

**TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
APRIL 15, 2020**

PLANNING COMMISSION

James Molinaro, Chairman
Robert Piligian, Vice Chairman
Paul Geissinger, Secretary
Neil Ehrlichman, Member
John Hudock, III, Member - Absent
Maxwell Charles, Member
Robin Ruhmel, Member
Jonathan L. Bolton, Alternate - Absent

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of
Planning, Zoning & Development
Frank Clark, Keystone Consulting Engineers
John F. Gross, Esq., Township Solicitor
David Lear, Lehigh Engineering
Peter Terry, Benchmark Civil Engineering

Meeting called to order at approximately 7:30 PM.

MR. PILIGIAN read the Fair Housing Statement as required.

A) SUBMISSION REVIEW

INDEX #1947-19 – NEW K-1 ELEMENTARY SCHOOL FOR WHITEHALL-COPLAY SCHOOL DISTRICT

2940 MacArthur Road
Land Development

Dr. Lorie Hackett, Whitehall-Coplay School District, James Mazeika, Engineer, and Steve Behrens, Architect, were present representing the applicant.

Mr. Mazeika stated that they reviewed Planning, Zoning & Development comment letter dated April 8, 2020 and Keystone Consulting Engineers' comments dated March 24, 2020.

Tabled 5-0 to allow for additional time to address review comments.

INDEX #1956-20 – CRYSTAL COURT

4291 Harrison Street

Major Subdivision/Land Development

Joseph Colasuonno, Applicant, Dennis McCarthy, Esq., and David Bray, Engineer, were present representing the applicant.

Sketch Plan only.

Mr. Bray stated that they reviewed Planning, Zoning & Development comment letter dated April 8, 2020.

They will address the comments.

INDEX #1952-19 – HOOVER

4124-4128 Spring Mill Road

Major Subdivision/Land Development

Timothy & Carol Hoover, Owner, David Lear, Engineer, and Peter Terry, Engineer, were present representing the applicant.

Mr. Lear stated that they reviewed Planning, Zoning & Development comment letter dated April 8, 2020 and Keystone Consulting Engineers' comments dated March 27, 2020.

Mr. Lear stated they agreed with all the comments.

MR. EHRLICHMAN motioned to recommend preliminary approval subject to Keystone Consulting Engineers' comments dated March 27, 2020 and Planning, Zoning & Development comments dated April 8, 2020, with the condition that a determination regarding Traffic Improvement fees shall be made by the Township Engineer and Traffic Consultant. Any fees required shall be paid at time of building permits. Seconded by MR. GEISSINGER. Vote taken 5-0 to approve.

MR. PILIGIAN motioned to recommend upgrading to final approval, seconded by MS. RUHMEL. Vote taken 5-0 to approve.

INDEX # 1959-20 – WHITEHALL SQUARE/TNT FIREWORKS
2160 MacArthur Rd.
Special Exception

Debbi Ivins was present representing the applicant.

MR. MOLINARO arrived at the meeting.

MS. RUHMEL motioned to recommend approval for the Special Exception subject to Keystone Consulting Engineers' comments dated March 18, 2020, Planning, Zoning & Development comments dated April 8, 2020, also subject to the following condition:

1. All sales be limited to PA licensed fireworks.

Seconded by MR. GEISSINGER. Vote taken 6-0 to approve.

INDEX #1960-20 – 1058, 1064 & 1070 THIRD STREET
1058, 1064 & 1070 Third Street
Major Subdivision

MR. PILIGIAN recused himself due to a conflict of interest.

Mr. Piligian, Surveyor, was present representing the applicant.

Mr. Piligian stated they agreed with all the comments.

MR. GEISSINGER motioned to recommend preliminary approval subject to Keystone Consulting Engineers' comments dated April 8, 2020, Planning, Zoning & Development comments dated April 8, 2020, and Bascom & Sieger's letter dated February 18, 2020, seconded by MR. EHRLICHMAN. Vote taken 5-0 to approve.

MR. GEISSINGER motioned to recommend upgrading to final approval, seconded by MS. RUHMEL. Vote taken 5-0 to approve.

