

# TOWNSHIP OF WHITEHALL PLANNING COMMISSION MINUTES

October 15, 2025

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## **PLANNING COMMISSION**

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

## **TOWNSHIP PERSONNEL**

Lee A. Rackus, Bureau Chief of Planning,  
Zoning & Development  
Frank Clark, Keystone Consulting Eng.  
Jack Gross, Esq., Township Solicitor - Absent  
Sam Cohen, Esq. - Twp. Atty.  
Peter Terry, Benchmark Civil Eng.

Meeting called to order at approximately 7:30 pm.

Chairman Bolton read the Fair Housing Statement as required.

### **A) SUBMISSION REVIEW:**

#### **1) INDEX #2057-25A – FULLERTON TERMINAL DISTRIBUTION CENTER**

2625 Range Road  
Land Development  
Zoning District: I

Original Submission Date: 1/30/25; Revised Submission Date: 5/1/25; 5/29/25; 9/24/25  
90-Day Expiration Date: 4/30/25; Extension Expiration Date: 1/31/26

Rocco Caracciolo, Jaindl Land Co.; Scott Harney, The Pidcock Co. and Atty. Erich Schock  
representing the applicant.

Chairman Bolton confirmed that the comment letters from KCE dated October 13, 2025 and Ms.  
Rackus dated October 13, 2025 were received.

The letters were reviewed, and the applicants believe all comments were addressed.

Mr. Harney reviewed the comments from Benchmark Engineering re: the traffic impact study,  
including the traffic impact fee, the truck path entering and exiting the site on Range Road, and  
the directions that will be provided to drivers instructing them of the preferred route. The  
roadway radius on SW corner of Range Road & Eberhart Road will have to be increased and  
they've prepared an HOP for that.

Mr. Bolton questioned if the GPS route was tested, and it was not.

Mr. Terry stated that the truck turning template shows some problematic areas, such as trucks  
heading south bound and taking the Schadt Ave. jug handle, as well as trucks going from Eberhart  
Road, north bound to 145. There should not be a high volume of trucks, but it will be difficult to  
get in and out.

Mr. Caracciolo stated they had a tractor trailer drive the route with an engineer following and  
they had hardly any issues with the route. He also pointed out that the existing truck traffic in  
Whitehall has been using these same roads.

Mr. Bolton clarified that it's not that the truck drivers can't do it, but it will add volume to already congested roads. He pointed out there have been more truck accidents in recent years.

Mr. Caracciolo stated they have tried to work through all the possible issues as best they can.

Ms. Rackus noted there will also be an 18-month study.

Ben Weissman, 809 Jefferson Street, Whitehall, PA questioned the truck traffic study and how many additional trucks would be on the roads.

It was stated that the study noted there would be 2 trucks per hour during peak, with a maximum of 40 trips in and 40 trips out per day. Mr. Weissman also questioned the legitimacy of being able to alter current GPS directions.

Mr. Bolton said it is possible to alter GPS directions and stated it has been done in his warehousing experience.

Chairman Bolton entertained a motion for conditional final approval based upon the conditions noted in the comment letters, second by Ms. Ruhmel, vote taken 6-0 to final approval.

Chairman Bolton entertained a motion for conditional final approval of all waivers in Pidcock Company's letter dated May 29, 2025, second by Ms. Ruhmel. Vote taken 6-0 to recommend.

## **2) INDEX #2067-25A – LEHIGH COUNTY POLICE TRAINING FACILITIES**

3561 West Columbia Street

Land Development

Zoning District: C-2A

Original Submission Date: 9/25/25

90-Day Expiration Date: 1/15/26

Chris Williams, Barry Isett; Brian Hartner, Lehigh County representing the applicant.

Chairman Bolton confirmed that the comment letters from KCE dated October 13, 2025 and Ms. Rackus dated October 13, 2025 were received.

Mr. Hartner & Mr. Williams reviewed the project. The site is owned by the Township and operated by the County. Different law enforcement agencies use the facility, and they would like to expand & enhance to allow better training opportunities.

