

TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
MARCH 16, 2022

PLANNING COMMISSION

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

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.

A) SUBMISSION REVIEW:

1) INDEX #1995-21 – 4823 MAIN STREET

4823 Main Street
Special Exception Use Review

Atty. Ronald Corkery and applicant Bachir Letayf representing 4823 Main Street.

Mr. Piligian confirmed that the applicant received letters from KCE dated 1/17/2022 and Lee Rackus dated 3/15/2022.

Atty. Corkery submitted a series of photos of cars parked at site and outlined how they envisioned the parking plan to allow for 13 parking spaces. They will be asking Zoning Board for Variance of Parking Restriction Lines. The business occupying the structure will be a Bakery, which would be a walk-in/walk-out appointment only business, and the apartment would be an efficiency, which would only allow for 2 cars at most.

Mr. Piligian mentioned that with a previous review, the applicant was required to have review with Penn DOT, and permitting associated with highway access and parking. The applicant may want to consult a designer, so parking is in compliance with Penn DOT as well as the Township. Also, to clarify, the drawing shows the apartment to be a 1-bedroom apartment, Atty. Corkery stated that has changed to an efficiency.

Mr. Piligian entertained a motion for INDEX #1995-21 – 4823 MAIN STREET – Special Exception Review to recommend approval of special exception approval of application as presented with the condition of compliance with KCE letter date 1/17/2, Ms. Rackus' letter dated 3/15/22 and applicant provide a copy of parking layout to the Township Engineer prior to the Zoning Hearing.

Motion for final approval by Mr. Geissinger, second by Mr. Bolton. Vote taken 4-0 to approve.

2) INDEX #1996-22 – WHITEHALL SQUARE - TNT FIREWORKS

2180 MacArthur Road
Special Exception

Debbie Ivins representing applicant.

Mr. Piligian confirmed that the applicant received letters from KCE and Lee Rackus.

Ms. Ivins said the set-up would be the same as previous year's as far as hours of operation, portable restrooms on-site, etc. She inquired whether she would be able to put a storage container on site and questioned if that would be an issue for the Township.

Ms. Rackus mentioned Ms. Ivins would need to get the appropriate Temporary Trailer Permit, to which Ms. Ivins stated that would not be a problem.

Mr. Piligian asked if the hours would be 9 am to 9 pm, if there would be 24-hour security and portable restrooms, to which Ms. Ivins replied affirmatively. The dates of operation would be from June 17, 2022 to July 4, 2022. Tent will go up 2-3 days prior to opening and be removed 2-3 days after July 4th.

Mr. Piligian motioned to recommend approval of Special Exception 1996-22 – WHITEHALL SQUARE - TNT FIREWORKS, conditioned on letters dated March 15, 2022 from KCE & March 14, 2022 from MS. RACKUS with the following conditions that the applicant has presented:

1. The tent will operate from 9:00 am to 9:00 pm
2. The operation dates will be from June 17, 2022 to July 4, 2022
3. There will be 24-hour security
4. There will be portable restrooms on site

Motion for final approval by Mr. Bolton, seconded by Ms. Freyman.

Vote taken 4-0 to approve.

3) INDEX # 1997-22 – TEAMSTERS LOCAL UNION 773 - BUILDING ADDITION

3614 Lehigh Street
Land Development

Paul Szewczak representing the applicant.

Mr. Piligian confirmed that the applicant received letters from KCE dated 3/16/22 and Lee Rackus dated 3/15/22.

Mr. Clark from KCE had no problems with application.

Mr. Szewczak said they will comply with all recommendations. Will regrade site since it's in a flood plain.

Mr. Piligian entertained a motion for INDEX # 1997-22 – TEAMSTERS LOCAL UNION 773 - BUILDING ADDITION at 3614 Lehigh Street for preliminary approval of application as presented with the condition of compliance with KCE letter dated 3/16/22, Lee Rackus' memo dated 3/15/22 and CWSA letter dated 3/16/22.

Motion for preliminary approval by Mr. Bolton, second by Ms. Freyman. Vote taken 4-0 to approve.