INDEX #1961-20 – SUBDIVISION OF 4601 QUARRY STREET
4601 Quarry Street
Minor Subdivision

MR. PILIGIAN recused himself due to a conflict of interest.

George Makhoul, Owner, and Mr. Piligian, Surveyor, were present representing the applicant.

Mr. Piligian stated they agreed with all the comments.

MR. GEISSINGER motioned to recommend preliminary approval subject to Keystone Consulting Engineers' comments dated April 8, 2020, Planning, Zoning & Development comments dated April

8, 2020, and Bascom & Sieger's letter dated February 18, 2020, seconded by MR. EHRLICHMAN. Vote taken 5-0 to approve.

MR. GEISSINGER motioned to recommend upgrading to final approval, seconded by MR. EHRLICHMAN. Vote taken 5-0 to approve.

INDEX #1962-20 – SKODA CONTRACTING
5305 W. Coplay Road
Land Development

Frank Evans, Skoda, Andrew Mauceri, Skoda, and Lew Rauch, Engineer, were present representing the applicant.

They need to work out more details, especially concerning stormwater, and come back to the Planning Commission Board.

MR. PILIGIAN motioned to table, seconded by MR. EHRLICHMAN. Vote taken 6-0 to table.

INDEX #1955-20 – ST. LUKE'S MEDICAL OFFICE BUILDING
2363 MacArthur Road
Land Development

MR. CLARK and MR. PILIGIAN recused themselves due to a conflict of interest.

MR. DAVID LEAR of Lehigh Engineering sat as Township Conflict Engineer for review of this Plan.

Ashley Caldwell, St. Luke's, and Scott Pasterski, Engineer, were present representing the applicant.

Mr. Pasterski stated they agreed with all the comments.

MR. MOLINARO motioned to recommend preliminary approval subject to Lehigh Engineering comments dated March 17, 2020, Planning, Zoning & Development comments dated April 7, 2020, and Benchmark's letter dated March 13, 2020. Also, approval subject to Keystone Consulting Engineers' letter dated April 15, 2020 regarding waivers. Seconded by MR. EHRLICHMAN. Vote taken 5-0 to approve.

MR. MOLINARO motioned to recommend upgrading to final approval, seconded by MR. EHRLICHMAN. Vote taken 5-0 to approve.

INDEX #1954-20 – MUHLENBERG COLLEGE BASEBALL & SOFTBALL FIELDS
1401 Lehnert Road
Land Development

Brett Fulton, Muhlenberg College, and James Hocker, Engineer, were present representing the applicant.

Mr. Hocker stated that they reviewed Planning, Zoning & Development comment letter dated April 8, 2020 and Keystone Consulting Engineers' comments dated March 25, 2020.

Mr. Hocker stated they agreed with all the comments.

MR. PILIGIAN motioned to recommend preliminary approval subject to Keystone Consulting Engineers' comments dated March 25, 2020 and Planning, Zoning & Development comments dated April 8, 2020. Also, approval subject to Derck and Edson's letter dated February 26, 2020 regarding waivers. Seconded by MR. GEISSINGER. Vote taken 5-0 to approve.

MR. PILIGIAN motioned to recommend upgrading to final approval, seconded by MR. GEISSINGER. Vote taken 5-0 to approve.

INDEX 1963-20 – WHITEHALL PA/WASHINGTON PRIME – KEYSTONE NOVELTIES
1259 Whitehall Mall
Special Exception

Tabled by applicant prior to meeting.

B) DISCUSSION ITEMS: INDEX #1958-20 INTERIM REGIONAL ACT 537 PLAN

Michael Schober from Arro Group was present. Arro Consulting is developing an Interim Act 537 Plan which provides for sewage facilities in a portion of Whitehall Township. The alternative of choice to be implemented includes a paper rerate of the Design Hydraulic Capacity of Kline's Island Waste Water Treatment Plant. There will be an ongoing infiltration and inflow source reductions within Whitehall Township.

The Planning Commission would like to review and have Mr. Schober return for the May 20, 2020 Planning Commission meeting.

Mr. Schober agreed.

C) OTHER:

Approval of February 19, 2020 Meeting Minutes was unanimously approved.

D) ADJOURNMENT:

Meeting adjourned at approximately 10:05 PM.