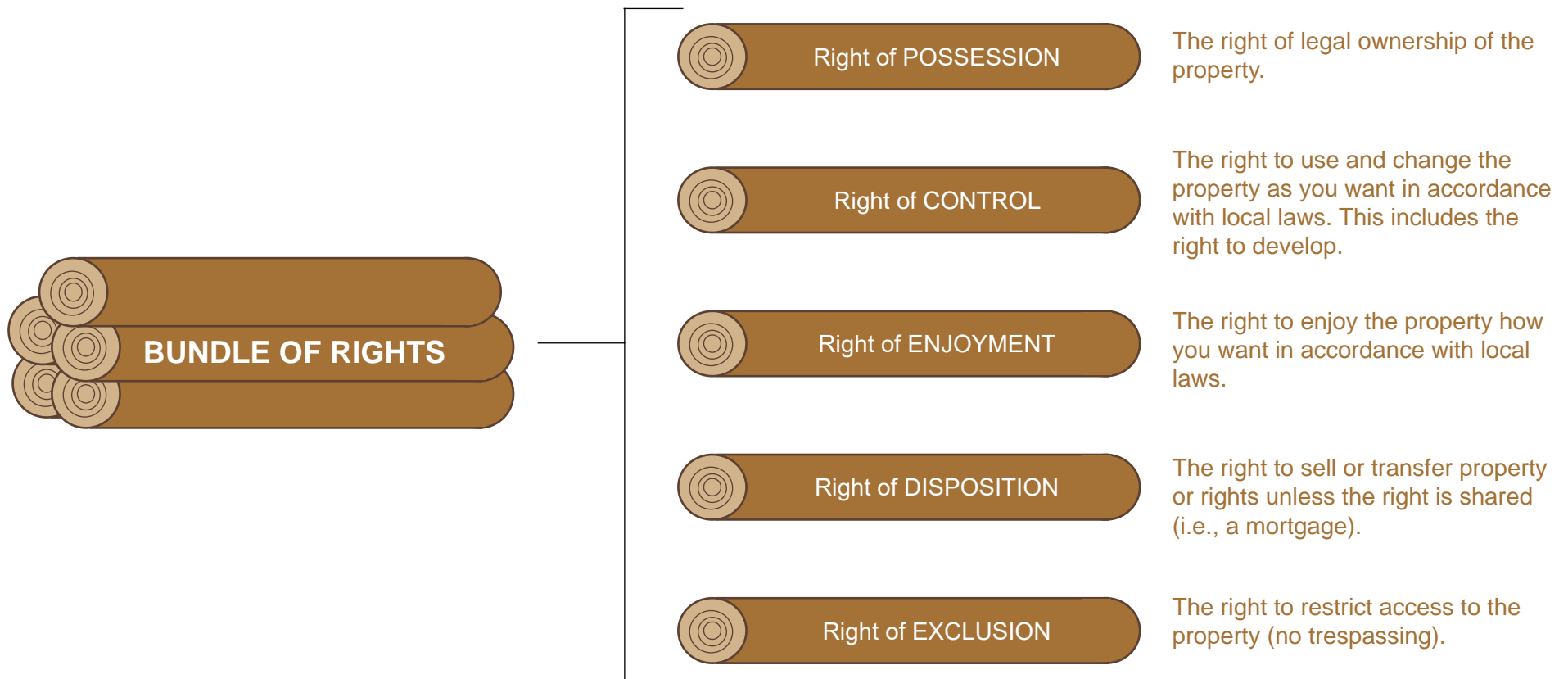


Unprotected Open Space | Source: South Whitehall Township

Open Space Preservation Strategies:

Property Rights Overview

This plan showcases different open space preservation strategies that can be used individually or in tandem to preserve land. Each open space preservation strategy has a specific impact on property development rights. Property ownership comes with a set of ownership rights (a bundle of rights), outlined below. Some rights may be partially or fully relinquished (i.e., donated, sold, or taken), while still retaining others. These rights can be thought of as a “bundle of sticks.” The property owner can have all the sticks or give some of the sticks to others.

