

TOWNSHIP OF WHITEHALL PLANNING COMMISSION MINUTES

April 19, 2023

PLANNING COMMISSION

Robert Piligian, Chairman
Jonathan L. Bolton, Vice Chairman
Paul Geissinger, Secretary
Robin Ruhmel, Member - Absent
Ann Freyman, Member
Jason Szewczak, Member
Andre Dasent, Alternate - Absent
Sean Ziller, Alternate

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of Planning,
Zoning & Development
Frank Clark, Keystone Consulting Engineer
John F. Gross, Esq., Township Solicitor

Meeting called to order at approximately 7:30 pm.

A) Mr. Piligian read the Fair Housing Statement as required.

Tom Deily representing Keystone Consulting Engineers.

SUBMISSION REVIEW:

1) INDEX #2020-23A – CHARBEL ELIAS – 471 CATASAUQUA AVE

471 Catasauqua Avenue
Minor Subdivision
Zoning District: R-4
Original Submission Date: 3/29/23
90 Day Expiration: 7/17/23

David Lear representing the applicant.

Mr. Piligian confirmed that Mr. Lear did not have any issues with Mr. Piligian voting on this matter because he had previously worked with Mr. Elias.

It was confirmed that comment letters were received from Mr. Clark dated 4/19/23 and Ms. Rackus dated 4/18/23.

Letters were reviewed and an overview of the project was given by Mr. Lear.

Mr. Piligian confirmed that this property will be used as part of the Riverside Drive project and owned by Trestle Development.

Mr. Lear stated it will be owned by Trestle Development now and eventually conveyed over to Whitehall Township.

Mr. Piligian mentioned he would like to see this project changed to Lot Line Adjustment, which would virtually do away with comments/issues re: slope, topography, traffic, etc.

Ms. Rackus stated that nothing would need to be changed re: paperwork, and Mr. Piligian said they could craft a motion stating that the applicant has agreed to remove the easterly line as shown on Lot #2 and identified as “the line to be deleted”, and what is shown as Lot #2 would be consolidated with other lands of Trestle Development. Then the applicant would just ask for waivers re: topography, etc.

Mr. Lear requested that the plan be relabeled as Lot Line Adjustment, and the lot line shown along the former LVRR property be eliminated. He also requested a waiver for Traffic Impact Fees, Recreation Fees, and Topography/Contours, contingent that a written request be submitted before being heard by the Board of Commissioners.

Mr. Geissinger suggested the CWSA comments be included to make sure all those requests are met.

Mr. Piligian stated the CWSA comments would be a condition of approval.

Mr. Piligian entertained a motion to recommend preliminary approval conditioned on comments from KCE, Ms. Rackus and CWSA, also with the following conditions:

- The applicant has represented that the plan is now a Lot Line Adjustment and not a two-lot subdivision
- The property line will be deleted and what is shown as Lot #2 will be consolidated with the other lands of Trestle Development
- Applicant has requested a waiver of Traffic Impact Fees, Contours and Recreation Fees

Motion by Mr. Bolton to approve, second by Mr. Geissinger.

Vote taken 6-0 to approve.

Mr. Piligian entertained a motion to recommend final approval conditioned on comments from KCE and Ms. Rackus, and the items noted above.

Motion by Mr. Bolton to approve, second by Mr. Geissinger.

Vote taken 6-0 to approve.

B) DISCUSSION ITEMS:

- 1) Curb & Sidewalk recommendations by the Planning Commission (PC) for land development and subdivision plans

Atty. Gross and Ms. Rackus collaborated to create a 2-paragraph memorandum. Mr. Piligian questioned if there were any comments or questions from the commission members. None were noted.

- 2) SALDO amendment regarding plan size for submissions

Mr. Piligian questioned if there were any comments or questions from the commission members. None were noted.

Mr. Piligian entertained a motion to request that the letter be forwarded to the Board of Commissioners

Mr. Geissinger made a motion, second by Mr. Ziller.

C) OTHER:

Approval of March 2023 Meeting Minutes

Motion to approve March 2023 Meeting Minutes accepted.

D) ADJOURNMENT:

Meeting adjourned at approximately 8:00 pm.