

**TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
JANUARY 17, 2018**

PLANNING COMMISSION

James Molinaro, Chairman - Absent
Robert Piligian, Vice Chairman
Ann Freyman, Secretary
Neil Ehrlichman, Member
Robert Zentz, Member
Robert Loosli, Member
Maxwell Charles, Member

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of
Planning, Zoning & Development
Frank Clark, Keystone Consulting Engineers

Charles J. Fonzone, Esq. Township Solicitor

Meeting called to order at approximately 7:30 PM.

As MR. MOLINARO was absent, MR. PILIGIAN filled in as acting Chairman.

MR. PILIGIAN read the Fair Housing Statement as required.

A) SUBMISSION REVIEW

**INDEX #1907-17 – PROPOSED CVS PHARMACY
3rd STREET & ORCHARD DRIVE
1223-1225 3rd STREET
MAJOR SUBDIVISION/LAND DEVELOPMENT PLAN**

Chris McLean Esq. of Fitzpatrick Lentz & Bubba and Lindsay Breylinger of Bohler Engineering were present representing the applicant.

Attorney McLean advised that the comment letters were reviewed and all will be complied with. Agency submissions are being worked on: Submission was made to Lehigh Valley Planning Commission, meeting taking place w/PennDot 1/18/18 and LCCD meeting next week and will submit immediately thereafter.

Review discussion of Keystone's and Planning's comments ensued.

MR. ZENTZ motioned to table, seconded by MR. EHRLICHMAN. Vote taken 6-0 to table.

**INDEX #1884-16 – EAGLE VIEW TOWNES
5266 MACARTHUR ROAD
MAJOR SUBDIVISION PLAN**

Jeffrey Strauss of Elysium Acquisitions, Larry Turoscy and Lew Rauch of Lehigh Engineering were present.

After review of comment letters it was determined that all comments will be adhered to.

MR. PILIGIAN motioned to recommend preliminary approval based on Keystone's letter dated 1/17/18 and Planning's letter dated 1/17/18 with conditions that Developer agrees to work with Township Engineer for final design of Mason Lane and note shall be placed on plan to that effect; Developer shall work w/Township staff to adequately address joint easements between Township and Homeowners Assoc. for drainage and stormwater facilities; note shall be added to the plan and to the deed for Lot #15 indicating that the lot may not be subdivided w/out further Township approvals as this lot area was what allowed the density amount of the development; and endorsement of design waivers as detailed in Lehigh Engineering's letter dated 1/17/18, seconded by MR. ZENTZ. Vote taken 6-0 to approve.

MR. ZENTZ motioned to recommend upgrade to final plan approval, seconded by MR. LOOSLI.
Vote taken 6-0 to approve.

At this time, MR. PILIGIAN recused himself from discussion on the following Index.
MS. FREYMAN filled in as acting Chairman.

INDEX #1908-17 – 1313 PENNSYLVANIA STREET
1313 PENNSYLVANIA STREET
MINOR SUBDIVISION PLAN

Rob Piligian of Bascom & Sieger was present representing the applicant.

Review of comments letters determined that all can be adhered to.

MR. ZENTZ motioned to recommend preliminary plan approval based on Keystone's letter dated 1/16/18 and Planning's letter dated 1/17/18 with conditions of a note placed on plan documenting that there is not now or will there be in the future any Township maintenance in the unopened rights of way of N. Clinton and N. Mercer Streets abutting this development.

MR. ZENTZ motioned to recommend upgrade to final plan approval, seconded by MR. CHARLES.
Vote taken 5-0 to approve.

B) DISCUSSION ITEM:

2017 Annual Report was unanimously approved as submitted.

C) OTHER:

Approval of 12/20/17 Meeting Minutes were unanimously approved.

D) ADJOURNMENT:

Meeting adjourned at 8:25 PM.