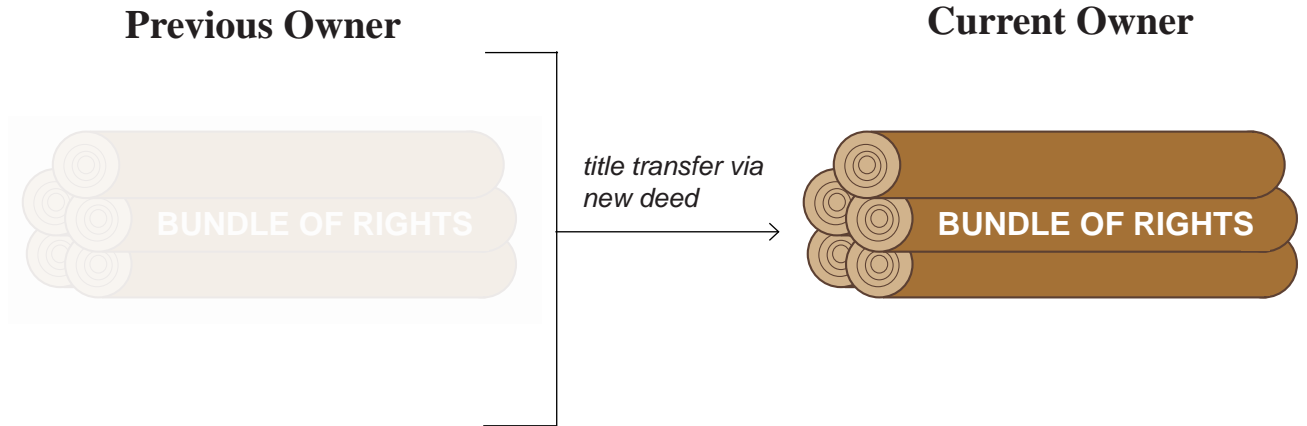


Open Space Preservation Strategy: Fee Simple Acquisition

What is it?

A fee simple acquisition is when a title is transferred via a new deed from one owner to another owner by donation, sale, or exchange. When a property is acquired in fee simple, the owner gains full control over the land. The entire bundle of sticks is transferred from one owner to another owner.

Bundle of Sticks



Most Appropriate for Preservation of:



Highlight:

Fee Simple Acquisition

Davis-Smith Preserved Open Space

South Whitehall Township

In 2022, South Whitehall Township accepted the donation of a 26-acre agricultural parcel at the intersection of Route 22 and Springhouse Road. The property was donated with the intent of preserving agricultural land in a developing area and providing a community benefit. The property is restricted to be used only for farming in the immediate future and eventually for open space and recreation. This is a great example of how to combine fee simple acquisition and deed restrictions to ensure permanent preservation of land, while specifying the use of that land for a particular resource.

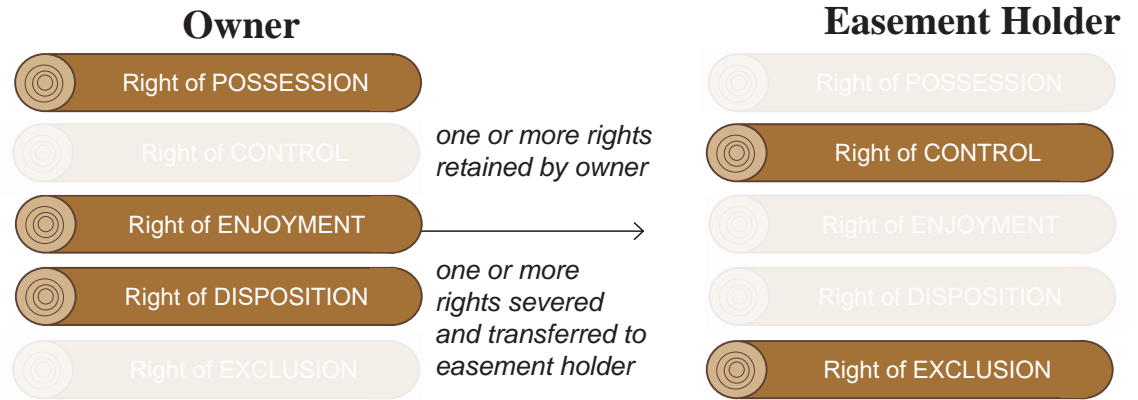


Open Space Preservation Strategy: Easements

What is it?

An easement is a legal agreement between the owner and the easement holder that transfers the possession of one or more rights from the bundle to the easement holder. Easements are either permanent or have a specific term associated with it (often a long-term period). There are different types of easements based on the intention of the preservation: conservation easements, agricultural easements, and historic preservation easements.

