

TOWNSHIP OF WHITEHALL PLANNING COMMISSION MINUTES

September 17, 2025

PLANNING COMMISSION

Jonathan L. Bolton, Chairman
Robin Ruhmel, Vice Chairman - Absent
Paul Geissinger, Secretary
Kyle Bartosh
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

Meeting called to order at approximately 7:30 pm.

Chairman Bolton read the Fair Housing Statement as required.

A) SUBMISSION REVIEW:

1) INDEX #2063-25A – 4153 RELIANCE STREET

4153 & 4157 Reliance Street
Minor Subdivision
Zoning District: R-3
Original Submission Date: 8/12/25
90-Day Expiration Date: 12/12/25

Mark Bradbury, Martin, Bradbury & Griffith, Inc. and Mr. & Mrs. Palmieri representing the applicant.

Chairman Bolton confirmed that the comment letters from KCE dated September 16, 2025 and Ms. Rackus dated September 17, 2025 were received.

Mr. Bradbury reviewed the plan to 'clean up' an old subdivision and try to make it as conforming as possible. They are giving land to the property to the south to make their apartment building 'more conforming' and adding a sidewalk from the intersection down to the apartment building property. He also reviewed the comment letters and had no issues with the comments. They received LVPC's approval letter. Ms. Rackus stated that a dedication of road right-of-way will need to be done and escrow will be required to assure completion.

Chairman Bolton entertained a motion for a preliminary approval contingent upon comment letters from KCE & Whitehall Township.

Mr. Szewczak made a motion, second by Mr. Bartosh vote taken 6-0 for preliminary approval.

Chairman Bolton entertained a motion for final approval based upon the conditions noted above.

Mr. Bartosh made a motion, second by Mr. Donatelli, vote taken 6-0 to final approval.

Chairman Bolton reviewed the requirements for the curb & sidewalk deferral request.

Mr. Bradbury explained the hardship for putting the sidewalk where it would 'normally go' due to the steep banks and drainage issues.

Chairman Bolton entertained a motion for recommendation of the curb & sidewalk deferral.

Mr. Donatelli made the motion, second by Mr. Szewczak. Vote taken 6-0 to recommend.

2) INDEX #2064-25A – YESSICA SANCHEZ DAY CARE

265 Mickley Road

Special Exception

Zoning District: R-4

Original Submission Date: 8/22/25

90-Day Expiration Date: N/A

Naomi Rayaz, translator for Yessica Sanchez representing the applicant.

Chairman Bolton confirmed that the comment letters from KCE dated September 17, 2025 and Ms. Rackus dated September 17, 2025 were received.

Ms. Rayaz stated that Ms. Sanchez currently has a small 'family daycare' and would like to expand to a group family daycare because her current families are growing. Ms. Rayaz said Ms. Sanchez is working on getting site plans.

Since the plans were not received in time to be reviewed by the Planning Commission, Mr. Bolton explained that she has 2 options. Either voluntarily ask to table the plan to allow time to get plans submitted, or the Planning Commission would have to deny the plan.

Atty. Gross wanted to clarify that the applicant not only needs to table with the Planning Commission, but also with the Zoning Hearing Board.

Mr. Clark explained what would be needed on the plans.

The applicant agreed to table the plan.

3) INDEX #2027-23A – PLAZA ON SIXTH STREET

1055 North 6th Street

Land Development

Zoning District: C-2

Original Submission Date: 8/29/23; Rev. Sub. Date: 9/3/24, 2/21/25, 5/27/25

90-Day Expiration Date: 12/20/23; Extension Expiration Date: OPEN

No revised plans submitted

Tarek Shehab representing the applicant.

Chairman Bolton confirmed that the comment letters from KCE dated June 16, 2025 and Ms. Rackus dated September 17, 2025 were received.

Mr. Shehab confirmed they will comply with all comments in letters and have received a letter from LVPC.

Chairman Bolton entertained a motion for a preliminary approval contingent upon on comment letters from KCE & Whitehall Township.

Mr. Zelena made a motion contingent upon the applicant addressing WTA's comments, second by Mr. Szewczak vote taken 6-0 for preliminary approval.

Chairman Bolton entertained a motion for final approval based upon the conditions noted above.

Mr. Zelena made a motion, second by Mr. Szewczak, vote taken 6-0 to final approval.

Chairman Bolton reviewed the requirements for the curb & sidewalk deferral request. Mr. Shehab explained issues with drainage and future redevelopment of Sixth Street.

Chairman Bolton entertained a motion for recommendation of the curb & sidewalk deferral.

Mr. Bartosh made the motion, second by Mr. Donatelli. Vote taken 6-0 to recommend.

4) INDEX #2062-25A – ESTATES AT SPRING MILL

Spring Mill Road & Summit Street

Sketch Plan

Zoning District: R1

Original Submission Date: 7/31/25

90-Day Expiration Date: N/A

No revised plans submitted

Nate Fox, Jeff Strauss, DR Horton & Tom Dredge, Langan Engineering, representing the applicant.

Mr. Fox confirmed that the comment letters from KCE dated September 17, 2025 and Ms. Rackus dated September 17, 2025 were received. He reviewed the sketch plan for the 6 existing lots and 32 new lots which will be 1 to 2 acres each. Access primarily from Springmill Road, with some access from Summit Street and Walnut Street.

Comment letters were reviewed.

Mr. Bolton expressed concerns with parking on Springmill when the VFW has an event and traffic at Springmill & Summit as well as Springmill & Route 145. He also mentioned insufficient lighting on Summit Street.

Mr. & Mrs. Murphy, 5482 Second Street, Whitehall, PA, spoke re: the 14 acres of land they own that abut this property. They mentioned during previous plans; they were included in discussions so that the farmer who works that land would have access. The developer stated they would work with the Murphy's to allow access to their land, possibly by way of an easement.

Mr. Bolton asked about some of the current wooded areas, which the developer stated would remain wooded and maintained by the HOA. Ms. Rackus suggested marking the wooded area as 'preserved open space' on the plan.

B) DISCUSSION ITEMS:

SALDO Amendment for Recreation – Ms. Rackus reviewed the amendment, which will allow for the recreation fees to be raised to current standards and values. In order to update the fee, they

need to update the Subdivision and Land Development Ordinance.

Mr. Bartosh questioned how much space is left in Whitehall Township to be developed. Ms. Rackus stated that there is not much, which is why they are pushing to get this updated now. She stated this fee has to be justifiable and based on current value of land. Atty. Gross stated that the consultants made the analysis and came up with the amount to be assessed.

Mr. Geissinger made a motion to recommend the Ordinance Amendment, second by Mr. Bartosh. Vote taken 6-0 to recommend.

Electronic Submissions – Ms. Rackus stated that some items in the SALDO will have to be revised, as well as what will be required for recorded plans. She will have to put together a Subdivision Ordinance Amendment. We do have a site up and running and can start encouraging digital submissions.

Ms. Rackus shared what the plan submission site would look like and how it will be accessed.

Atty. Gross mentioned that some municipalities have plans available on their websites for the public to view. Ms. Rackus stated that would be a BOC decision.

C) OTHER:

Approval of June 15, 2025 & August 20, 2025 meeting minutes. Motion by Mr. Zelena, second by Mr. Geissinger.

D) ADJOURNMENT:

Meeting adjourned at approximately 9:15 p.m.