

TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
JUNE 15, 2022

PLANNING COMMISSION

Robert Piligian, Chairman
Jonathan L. Bolton, Vice Chairman
Paul Geissinger, Secretary
Neil Ehrlichman, Member - Absent
Robin Ruhmel, Member
Ann Freyman, Member - Absent
Jason Szewczak, Member
Andre Dasent, Alternate

TOWNSHIP PERSONNEL

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

Meeting called to order at approximately 7:30 pm.

Mr. Piligian read the Fair Housing Statement as required.

Atty Gross was unavailable, Atty. Cohen was in attendance representing the Township

A) SUBMISSION REVIEW:

1) INDEX #1992-21 – WHITEHALL SELF-STORAGE

2813 Lehigh Street
Land Development
Zoning Districts – I, Industrial
Original Submission: 10/28/21
90 Day Expiration: 2/15/22, Extension Expiration: 8/10/222

Lew Rauch and Phil Albright, Lehigh Engineering, Tony Ganguzza, Boyle Construction,
Christopher Smith and Brad Patt, Trinity Real Estate representing the applicant.

Mr. Piligian confirmed that the applicant received letters from KCE dated 6/15/2022 and Lee Rackus dated 6/13/2022.

Mr. Rauch provided a general overview of the project. There was nothing concerning in the comment letters. Lehigh Engineering submitted plans to the Conservation District for review. They've had pre-submission and pre-application meetings with the Conservation District and received direction on what they would like to see. Testing was performed to show that the infiltration works. PennDOT permits were submitted, waiting for Township to sign off stormwater plans. Resubmitting plans for stormwater approval with LVPC. Submitted new Turning Template for 48' long firetruck.

Mr. Bolton expressed concern for firetruck turning and would like input from Fire Chief Nelson.

Ms. Ruhmel confirmed that there was no parking for outside storage and would like that notated on the submission.

Mr. Piligian entertained a motion to table the plan to give the applicant more time to revise plans and address comments.

Motion to table by Mr. Geissinger, second by Mr. Bolton. Vote taken 6-0 to table.

2) INDEX #1985-21 – RAJHA SUBDIVISION

4205 Lehigh Street

Major Subdivision

Zoning Districts – R-4

Original Submission: 5/16/2022

90 Day Expiration: 8/16/2022

Don Bara from JHA Co. representing the applicant.

Mr. Piligian confirmed that the applicant received letters from KCE dated 6/14/2022 and Lee Rackus dated 6/13/2022.

Mr. Piligian clarified if the applicant was looking to submit a preliminary final plan, or a sketch plan for the Commission to review.

Mr. Bara said he would be comfortable with review for a preliminary final plan.

Mr. Clark mentioned that previous discussions indicated that this was going to be submitted as a sketch plan, and there would be major concerns with zoning if it were a preliminary final review. The current lots do not conform to current zoning restrictions.

Mr. Bara retracted request for preliminary final plan and changed it to sketch plan.

Atty. Cohen said something needs to be in writing confirming the change to sketch plan review, to which Mr. Bara agreed.

Mr. Bara is looking for some guidance from Township as to how to handle Third Street.

Atty. Cohen suggested the applicant go through a title search to clarify the Third Street issue and inform Planning Commission of the results.

B) DISCUSSION ITEMS:

None

C) OTHER:

Approval of October & November 2021, and May 2022 Meeting Minutes

Motion to approve the minutes made by Mr. Geissinger, second by Mr. Dasent. All in favor, except Mr. Szewczak, who abstained.

D) ADJOURNMENT:

Meeting adjourned at approximately 8:25 PM