Bundle of Sticks



In this example, an easement for a portion of the owner's property requires the area to be maintained as a naturalized area with a public access hiking trail.

Most Appropriate for Preservation of:



- WILD AREA
- MANAGED NATURAL AREA
- LARGE FARM
- FARMETTE



- MARKET FARM
- PASSIVE PARK
- ACTIVE PARK
- PLAZA & POCKET PARK



- UTILITY AREA

Open Space Preservation Strategy:

Easements

Easement Components

An easement that includes clearly written delineation of the property, monitoring protocol, enforcement process, and access regulations is key in establishing an understanding between the property owner and easement holder.

Delineation

An easement must have a delineation of boundaries. Delineations must be noted on the easement by a written description and/or a visual depiction on a survey. In some cases, it is also helpful to have a physical marker on the property that delineates the easement.

Monitoring

A system for monitoring should be established to ensure that the restrictions associated with the easement are being followed. The system for monitoring, including the frequency and documentation, should be established by the entity responsible for the preserved area within the easement. Frequency of monitoring is dictated by the number of conservation easements that the entity needs to monitor, when violations are most likely to occur, and relevant ecological factors. Monitoring can occur on site or via aerial observation or remote imagery.

Enforcement

Much like monitoring, the entity responsible for the preserved area within the easement is responsible for reporting violations and taking corrective action to enforce. The entity can establish a process for minor and major violations that have a specific set of steps for reviewing the violation and engaging legal counsel if required. Addressing violations in a timely manner is key in avoiding the proliferation of any harm to the area and remedying the violation.

Access

The easement should clearly establish access regulations. Even if the property is not publicly accessible, it should be noted how the entity responsible for the property will gain access to the property for monitoring and in case of emergency.

Open Space Preservation Strategy: Deed Restrictions

What is it?

A deed restriction is a specific restriction on use of a property included in the property deed. It “runs with the land,” meaning anyone who buys the property in the future must abide by the restrictions.

Bundle of Sticks

Owner



rights that are restricted by the deed remain restricted even if sold



in this example, the deed restriction prohibits development on a specific portion of the property

Future Owner



Most Appropriate for Preservation of:



WILD
AREA

MANAGED
NATURAL AREA



LARGE
FARM

FARMETTE



MARKET
FARM



PASSIVE
PARK

ACTIVE
PARK



PLAZA &
POCKET PARK

UTILITY
AREA

Open Space Preservation Strategy:

Deed Restrictions



London Grove Township, Chester County, PA Courtesy of © Natural Lands Trust

Lamborn Hunt Development

London Grove Township, Chester County

Lamborn Hunt is a large 140+ acre conservation subdivision in London Grove Township, Chester County. This development followed a conservation design approach to preserve the most critical natural resources including tributaries to the White Clay Creek. A portion of the project area was purchased by the Township with open space funds, which is now maintained as a popular public park. Additional open space parcels were dedicated to the Township by the developer to expand the park land and buffer between the park and residential areas.

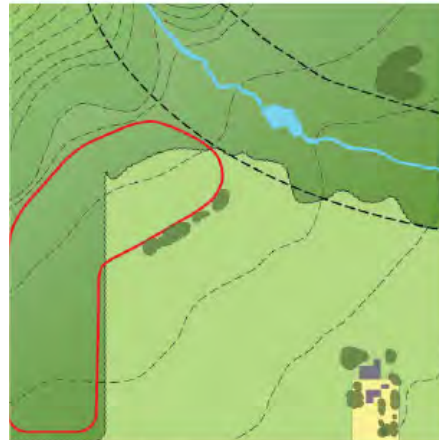
Additional open space identified in the site plan is owned and maintained by two separate Homeowner's Associations. These areas include cul-de-sacs with centralized landscaping, and open spaces with trails that lead to the public park. Deed restrictions are placed on these areas to indicate their purpose and benefit to the development but are only enforced by the Homeowners Associations.

Open Space Preservation Strategy: Zoning - Conservation Subdivision

What is it?

A conservation subdivision is a site planning approach that clusters residences on smaller lots to preserve a portion of the site for open space. As illustrated in the figure to the right, the subdivision sprawl patterns and the conservation neighborhood pattern both accommodate the same number of residences; however, the conservation neighborhood subdivision allows for the preservation of open space on the site.

