

**TOWNSHIP OF WHITEHALL  
PLANNING COMMISSION MINUTES  
DECEMBER 18, 2019**

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**PLANNING COMMISSION**

James Molinaro, Chairman  
Robert Piligian, Vice Chairman  
Paul Geissinger, Secretary  
Neil Ehrlichman, Member  
John Hudock, III, Member  
Maxwell Charles, Member - Absent  
Robin Ruhmel, Member  
Jonathan L. Bolton, Alternate

**TOWNSHIP PERSONNEL**

Lee A. Rackus, Bureau Chief of  
Planning, Zoning & Development  
Frank Clark, Keystone Consulting Engineers  
Christopher Gittinger, Esq., Township Solicitor  
Peter Terry, Benchmark Civil Engineering

Meeting called to order at approximately 7:30 PM.

MR. MOLINARO read the Fair Housing Statement as required.

**A) SUBMISSION REVIEW**

**INDEX #1930-19 – BT (PA) QRS12-25 INC PROPOSED INDUSTRIAL WAREHOUSE FACILITY  
3585 South Church Street  
Land Development**

Matt Clymer, Owner, Ben Guthrie, TPD, Kate Durso, Esq., and Adam Citrullo, Engineer, were present representing the applicant.

Regarding Planning, Zoning & Development's comments dated 12/16/19, they will comply with all comments.

Regarding Comment #6 on Keystone Consulting Engineers' comments dated 12/17/19, they will comply with all stormwater issues.

Regarding Comment #2 on Benchmark Civil Engineering comments dated 12/18/19, it has not been determined whether single or multiple user.

Improvements need to be made at Center Street and MacArthur Road instead of Columbia Street and MacArthur Road.

MR. PILIGIAN motioned to recommend preliminary approval subject to Keystone Consulting Engineers' comments dated 12/17/19, Planning, Zoning & Development comments dated 12/16/19, and Benchmark Civil Engineering comments dated 12/18/19. Also, approval is based on the following conditions:

1. Developer will work with Township Engineer and Traffic Consultant regarding all conditions of traffic report for project to assure that all conditions of report are met, as well as comments raised by Benchmark.
2. Developer will address all stormwater issues before going before the Board of Commissioners.
3. All waivers are supported by the Planning Commission from the Bohler Engineering letter dated 5/29/19 with the exception of the first waiver, 22-14A.

The motion was seconded by MR. GEISSINGER. Vote taken 7-0 to approve.

MR. PILIGIAN motioned to recommend upgrading to final approval, seconded by MR. GEISSINGER. Vote taken 7-0 to approve.

**INDEX #1944-19 – 3614 LEHIGH STREET PROPOSED 4000 SF WAREHOUSE**  
**3614 Lehigh Street**  
**Land Development**

Ken Snyder, Owner, and Arthur Swallow, Engineer, were present representing the applicant.

Regarding Keystone Consulting Engineers' comments dated 12/17/19:

**Comment #4:** ADA Ramp – there are no restrictions on easement for fill in CWSA easement.

**Comment #12:** Two existing pedestrian bridges crossing the Coplay Creek will stay. They are steel with a wooden plank across them.

**Comment #13:** Impervious cover is 7,678 square feet. Not subject to ACT 167 because it is under 10,000 square feet.

**Comment #16:** Developer stated there are no wetlands. MR. CLARK stated they need certification stating there are no wetlands. This is a state requirement.

**Comment #17 & #18:** It was stated a hydrologic & hydraulic study has been done already.

Regarding Planning, Zoning & Development's comments dated 12/18/19:

**Comment #7:** Since the driveway entrance has been there, the applicant feels a Highway Occupancy Permit has been done already. If it has not been done, they will secure one. MR. PILIGIAN stated it may be a minimum use permit.

**Comment #12:** The developer will not be submitting plans, application, and appropriate fees to the Lehigh County Conservation District. Developer stated it is not needed.

MR. PILIGIAN asked about the six-foot concrete pad alongside the driveway. Developer stated this is to prevent the pavement from breaking up.

There will be a ramp out back for level loading. The front entrance will be for dock loading.

MR. PILIGIAN motioned to recommend preliminary approval subject to Keystone Consulting Engineers' comments dated 12/17/19 and Planning, Zoning & Development comments dated 12/18/19, seconded by MR. BOLTON. Vote taken 7-0 to approve.

MR. PILIGIAN motioned to recommend upgrading to final approval, seconded by MR. EHRLICHMAN. Vote taken 7-0 to approve.

**INDEX #1949-19 – SALT HAIR STUDIO**  
**3313 N. Hobson Street**  
**Special Exception**

Kaylee Frantz, Applicant and Lisa Frantz, Applicant's Mother, were present representing the applicant.

MR. PILIGIAN motioned to recommend approval for the Special Exception subject to Keystone Consulting Engineers' comments dated 12/17/19, Planning, Zoning & Development comments dated 12/16/19, also subject to the following conditions:

- This will be an appointment only salon; no walk-in clients.
- Hours of operation shall be from Tuesday to Thursday 9:00 a.m. to 8:00 p.m., Friday 9:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 12:00 p.m. and closed Sundays and Mondays.
- Up to 4 employees shall be onsite plus owner, with 5 professional chairs.

The Salon will be ADA accessible.

Seconded by MR. BOLTON. Vote taken 7-0 to approve.

**INDEX #1920-18 – LOT LINE ADJUSTMENT PLAN FOR PROPOSED INDUSTRIAL BUILDING**  
**5240 Silo Drive**  
**Major Subdivision**

Tabled by applicant.

**B) DISCUSSION ITEM:**

**C) OTHER:**

Approval of September 18, 2019 and November 20, 2019 Meeting Minutes was unanimously approved.

**D) ADJOURNMENT:**

Meeting adjourned at 8:05 PM.