The comment letters were reviewed. They are asking for 3 waivers re: need for an impervious clay liner, detention basin and storm pipes. The engineer didn't have any issues with the waivers. They confirmed there will be no utility extensions needed, as there won't be any water or sewer with these buildings, just electric. Right-of-way dedication will be needed to match other properties on that road. They would need Zoning interpretation re: the driveway and parking areas. Curb & sidewalks will need to be installed to link up with the other properties on that street. LVPC approval is still pending. No EDU increase, so no sewage planning needed per CWSA. Mr. Clark will reach out to Public Works Director re: accessibility of township trucks to quarry to deposit fill. Mr. Clark asked if there was any security plan to prevent public access to this property. He questioned if there would be fencing installed, there is none proposed at this time.

Ms. Rackus asked if there was a plan to outline how much of the wooded area would remain.

Mr. Williams stated they would prefer to maintain as much of the wooded area as possible.

Ms. Ruhmel mentioned that Whitehall Twp. is a designated 'Bird Town' and asked if they would consider building on the current open space, instead of removing trees and wooded area to build.

Mr. Szewczak asked about the relocation of the firing range and how it would be constructed to keep the public safe. Mr. Williams mentioned berms and other measures.

Mr. Bolton asked if there was a caliber limitation at the range. Answer unintelligible due to microphone issues.

Mr. Geissinger asked what the distance on the range was. Answer unintelligible due to microphone issues.

Mr. Szewczak asked if the stormwater was worked out yet, Mr. Clark stated that there is a lot to still be ironed out re: stormwater and discussions will come later.

Chairman Bolton entertained a motion.

Mr. Geissinger made a motion to table, second by Mr. Donatelli, vote taken 6-0 to table.

### **3) INDEX #2068-25A – ACCHS ATHLETIC FIELDS**

Reliance St./Bridge St./Ruchsville Rd.

Sketch Plan/Land Development

Zoning District: R-1

Original Submission Date: 9/25/25

90-Day Expiration Date: N/A

Dennis Csensits, ACCHS; John Hacker, Esq. and Chris Williams, Barry Isett representing the applicant.

Chairman Bolton confirmed that the comment letters from KCE dated October 13, 2025 and Ms. Rackus dated October 13, 2025 were received.

Atty. Hacker briefly reviewed the comment letters and the athletic field project for soccer, lacrosse, football and tennis.

They would like to have Bridge Street converted to allow for 2-way traffic. Mr. Clark suggested they take this to the Board of Commissioners as a discussion item because of the previous issues with that road. Mr. Clark suggested they put restroom facilities by the tennis courts as well.

They will need to submit a Curb & Sidewalk deferral, and they should have an alternate plan when submitting.

Mr. Donatelli asked if the field would be utilized for tournaments, etc. They said there would be tournaments, but limited teams on site at one time. The football field would only be used by the JV team, not varsity.

Mr. Szewczak confirmed that this facility would also have a track for track & field events.

Overflow parking would still have to be worked out.

4) **INDEX #2066-25A - BILL NO. 34-2025** - Whitehall Township Zoning Map Amendment

Brian Gasda, Lehigh Engineering & Naomi Centrella, esq., FLB representing the applicant.

The are seeking to rezone 810 Jefferson Street, currently zoned OP, would like rezoned to C-2 or Regional, Community, Commercial District. The site currently is adjacent to Chili's Restaurant.

Ms. Ruhmel asked about how access would happen for this property. Mr. Gasda stated the commercial portion would be accessed from Jordan Boulevard.

Mr. Geissinger made a motion to recommend approval, second by Mr. Szewczak. Vote taken 6-0 to recommend.

B) **DISCUSSION ITEMS:**

**INDEX #2068-25A** - Whitehall Township Park, Open Space and Recreation Plan

Ms. Rackus stated that since this item wasn't included in the legal advertising, it can't be acted upon, however, she asked the Commission to review the document for discussion at the next meeting.

C) **OTHER:**

Approval of September 17, 2025 meeting minutes. Motion by Mr. Zelena, second by Mr. Donatelli. Minutes approved.

D) **ADJOURNMENT:**

Meeting adjourned at approximately 9:05 p.m.