

**TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
DECEMBER 15, 2021**

PLANNING COMMISSION

Robert Piligian, Chairman
Jonathan L. Bolton, Vice Chairman
Paul Geissinger, Secretary
Neil Ehrlichman, Member - Absent
John Hudock, III, Member - Absent
Robin Ruhmel, Member
Ann Freyman, Member
Shawn Younes, Alternate - Absent

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of
Planning, Zoning & Development
Frank Clark, Keystone Consulting Engineers
John F. Gross, Esq., Township Solicitor
Thomas Slonaker, Board Liaison

Meeting called to order at approximately 7:30 PM.

Mr. Piligian read the Fair Housing Statement as required.

A) SUBMISSION REVIEW:

1) INDEX # 1983-21 – 212 QUARRY STREET APARTMENTS

212 Quarry Street
Special Use Exception Review
Zoning District – R5-A
Original Submission Date: 5/21/21
90 Day Expiration: 11/24/21

Atty. Joel Wiener; Brian Ritter, Engineer; Gene Berg, Architect and Abe Atiyeh representing the applicant.

Mr. Piligian confirmed that the applicant is in possession of the comment letter from KCE dated 12/15/21 and memo from Ms. Rackus dated 12/15/21.

Atty. Wiener reviewed the application requesting a Special Exception to use the parking area across Cherry Alley from 212 Quarry Street on the property at 217 Chestnut Street. The area is now gravel and will need to be repaved to use for parking. Both 212 Quarry Street and 217 Chestnut Street are owned by Mr. Atiyeh.

Mr. Berg acknowledged that the area needs to be paved and reviewed the areas to be paved and the size of the parking spaces. Handicap signage will be placed at the handicap parking spot and there would be a handicap 'loading and unloading' zone for ease of access. He also stated that he believes this is an appropriate adaptive reuse and is consistent with the neighborhood and property.

Mr. Piligian entertained a motion for preliminary approval subject to comment letter from KCE, the memo from Ms. Rackus and the following conditions:

- a. Comment #1 as it pertains to 212 Quarry with the recommendation that the parking stalls on 217 Chestnut Street be of standard size, the parking surface is paved, an appropriate barrier be installed (guardrail or curbing), and that the parking area and rain garden shall be encompassed by an easement.
- b. That the ZHB consider the advisory recommendation of the Planning Commission to evaluate the stall sizes and the aisle width of the 212 Quarry Street project as they pertain to traffic interaction across Cherry Alley.

Mr. Geissinger made a motion to approve, second by Mr. Bolton. Vote taken 5-0 to approve.

2) INDEX #1993-21 – WHITEHALL MALL – RAYMOUR & FLANIGAN SUBDIVISION

2001 MacArthur Road

Major Subdivision

Zoning Districts – C-2, Regional/Community Commercial

Original Submission Date: 11/24/21

90 Day Expiration: N/A

Jordin Horan, Washington Prime Group, and Alex Tweedie, LandCore Engineering Consultants representing the applicant.

Mr. Piligian confirmed that the applicant is in possession of the comment letter from KCE dated 12/15/21 and memo from Ms. Rackus dated 12/15/21.

Mr. Tweedie reviewed the proposal of a 'financial transaction' where Raymour & Flanigan would like to control their own real estate. There is no construction.

All comments are agreeable in Ms. Rackus' memo, would like deferral on sidewalk since there is no construction. There will be a separate redevelopment in 2022, at which time the sidewalks would be addressed. Awaiting review letter from LVPC.

Would like waiver on a few items from KCE letter since there is no construction. They will comply with the rest of the comments.

The Planning Commission would be more conformable if they had a better site plan in a larger format, specifically with a blow-up image of the Raymour & Flanigan section.

Mr. Piligian entertained a motion to table submission, so the applicant has time to address comments and concerns of the Planning Commission.

Mr. Geissinger made a motion to table, second by Ms. Ruhmel. Vote taken 5-0 to table.

B) DISCUSSION ITEMS

Mr. Piligian would like to add Recreation Fees to the discussion for next month.

C) OTHER

Meeting adjourned at approximately 8:05 PM.