Fee-simple acquisition can help accomplish long-term preservation goals, as well as development goals. Land can be acquired with the intention to protect a portion of the land and resell the other area for conservation development. The preserved property could be held in fee-simple or a conservation easement.



Existing Landscape



Subdivision Sprawl



Conservation Neighborhood

Conservation Subdivision Example | *Source: Rural by Design - Randall Arendt*

Open Space Preservation Strategy: Zoning - Conservation Subdivision

Conservation Subdivision

Design Process

There are three primary steps in designing a conservation subdivision:

Step 1: Site Analysis

An analysis of the existing conditions of the site, including identification of natural and cultural resources (i.e., floodplains, steep slopes, water bodies, wetlands, tree canopy, vegetation, scenic views, historic buildings or ruins, etc.) and infrastructure resources (i.e., utility easements/rights-of-way, existing roads, etc.).

Step 2: Delineation of Preservation Areas

A determination of areas to be preserved and connections between the preserved areas.

Step 3: Sketch Plan

Once the areas to be preserved are set aside, the area identified for development can begin to take shape, including building placement, lot configuration, and street layout.

Most Appropriate for Preservation of:



Goals

1 Plan: Open Space

This plan puts a lot of emphasis on the importance of open space. Using the open space classifications presented in this plan, the Township should conduct a detailed open space inventory. Utilizing GIS and other planning tools, the Township and Environmental Advisory Council can develop a resource priority map that can identify areas of emphasis for preservation. This can all be incorporated into an update to the Township's Official Map, which outlines a process to initiate conversations with private property owners.

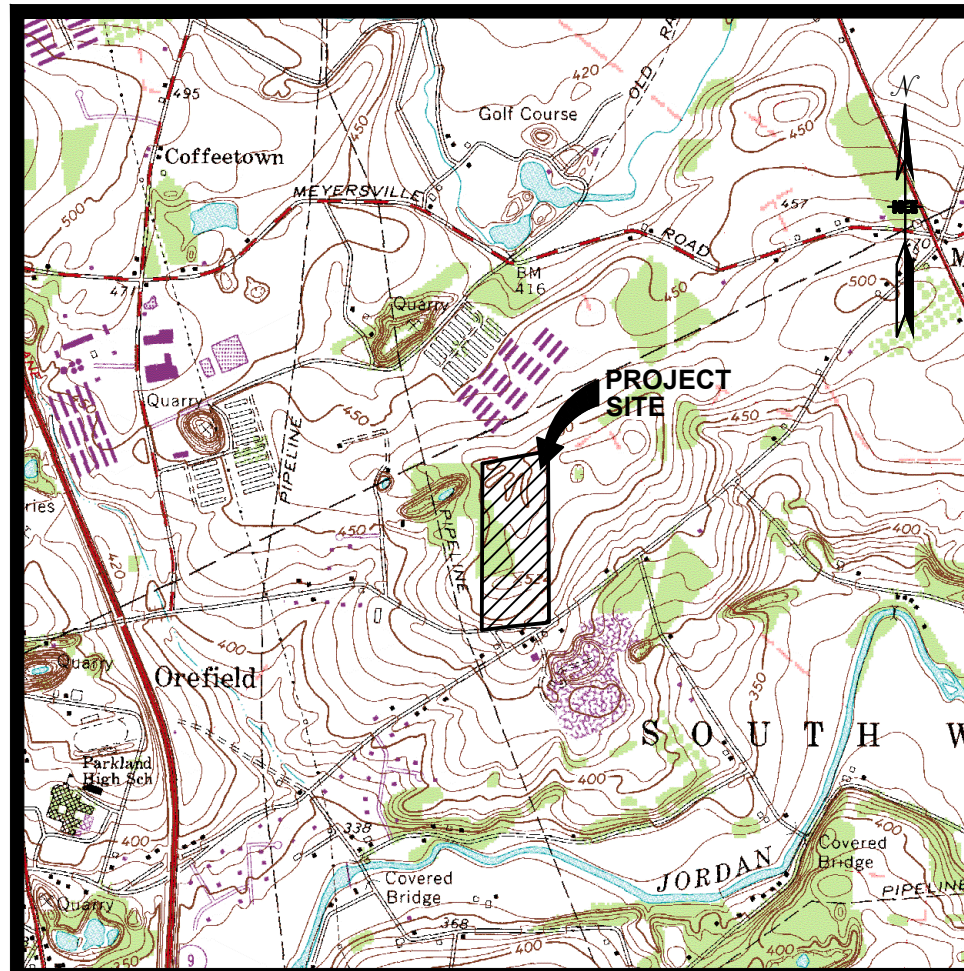
2 Protect: Open Space

Once the Township identifies priority open spaces to protect, it should develop a process to preserve properties using the strategies identified in this plan. This process should consider how the Township can be proactive in reaching out to property owners and how to finance any property acquisitions. In addition to direct acquisition of properties, the Township should utilize other strategies to protect open space through regulations such as zoning and land development requirements.