Request was made for final approval by Mr. Szewczak.

Mr. Piligian entertained a motion for INDEX # 1997-22 – TEAMSTERS LOCAL UNION 773 - BUILDING ADDITION at 3614 Lehigh Street for final approval of application as presented with the condition of compliance with KCE letter dated 3/16/22, Lee Rackus' memo dated 3/15/22 and CWSA letter dated 3/16/22.

Motion for final approval by Mr. Bolton, second by Ms. Freyman. Vote taken 4-0 to approve.

4) INDEX #1998-22 – COPLAY QUARRY, LLC – PROPOSED INDUSTRIAL DEVELOPMENT

5101 Beekmantown Road

Land Development – Sketch Plan Review Only

Tim Eddinger and Matt Chartrand from Bohler Engineering & Lou Pektor representing Coplay Quarry.

Mr. Piligian confirmed that the applicant received letters from KCE dated 3/16/22 and Lee Rackus, dated 3/15/22, to which Mr. Chartrand replied affirmatively.

Mr. Chartrand presented Sketch Plan Submission and wanted to get some feedback. Site plan indicates there will be 3 buildings between 210,000 & 250,000 square feet each, which are proposed for industrial warehousing. He also presented an alternate plan with only 1 larger building 700,000 square feet on-site. Looking for feedback from Planning Commission on relief from building height requirements. Limited feedback was given, and this plan will be revisited when resubmitted for preliminary review.

5) INDEX #1979-21 – WHITEHALL FARMS SUBDIVISION

3385 Lehigh Street & 3305 Municipal Drive

Major Subdivision/Lan Development

Lew Rauch & Phil Albright, Lehigh Engineering representing applicant.

Mr. Piligian confirmed that the applicant received letters from KCE dated 3/16/22, Lee Rackus, dated 3/14/22 as well as LVPC, Police Chief & CWSA letters, to which Mr. Chartrand replied affirmatively.

MR. Rauch spoke with Frank Clark, from KCE to review some of the issues with the plan. The site is in two Zoning Districts, R4 & OS-1. They went before Board of Commissioners in the fall to change Zoning Districts, but Commissioners decided to keep zoning as is. Some grading concerns in lots 37 through 30. Also, questions were raised in the comment letters re: lot 44 – which is a non-conforming lot. Mr. Rauch will reach out to Zoning Officer and look for some interpretation

to address concerns. Pre-application meeting set up with Lehigh County Conservation District for April 14, 2022, to address erosion and storm water issues. Applicant has been working with Penn DOT to make another submission of HOP plans.

Mr. Piligian has concerns with cul-de-sac in proximity to Arlington Knolls. He requested they consider changing the layout of the cul-de-sac so it creates a better scenario for the residents. He also mentioned the stormwater issues and suggested the swales should be as close to the property lines as possible, so they don't run across property lines. He also expressed concerns with placement of swales in relation to the houses re: fence placement, possibly blocking water flow and causing flooding.

Ms. Rackus'' mentioned that fencing would be prohibited in easement areas and suggested the limitations of the lot be noted on the deeds.

Mr. Piligian entertained a motion for INDEX #1979-21 – WHITEHALL FARMS SUBDIVISION 3385 Lehigh Street & 3305 Municipal Drive to table, to permit the applicant to review the plans based on the comments made at this meeting and in the letters received.

Motion to table by Mr. Geissinger, second by Mr. Bolton. Vote taken 4-0 to table.

B) DISCUSSION ITEMS:

As a follow-up to January's meeting, Atty. Gross was questioned as to whether Recreation Fees could be imposed on single homes that are not part of a subdivision or land development. Atty. Gross researched the issue and stated that the Township's current Rec. Plan & State Law do not permit this fee to be charged. The current Rec. Plan only allows the Township to require a fee if there's a residential subdivision or land development.

Mr. Piligian asked if the Rec. Plan was revised, would the MPC allow for it? Atty. Gross needs to research further and will have an answer next month.

C) OTHER:

None

Meeting adjourned at approximately 9:15 pm.