

**TOWNSHIP OF WHITEHALL  
PLANNING COMMISSION MINUTES  
AUGUST 18, 2021**

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**PLANNING COMMISSION**

Robert Piligian, Chairman  
Jonathan L. Bolton, Vice Chairman  
Paul Geissinger, Secretary  
Neil Ehrlichman, Member - Absent  
John Hudock, III, Member - Absent  
Robin Ruhmel, Member  
Ann Freyman, Member  
Shawn Younes, Alternate

**TOWNSHIP PERSONNEL**

Lee A. Rackus, Bureau Chief of  
Planning, Zoning & Development  
Frank Clark, Keystone Consulting Engineers  
John F. Gross, Esq., Township Solicitor  
Thomas Slonaker, Board Liaison

Meeting called to order at approximately 7:30 PM.

MR. PILIGIAN read the Fair Housing Statement as required.

**A) SUBMISSION REVIEW**

**1) INDEX #1986-21 – KING KONE & THE JUNGLE KAFE LLC**

4218 Spring Mill Road

Land Development

Zoning District – R-1 & R-5A

Original Submission Date: 7/1/21; Revised Submission Date: 7/13/21

90 Day Expiration: October 19, 2021

**2) INDEX #1987-21 – 215 QUARRY ST. LOFT APARTMENTS, MANORS OF THE LEHIGH VALLEY STORAGE**

215 Quarry Street

Special Exception Use Review

Zoning District R-5A

Original Submission Date 7/28/21

90 Day Expiration: N/A

Attorney Joel Wiener, Gene Berg, Jim Laudone, and Abe Atiyeh representing the applicant.

Mr. Piligian pointed out that in the comment letter from KCE dated August 17, 2021, Comment #1 noted that a professional engineer or land surveyor have not sealed the plans. The Board of Commissioners were adamant that the plans must have these seals to proceed.

Mr. Atiyeh said it was his understanding that he was coming in for a recommendation only, and then once the project is allowed to legally proceed, they would submit sealed plans.

It is the Planning Commission's understanding that the Adaptive Reuse is a permitted use for this site and Mr. Atiyeh is only at the meeting for the Special Exception Use they are

presenting.

Atty. Wiener asked for a favorable recommendation, since they are only requesting the Special Exception Use for Manors of the Valley storage, which meets the requirements that must exist for such a use.

Mr. Berg outlined the uses of the property: Primarily for 'passive storage' of additional Furniture, HVAC Repair Carts, Flooring and other items to maintain Manors of the Valley. Property would be accessed from 8 am to 5 pm Mon-Sat, and only accessed by a 15 ft. box truck, with no employees on site. There will also be more 'green space' with additional planting for courtyards & buffers to adjacent properties.

Letters from KCE dated August 17, 2021 & Ms. Rackus' memo dated August 17, 2021, were reviewed.

Mr. Piligian would like to see an accurately scaled image of a 15 ft. box truck turning template on Quarry Street to see how it would 'interact' on Quarry Street.

Currently posted Township Loading Zone sign on Quarry Street states times from 7 am to 5 pm Mon-Fri. Mr. Atiyeh said he could comply with that Loading/Unloading Zone time frame.

Mr. Bolton confirmed with Mr. Atiyeh that the trucks are owned (not rented) by Manors of the Valley and would not vary in size, and that the trucks would not be parked on the Quarry Street site.

Mr. Piligian entertained a motion for denial, specifically due to the lack of a site plan prepared by a professional engineer or land surveyor, in accordance with the Township Ordinance. Also, because the storage facility would be accessed 4-5 times per day, 5 days a week and would have a negative impact on the neighborhood.

Ms. Freyman made the motion, second by Mr. Bolton. Vote taken 5-1 to deny.

**B) DISCUSSION ITEMS: INDEX #1984-21 – ZONING ORDINANCE AMENDMENT – COMMERCIAL COOKING OPERATION**

Atty. Gross discussed this Ordinance and its definition for Outdoor Commercial Cooking Operation after several reviews by L&L.

Ms. Ruhmel made a motion to approve, second Ms. Younes. Vote taken 5-0 to approve. Mr. Piligian abstained.

**C) OTHER:**

None

**D) ADJOURNMENT:**

Meeting adjourned at approximately 9:00 PM.