3 Manage: Open Space

In addition to inventorying and classifying open spaces in their current form, the Township should consider new management techniques for open spaces to enhance the resource values identified in this plan. This may include naturalization areas, developing forest management plans, or even just adjusting maintenance schedules.





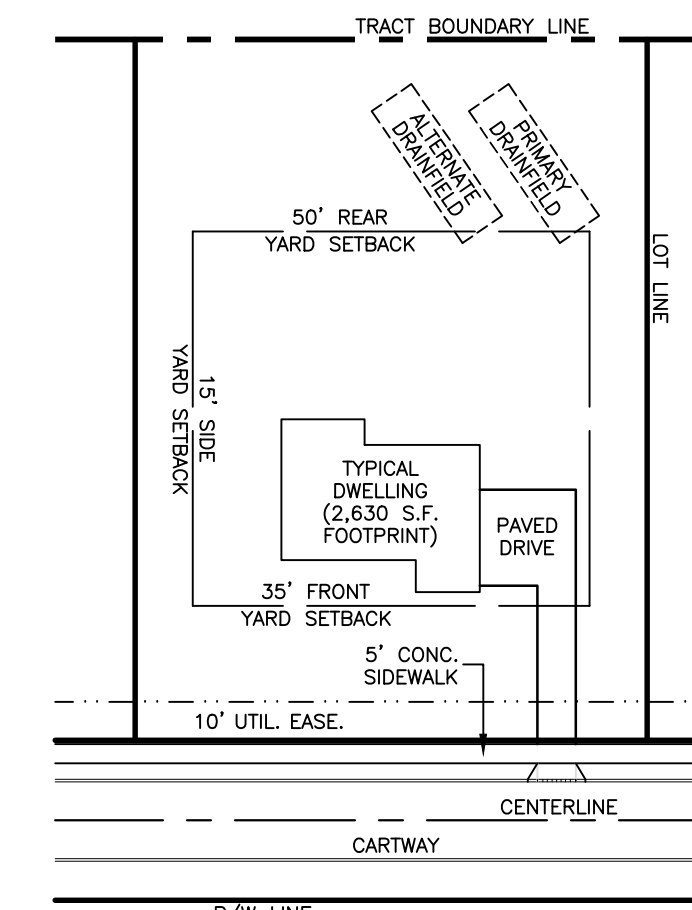
LOCATION MAP
1" = 2000'

APPLICANT / EQUITABLE OWNER

TUSKES HOMES, INC.
ATTN: PHILIP C. MAUTSCH, P.E.
4511 FALMER DRIVE
BETHLEHEM, PA 18020
(610) 691-1555

STATEMENT OF INTENT

APPLICANT INTENDS TO SUBDIVIDE THE SUBJECT PROPERTY TO CREATE A TOTAL OF (15) FEE-SIMPLE BUILDING LOTS FOR SINGLE-FAMILY DETACHED DWELLINGS AND ONE (1) OPEN SPACE (NON-BUILDING) LOT (LOT 16), AND CONSTRUCT RELATED PUBLIC AND PRIVATE IMPROVEMENTS, ALL AS DEPICTED HEREIN.



