

TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES

April 15, 2026

PLANNING COMMISSION

Jonathan L. Bolton, Chairman
Robin Ruhmel, Vice Chairman
Paul Geissinger, Secretary
Kyle Bartosh
Lane Donatelli
Jason Szewczak
Casey Zelena

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of Planning,
Zoning & Development
Elisa Highley, Keystone Consulting Eng.
Jack Gross, Esq., Township Solicitor

Meeting called to order at approximately 7:30 pm.

Chairman Bolton read the Fair Housing Statement as required.

A) SUBMISSION REVIEW:

1) INDEX #2076-26A – BEEKMANTOWN RD. QUARRY REDEVELOPMENT

5105 Beekmantown Road
Major Subdivision/Land Development
Zoning District: OS-2
Original Submission Date: 3/25/26
90-Day Expiration Date: 7/15/26

Atty. Joseph Zator and Bill Schaefer, Langan Engineering representing the applicant.

Chairman Bolton confirmed that the comment letters from KCE dated April 13, 2026 and Ms. Rackus dated April 14, 2026 were received.

Atty. Gross, speaking on behalf of the Planning Commission had questions about another pending Subdivision and Land Development application for the same property, in addition to a third pending Zoning application – all by different parties. The Commission would like to know how they intend to move forward when there are 2 pending applications for the same property.

- Subdivision plan approved & recorded
- Trammel Crow received Zoning Hearing Board Approval
- Trial at the end of the month with Lou Pektor
- Trammel Crow still has an interest in the property – John Pollack, rep. for Trammel Crow present tonight
- Multiple plans can be submitted for property per Atty. Zator
- Mr. Pektor will withdraw plan if trial continues
- Larger parking moved to east side of building vs. previous plan
- Brianna, Traffic Engineer with Langan, said there would be 14 a.m., & 14 p.m. truck trips per day at peak hours
- Gates at North & South side of building
- 2 dock areas
- Guard shack & fencing around building

Mr. Bolton questioned the guard shack placement, truck queuing and emergency access. He would like to see a truck turning template to confirm there is enough room for emergency vehicles without creating a bottleneck with trucks/employees leaving during an emergency.

Mr. Szewczak questioned the route for the trucks coming to and leaving the facility. He asked whether the improvements highlighted, at the intersection of Ruch & Chestnut Street, are similar to the previous plan, which the applicant affirmed. He also inquired about the intersection of MacArthur & Chestnut, and the turning radius issues that were previously discussed with no resolution. It was confirmed that upcoming plans will include the PennDOT improvements. Per Benchmark Engineering's letter, he suggested they include more turning radius information going forward.

Ms. Ruhmel reiterated that the intersection of MacArthur & Chestnut is a troublesome intersection due to its traffic volume, the grade, visibility and truck queuing at the traffic light.

Mr. Szewczak wanted to know what would happen if the PennDOT project does not move forward.

Ms. Rackus stated that the PennDOT project would not address the issues with the turning lanes on Chestnut. It was noted that 1 dump truck, or a couple tractor trailers will clog up the intersection and make it very difficult for cars to get through.

Brianna, Langan Eng., stated they are evaluating that intersection, along with the Penn DOT improvements to MacArthur Road to see how to proceed.

Mr. Bolton asked what the 'Propane Area' on the plan was for.

Mr. Schaefer stated it is to serve the warehouse, since there is no natural gas access in the area.

Whitehall resident, Mr. Fatzinger, 5129 Lincoln Avenue, Whitehall, wanted to know if trucks would be going by the trailhead for the IRT on Chestnut Street. Mr. Schaefer stated they would be going past the trailhead, but the parking area for the IRT and access to the IRT are on the same side of the road, so people should not need to cross over Chestnut to access the trail.

Mr. Zelena wanted to know how to ensure that trucks will head in the right direction and not 'get lost in Coplay'.

Mr. Schaefer said they will add signage to the plans for the warehouse, so trucks will be directed which way to go when leaving the warehouse.

Chairman Bolton entertained a motion to table.

Motion by Ms. Ruhmel, second by Mr. Szewczak. Vote taken 7-0 to table.

B) DISCUSSION ITEMS:

NONE

C) OTHER:

Approval of March 2026 Meeting Minutes. Vote taken 7-0 to approve.

D) ADJOURNMENT:

Meeting adjourned at approximately 8:15 p.m.