

PUBLIC NOTICE

Notice is hereby given that the **Planning Commission** of South Whitehall Township will meet on **Thursday April 16, 2020** at 7:00 p.m. for an agenda review, and at **7:30 p.m.** for the purpose of conducting a public meeting to discuss the following, and any other business brought before the Board. Due to the COVID-19 outbreak, the meeting will be held electronically via GoToMeeting. To access the meeting through your phone, dial 1-224-501-3412 and, when prompted, enter 757 430 189 to join the meeting. To access the meeting through your computer, go to <https://global.gotomeeting.com/join/757430189>.

DORNEY PARK ATTRACTION MAJOR PLAN 2020-102 REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW

An application to further develop the property located at 3830 Dorney Park Road. The plan proposes to remove an existing attraction, construct a new attraction, associated walkways and access drives, and relocate a portion of the existing Zephyr train ride. The new attraction will be approximately 106 feet tall (419.5 feet above MSL). The project proposes a net reduction of impervious surface. The property is zoned CR Commercial Recreation. Dorney Park LLC is the owner and applicant.

ROBERT RUHE MINOR SUBDIVISION #2013-201 REQUEST FOR MINOR SUBDIVISION PLAN REVIEW

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 1.0222 acres with approximately 105 feet of frontage along Huckleberry Road; Lot 2, containing the existing two-story dwelling and barn and 1.0230 acres with approximately 179 feet of frontage along Huckleberry Road; Lot 3, containing 1.0616 acres; and Lot 4, containing 1.0112 acres with approximately 120 feet of frontage along Huckleberry Road; and 0.478 acres of right-of-way dedication. The lots are proposed to be served by public water and on-lot septic. The property is zoned R-4 Medium Density Residential. Robert H. Ruhe is the owner and applicant.

PARKLAND MANOR PHASE 4 SENIOR LIVING MAJOR PLAN 2019-106 REQUEST FOR FINAL PLAN REVIEW

An application to further develop the property located at 4636 Crackersport Road. The plan proposes to construct a four-story 94,318 square foot senior living building containing 16 studio apartments and 64 1-bedroom units, and a 88-space parking lot. The subject tract is zoned IC-1 Industrial Commercial -1 (Special Height Limitation). Pennsylvania Venture Capital, Inc., is the owner and applicant.

RIDGE FARM MAJOR PLAN 2017-101

REQUEST FOR PRELIMINARY PLAN REVIEW

An application to develop the properties located at Huckleberry Road PIN 548746422139 (111.1787 acres zoned TND Residential Cluster Overlay), Huckleberry Road PIN 548767544734 (4.7220 acres zoned TND Residential Cluster Overlay), 2523 Huckleberry Road PIN 548767273685 (1.5152 acres zoned TND Residential Cluster Overlay), 2582 Huckleberry Road PIN 548757625489 (12.1020 acres zoned TND Residential Cluster Overlay), 1802 North Cedar Crest Boulevard (31.9644 acres zoned R-4 and TND Residential Cluster Overlay), Huckleberry Road PIN 548727343134 (15.9785 acres zoned RR-2), Cedar Crest Boulevard PIN 548726571146 (13.6657 acres zoned RR), Huckleberry Road PIN 548727303984 (0.4063 acres zoned RR), Cedar Crest Boulevard PIN 548726323076 (6.6854 acres zoned R-2), 1926 Cedar Crest Boulevard (2.2555 acres zoned R-2) and 1928 Cedar Crest Boulevard (0.3138 acres zoned R-2). The plan proposes a TND Residential Cluster development on approximately 138.34 acres consisting of 68 single dwelling units, 88 age-restricted single dwelling units, 74 two-unit dwelling units, 82 age-restricted two-unit dwelling units, and a clubhouse; 308 apartment units in eleven 28-unit apartment buildings, five condominium apartment buildings containing 60 apartment units, two three-story and two four-story mixed-use buildings containing 27,200 square feet of commercial and restaurant space on the first floor and 100 apartments above, two one-story 5,000 square-foot commercial restaurant buildings, one 30,000 square-foot medical office, and a community clubhouse; stormwater management facilities and approximately 39.604 acres of open space, of which 13.263 acres is active open space. The plan also proposes 64 two-unit dwelling units in the R-4 portion, 9 single dwelling units in the R-2 portion, 9 single dwelling units in the RR portion and 9 single dwelling units in the RR-2 portion. All lots proposed are to be served by public water and sewer. Kay Walbert LLC and Jaindl Land Company are the owners. Kay Walbert LLC is the equitable owner and applicant.

All properties are located in South Whitehall Township, Lehigh County, Pennsylvania. Copies of plans, applications and supporting documents are available for public inspection upon request.

Gregg Adams
Planner, Community Development Department