TYPICAL LOT LAYOUT DETAIL
SCALE: 1"=50'

LEGEND

[Symbol]	SUBJECT PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	LEGAL RIGHT-OF-WAY LINE
[Symbol]	ULTIMATE RIGHT-OF-WAY LINE
[Symbol]	EX. ROADWAY CENTERLINE
[Symbol]	BUILDING SETBACK LINE
[Symbol]	ZONING DISTRICT BOUNDARY LINE
[Symbol]	EX. CONCRETE CURB
[Symbol]	EX. EDGE OF PAVE
[Symbol]	EX. WATER MAIN
[Symbol]	EX. WOOD TRAFFIC BARRICADE
[Symbol]	EX. IRON PIN (OR AS NOTED)
[Symbol]	EX. CONCRETE MONUMENT
[Symbol]	PROPOSED PROPERTY OR R/W LINE
[Symbol]	PROPOSED ROADWAY CENTERLINE
[Symbol]	PROPOSED UTILITY EASEMENT
[Symbol]	PROPOSED BUFFER YARD
[Symbol]	PROPOSED IMPROVEMENT
[Symbol]	PROPOSED CONCRETE CURB

NOTE:
ITALIC TEXT IN PLAN VIEW DENOTES EXISTING FEATURES WHILE UPRIGHT TEXT DENOTES PROPOSED FEATURES.

SITE DATA

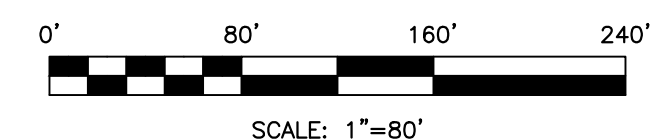
RECORD OWNER: JOSEPH & HALEY LESAWY ZIMRING
PROPERTY ADDRESS: 3900 OREFIELD ROAD
TAX PARCEL ID: 54785207513
INSTRUMENT NO.: 2021046879
EX. LOT AREA (BY DEED): 27.9603 AC.
ZONING CLASSIFICATION: RURAL RESIDENTIAL 2 (RR2)
WATER: PUBLIC
SANITARY SEWER: ON-LOT
NO. EXISTING/PROPOSED LOTS: 1/16

ZONING DATA

RURAL RESIDENTIAL 2 (RR2) ZONING DISTRICT
(SINGLE-FAMILY DETACHED DWELLING, LOT AVG. OPTION)

	PER ORD.	PER PLAN
MIN. TRACT AREA:	5 ACRES	28 ACRES
MAX. DENSITY (TRACT AREA/DU):	80.0K S.F.	81.2K S.F.
MIN. LOT AREA:	1.0 ACRE	1.0 ACRE
MIN. LOT FRONTAGE:	75 FEET	75 FEET
FRONT YARD SETBACK:	35 FEET	35 FEET
SIDE YARD SETBACK (EACH):	15 FEET	15 FEET
REAR YARD SETBACK:	50 FEET	50 FEET
MAX. BUILDING HEIGHT:	35 FEET	35 FEET
MAX. IMPERVIOUS COVER:	25%	25%

NOTES:
1. PERMITTED ACCESSORY STRUCTURES AND OBJECTS WHICH EXCEED SIX (6) FEET IN HEIGHT ABOVE GROUND LEVEL SHALL BE AT LEAST SIX (6) FEET FROM FRONT, STREET, SIDE AND REAR LOT LINES.



SCALE: 1"=80'

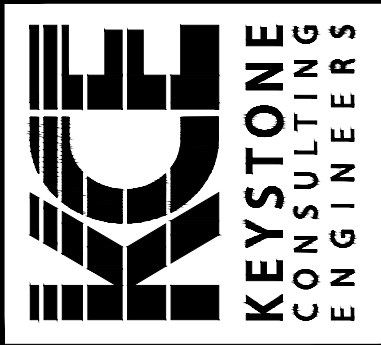
GENERAL NOTES

- PROPOSED BUILDING AND OPEN SPACE LOTS SHALL BE RESTRICTED FROM FURTHER SUBDIVISION OR DEVELOPMENT BY DEED RESTRICTION OR OTHER AGREEMENT ACCEPTABLE TO THE TOWNSHIP SOLICITOR AND DULY RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS.
- THE PROPOSED OPEN SPACE (NON-BUILDING) LOT (LOT 16) AND ANY IMPROVEMENTS THEREON WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION, IN ACCORDANCE WITH TOWNSHIP CODE SECTION 350-32(n).

