

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

PLANNING COMMISSION

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

TOWNSHIP PERSONNEL

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

Meeting called to order at approximately 7:30 PM.

There was a moment of silence for the passing of one of the Planning Commission members.

MR. PILIGIAN read the Fair Housing Statement as required.

A) SUBMISSION REVIEW

INDEX #1918-18 – 647 FIFTH STREET

**647 Fifth Street
Major Subdivision**

Dan Witczak, Acela Engineering, was present representing the applicant.

Mr. Witczak advised that they reviewed Lee Rackus' comment letter dated October 17, 2018 and Keystone Engineers' comment letter dated October 15, 2018.

Regarding Comment No. 2 on Lee Rackus' comment letter dated October 17, 2018, Mr. Warner will be applying for a Certificate of Occupancy. Regarding Comment No. 6: The billboard is owned by Mr. Warner. There are no easements and no lease on the billboard. Mr. Warner is not interested in either at this time.

Regarding Comment No. 1 & 2 on Keystone Engineers' comment letter dated October 15, 2018, they are requesting two waivers-SALDO 22-17A(23) & SALDO 22-17A(25). Regarding Comment No. 4: the eastern line, Lot #2, is not very well documented. They researched back 50+ years and they can only get a trace plan from PennDot. Mr. Clark stated that more work is to be done on the Route 22 project in the future. The Planning Commission can't approve if they don't know if the right of way of others is compromised. Mr. Clark stated they need to get a letter from the Right of Way Office at PennDot confirming they agree with the tracings on the Plan. Mr. Clark stated once they send a letter to PennDot, he can make a call to PennDot referencing this major subdivision.

MR. PILIGIAN motioned to table, seconded by MR. EHRLICHMAN. Vote taken 4-0 to table.

INDEX #1909-18 – MACARTHUR COMMONS REDEVELOPMENT

**2631 MacArthur Road
Major Subdivision**

Todd Dratch, Abrams Realty, Joseph Zator, II, Esq., and Brian Meyers, Landcore Engineering were present representing the applicant.

Mr. Dratch advised that they reviewed Lee Rackus' comment letter dated October 17, 2018 and Keystone Engineers' comment letter dated October 15, 2018.

Mr. Dratch stated Burlington is approximately 90,000 square feet. Burlington would like to be about 50,000 square feet. Interior renovations will be done, and 36,000 square feet will be Planet Fitness. The other approximately 16,000 square feet has not been finalized yet.

Mr. Meyers stated that the grass area near Burlington will be one (1) Retail Pad and parking. They will also be removing the two (2) billboards. A portion of the parking lot along the main entrance will be turned into two (2) Retail Pads.

They will be adding landscaping, upgrading lighting, utility upgrades, and storm water improvements.

Regarding Comment No. 5 on Lee Rackus' comment letter dated October 17, 2018, Mr. Meyers stated they are already working with CWSA. Regarding Comment No. 7 about curbing and sidewalks: due to the frontage on MacArthur Road being broken up, they are reviewing whether they will do sidewalks, pedestrian access, or request a deferral from the Board. Ms. Rackus stated if they request a deferral it should include MacArthur Road and Eberhart Road.

Regarding Comment No. 12 on Keystone Engineers' comment letter dated October 15, 2018, the area being subdivided needs to be identified including metes and bounds. They purchased two (2) acres of green space from Gilboy. Mr. Clark stated the property line to the center of Eberhart Road has to be pulled back to reflect the current right of way of 33 feet. Mr. Clark doesn't know if this will impact the area they need to make the green ratios, about 500 square feet. Mr. Clark stated they need to preserve the easement at Range Road. Mr. Clark stated that with the easement there it does not necessarily give anyone a built-in hardship for green space and ratios. This must be recognized in some kind of easement language. In the future if that road gets built this does not give grounds for a variance. A notation should be put on the Plan referencing the previous Docket on Range Road being part of green space.

MR. PILIGIAN motioned to recommend preliminary approval subject to Keystone Consulting Engineers' comments dated 10/15/18, Planning, Zoning & Development comments dated 10/17/18, also subject to the condition that the Developer's Attorney shall work with the Township Solicitor on language for the establishment of the appropriate easement for a road to align with the stub road to Range Road, seconded by MR. EHRLICHMAN. Vote taken 4-0 to approve.

MR. PILIGIAN motioned to recommend upgrading to final approval, seconded by MR. EHRLICHMAN. Vote taken 4-0 to approve.

B) DISCUSSION ITEM:

C) OTHER:

Approval of September 19, 2018 Meeting Minutes were unanimously approved.

D) ADJOURNMENT:

Meeting adjourned at 8:18 PM.