

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

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**PLANNING COMMISSION**

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

**TOWNSHIP PERSONNEL**

Lee A. Rackus, Bureau Chief of  
Planning, Zoning & Development  
Frank Clark, Keystone Consulting Engineers  
Christopher Gittinger, Esq., Township Solicitor

Meeting called to order at approximately 7:30 PM.

MR. MOLINARO read the Fair Housing Statement as required.

**REORGANIZATION OF THE PLANNING COMMISSION BOARD:**

Attorney GITTERING conducted the reorganization of the Board, by calling for nominations of Chairman, Vice Chairman and Secretary as follows:

MR. MOLINARO – Chairman – Motioned to recommend by MR. PILIGIAN, Seconded by MR. GEISSINGER. All members voted yes.

MR. PILIGIAN – Vice Chairman – Motioned to recommend by MR. GEISSINGER, Seconded by MS. RUHMEL. All members voted yes.

MR. GEISSINGER – Secretary – Motioned to recommend by MS. RUHMEL, Seconded by MR. HUDOCK. Vote – 4-1 with Mr. GEISSINGER dissenting.

**A) SUBMISSION REVIEW**

**INDEX #1951-19 – CREEKSIDE APARTMENTS**

**Alta Drive and Creekside Road**  
**Major Subdivision/Land Development**

Tabled by applicant.

**INDEX #1952-19 – HOOVER**

**4124-4128 Spring Mill Road**  
**Major Subdivision/Land Development**

Tabled by applicant.

**INDEX #1941-19 – 3434 TOWNHOUSES**

**3434 N. Front Street**  
**Minor Subdivision/Land Development**

Tabled by applicant.

**INDEX #1953-19 – HPL REALTY LP**  
**North Church Street**  
**Minor Subdivision/Lot Line Adjustment**

Stephen A. Pany, Engineer, was present representing the applicant.

Mr. Pany advised that they reviewed Planning, Zoning & Development comment letter dated January 15, 2020 and Keystone Engineers' comment letter dated January 14, 2020.

MR. PILIGIAN motioned to recommend preliminary approval subject to Keystone Consulting Engineers' comments dated 1/14/2020 and Planning, Zoning & Development comments dated 1/15/2020 with the following conditions:

1. Developer has requested, and the Planning Commission endorsed, a waiver to §22-17(24) of the Whitehall Township Subdivision and Land Development Ordinance regarding mapping contours.
2. The Planning Commission has recommended a waiver of Street Trees for this minor subdivision.

Seconded by MS. RUHMEL. Vote taken 5-0 to approve.

Mr. Pany requested upgrade to final plan review. MR. PILIGIAN motioned to recommend upgrading to final approval, seconded by MS. RUHMEL. Vote taken 5-0 to approve.

**B) DISCUSSION ITEM: WALK/ROLL LV ACTIVE TRANSPORTATION PLAN**

Mrs. Rackus presented a summary of comments regarding proposed plan and discussed all with the Commission. The Commission addressed the comments with additional input.

Mr. Piligian recommended that the review comments be forwarded to the Board of Commissioners for forwarding to the LVPC, however, the review comment period was set to expire 1/17/20, so he instead questioned if the Planning Commission could forward the comments directly to the LVPC. ATTORNEY GITTINGER indicated that comments of the Planning Commission could be forwarded directly to the Lehigh Valley Planning Commission. As a result, MR. PILIGIAN recommended, due to limited comment period, the comments go directly to the Lehigh Valley Planning Commission. Also, he stated there should be emphasis of the maintenance issue of sidewalks and facilities. This is of paramount concern. Seconded by MR. GEISSINGER. Vote taken 5-0 to approve.

**C) OTHER:**

Approval of December 18, 2019 Meeting Minutes was unanimously approved.

**D) ADJOURNMENT:**

Meeting adjourned at approximately 8:45 PM.