PLAN PREPARER'S NOTES

- THIS PLAN WAS PREPARED USING GRAPHICAL INFORMATION SYSTEM (G.I.S.) METADATA PROVIDED BY LEHIGH COUNTY, AERIAL IMAGERY PROVIDED BY LEHIGH VALLEY PLANNING COMMISSION, PROPERTY DEEDS OF RECORD, SUBDIVISION PLANS OF RECORD, AND OTHER PUBLICLY AVAILABLE DATA SOURCES AND HAS NOT BEEN VERIFIED IN ANY WAY BY KEYSTONE CONSULTING ENGINEERS, INC.
- PROPERTY BOUNDARY LINES DEPICTED HEREIN ARE APPROXIMATE AND DO NOT REPRESENT THE FINDINGS OF A CERTIFIED BOUNDARY SURVEY.
- EXISTING CONTOUR LINES DEPICTED HEREIN WERE DEVELOPED IN CONJUNCTION WITH THE PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCE'S PAMP PROGRAM AND WERE OBTAINED USING PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) ONLINE IMAGERY NAVIGATOR TOOL AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- THIS PLAN DOES NOT DEPICT LOCATIONS OF EXISTING UTILITIES. CONTRACTOR SHALL LOCATE OR CAUSE TO HAVE LOCATED ANY AND ALL UNDERGROUND UTILITIES IN ACCORDANCE WITH PA ACT 121 PRIOR TO ANY EXCAVATION.
- PROPERTY OWNERS' NAMES, DEED REFERENCES, AND TAX PARCEL IDENTIFIER INFORMATION CONTAINED HEREIN ARE BASED ON LEHIGH COUNTY TAX ASSESSMENT RECORDS CURRENT AS OF THE DATE OF THIS PLAN AND ARE SUBJECT TO THE ACCURACIES OR INACCURACIES THEREOF.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE DOES NOT DEPICT ANY EASEMENTS OR OTHER PERTINENT FACTS WHICH A TITLE SEARCH MAY DISCLOSE.

KEYSTONE CONSULTING ENGINEERS, INC.
Engineering firm of choice since 1972
2870 EMRICKBOULEVARD, BETHLEHEM, PA 18020 610-865-4555
East Office: Bethlehem, West Office: Allentown, North Office: Kresgeville
www.KCEinc.com



CONCEPTUAL SITE LAYOUT PLAN
MAJOR RESIDENTIAL CONSERVATION SUBDIVISION
TUSKES HOMES
3900 OREFIELD ROAD
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA

DESIGNED BY:	DATE:
KJH	11.04.2024
DRAWN BY:	CHECKED BY:
ANH	KJH
DATE:	SCALE:
OCT. 31, 2024	1" = 80'
KCE JOB NO.:	SHEET:
CB-24-113	C1 OF 1

Open Space (Recreation Impact) Fees – November 2024

District	Project Owner, Project Name & Project Number	Date Funds Received	Total Contribution Amount	Amount Spent on OS Projects	Prior Interest Earned in separate accts.	Current Balance in account as of 10/2/2024
West	Posocco: Blue Barn #2002-114	5/24/2017	\$118,698.63	-\$24,452.35	\$48.16	\$ 94,294.44
West	Posocco: Blue Barn Estates #2017-202	11/6/2020	\$10,000.00	\$0.00	\$4.00	\$ 10,004.00
East	Posocco: Harold Drive #2019-101	12/16/2020	\$12,500.00	\$0.00	\$5.14	\$ 12,505.14
West	BTC II Allentown: DC Warehouse Crackersport Road #2017-107	6/2/2020	\$491,520.50	\$350,000.00	\$491.20	\$ 142,011.70
E/W	Posocco: Chapmans Road #2019-105	7/1/2021	\$62,250.00	\$35,138.62	\$0.00	\$ 27,111.38
E/W	John Jaindl: #2019-201	12/7/2020	\$1,250.00	\$0.00	\$0.00	\$ 1,250.00
East	LV Health Network: Proposed Parking Lot Improvements 798 Hausman Road #2020-105	5/27/2021	\$405.25	\$0.00	\$0.00	\$ 405.25
East	Herbert, Rowland & Grubic Inc.: Proposed Independent Living Apartments in Luther Crest #2020-104	7/7/2021	\$1,571.25	\$0.00	\$0.00	\$ 1,571.25
East	Anthony Hanna: 3926 Lime Koln Rd. #2020-203	12/7/2021	\$2,500.00	\$0.00	\$0.00	\$ 2,500.00
E/W	Long's Water Technology: #2021-106	3/9/2022	\$3,113.50			\$ 3,113.50
West	Brookside Constrution: Parkland Manor Phase 4 Senior Living #2019-106	3/22/2022	\$926.75			\$ 926.75
East	County of Lehigh: Skilled Nursing addition @ Cedarbrook #2020-108	3/25/2022	\$14,483.50			\$ 14,483.50
East	30 West Twins #2015-103 (LV Home Improvements)	5/15/2023	\$5,000.00			\$ 5,000.00
East	30 West Twins #2015-103 (LV Home Improvements) Lots 17 & 18	8/10/2023	\$5,000.00			\$ 5,000.00
E/W	David Jaindl #2023-701 for 3420 Walbert Ave add'l parking	7/24/2023	\$208.13			\$ 208.13
West	Parkland SD: #2022-108 PSD New Operations Center	9/26/2023	\$21,594.50			\$ 21,594.50
E/W	Montar Group LLC: Proposed Self Storage #2022-107 (paid by TAC Allentown LLC)	10/12/2023	\$8,675.50			\$ 8,675.50
E/W	Padda Properties, LLC #2022-104: 1670 Church Rd	1/31/2024	\$13,284.75			\$ 13,284.75
East	30 West Twins #2015-103 (LV Home Improvements) Lots 11 & 12	2/7/2024	\$5,000.00			\$ 5,000.00
East	Hotel Hamilton, LLC #2015-107	2/20/2024	\$18,967.75			\$ 18,967.75
East	30 West Twins #2015-103 (LV Home Improvements) Lots 13 & 14	6/24/2024	\$5,000.00			\$ 5,000.00
East	Dewberry #2023-706: Tesla charging station @ Wawa 8078	6/28/2024	\$102.50			\$ 102.50
E/W	INDUS RT,LP #2018-106:Proposted Flex Bldg @ 1215 Hausman Rd	9/3/2024	\$45,309.25			\$ 45,309.25
	Interest					\$ 4,422.11
Totals			\$719,219.38	\$360,686.27	\$548.50	\$ 442,741.40

** In August of 2021 SWT opened a new Wells Fargo Checking account and all Open Space monies were deposited into the one account and will be tracked here sepearately.

	PROJECTED AMOUNT	AREA	
PROJECTED PROJECTS			
1429 Eck Road Outdoor Storage - 2022-109	\$28,202.75	W	
Palmeiro Realty LLC Crackersport Road - 2024-702	\$1,725.25	E/W	
PCFLV, Inc. Multi-purpose Room Expansion - 2024-104	\$737.50	E/W	
Aesthetic Surgery Associates MOB - 2023-106	\$13,911.00	E/W	
Allentown Cat Clinic Parking Lot Expansion - 2023-102	\$1,059.25	E	

2025

Holidays & Observances

January

Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February

Su	M	Tu	W	Th	F	Sa
						1
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23	24	25	26	27	28	

March

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30	31					

April

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27	28	29	30			

May

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18	19	20	21	22	23	24
25	26	27	28	29	30	31

June

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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July

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20	21	22	23	24	25	26
27	28	29	30	31		

August

Su	M	Tu	W	Th	F	Sa
					1	2
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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September

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21	22	23	24	25	26	27
28	29	30				

October

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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November

Su	M	Tu	W	Th	F	Sa
						1
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December

Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

- Jan 01** New Year's Day
- Jan 20** Martin Luther King Day
- Jan 29** Chinese New Year
- Feb 14** Valentine's Day
- Feb 17** President's Day
- Mar 01** Ramadan, 1st day
- Mar 05** Ash Wednesday
- Mar 17** St. Patrick's Day
- Mar 20** March equinox (GMT)
- Apr 01** April Fool's Day
- Apr 13** Passover
- Apr 20** Easter
- Apr 22** Earth Day
- Apr 23** Admin Assistants Day
- May 05** Cinco de Mayo
- May 11** Mother's Day
- May 26** Memorial Day
- Jun 08** Pentecost
- Jun 14** Flag Day
- Jun 15** Father's Day
- Jun 19** Juneteenth
- Jun 21** June Solstice (GMT)
- Jul 04** Independence Day
- Sep 01** Labor Day
- Sep 22** September equinox (GMT)
- Sep 23** Rosh Hashanah
- Oct 13** Federal Holiday
- Oct 31** Halloween
- Nov 11** Veterans Day
- Nov 27** Thanksgiving
- Dec 14** Hanukkah begins
- Dec 21** December Solstice (GMT)
- Dec 25** Christmas Day
- Dec 26** Kwanzaa begins
- Dec 31** New Year's Eve