

TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
JANUARY 19, 2022

PLANNING COMMISSION

Robert Piligian, Chairman
Jonathan L. Bolton, Vice Chairman
Paul Geissinger, Secretary
Neil Ehrlichman, Member - Absent
Robin Ruhmel, Member
Ann Freyman, Member
Andre Dasent, Alternate

TOWNSHIP PERSONNEL

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

Meeting called to order at approximately 7:30 pm.

Mr. Piligian read the Fair Housing Statement as required.

A) COMMISSION REORGANIZATION

Atty. Gross reviewed reorganization procedures. Atty. Gross called for a motion to recommend a Commission member for Chairman. Mr. Geissinger nominated Mr. Piligian for Chairman. Atty. Gross polled the Commission members. Ms. Freyman, Mr. Bolton, Mr. Geissinger & Ms. Ruhmel voted affirmatively, Mr. Piligian & Mr. Dasent abstained.

Atty. Gross turned the meeting back over to Chairman Piligian.

Mr. Piligian called for a motion to recommend a Vice Chairman. Mr. Geissinger nominated Mr. Bolton. Mr. Piligian polled the Commission members. Mr. Geissinger, Ms. Ruhmel, Ms. Freyman, Mr. Piligian voted affirmatively, Mr. Bolton and Mr. Dasent abstained.

Mr. Piligian called for a motion to recommend a nominee for Secretary. Mr. Bolton nominated Mr. Geissinger. Mr. Piligian polled the Commission members. Mr. Bolton, Ms. Ruhmel, Ms. Freyman, Mr. Piligian voted affirmatively, Mr. Geissinger and Mr. Dasent abstained.

B) SUBMISSION REVIEW:

1) INDEX 1994-21 – MATTHEW NOMIE

1058 Third Street
Conditional Use Review
Zoning District – C-1
Original Submission Date: 12/20/21
60 Day Expiration: 2/1822

Matthew Nomie representing the applicant.

Mr. Piligian confirmed that the applicant received letters from KCE dated 1/18/2022 and Lee Rackus dated 1/19/2022.

Mr. Nomie outlined his plan to separate the building into two spaces, an upstairs living space and first floor commercial use, which he plans to occupy. He currently works in the barbershop on the first floor.

Mr. Nomie reviewed the comment letters and answered any concerns.

Mr. Clark stated that a 'hard connection' (like a concrete pad) would be required between the steps to the apartment and the patio area. He also verified that Mr. Nomie would provide a sign for the handicap parking space.

Mr. Nomie questioned whether a concrete pad would be necessary because of using up all the pervious space. He confirmed with Mr. Clark that pavers would be acceptable.

Mr. Piligian entertained a motion to recommend Conditional Use approval of the application as presented on the condition of compliance with KCE's letter date 1/18/22, Ms. Rackus' letter dated 1/19/22 and that the applicant provide a copy of parking layout to the Township Engineer prior to the Zoning Hearing.

Motion for final approval by Mr. Bolton, second by Ms. Freyman. Vote taken 6-0 to approve.

2) INDEX #1995-21 – 4823 MAIN STREET

4823 Main Street

Special Exception Use Review

Zoning District – R-1

Original Submission Date: 12/21/21

90 Day Expiration: N/A

3) INDEX #1979-21 – WHITEHALL FARMS SUBDIVISION

3385 Lehigh Street & 3305 Municipal Drive

Major Subdivision/Land Development

Zoning District – R-1 & O-1

Original Submission Date: 1/31/22; Revised Submission Date 2/23/22

90 Day Expiration: Extension until 6/30/22

4) INDEX # 1993-21 – WHITEHALL MALL – RAYMOUR & FLANIGAN SUBDIVISION

2001 MacArthur Road

Major Subdivision

Zoning District – C-2

Original Submission Date: 11/24/21; Revised Submission Date: 12/30/21

90 Day Expiration: 3/15/22

Jordin Horan, Washington Prime Group and Brian Meyers, LandCore Engineering Consultants, representing the applicant.

Mr. Piligian confirmed that the applicant received letters from KCE dated 1/18/2022 and Lee Rackus dated 1/19/2022.

Mr. Meyers stated that there were no issues with the comment letters. The engineers did receive updated water service drawings from the Water Authority to add to the plans before finalizing with the Board.

Mr. Piligian stated that the Board of Commissioners would make the final determination if sidewalks would be required.

Mr. Piligian entertained a motion to recommend preliminary approval of the application as presented, on the condition of compliance with KCE's letter date 1/18/22 & Ms. Rackus' letter dated 1/19/22, also with the condition that the waivers to the Subdivision & Land Development Ordinance be approved on the following sections: 22-17, A24; 22-17, A25 & 22-17, A26.

Motion for final approval by Mr. Bolton, second by Ms. Freyman. Vote taken 6-0 to approve.

Mr. Piligian entertained a motion to recommend upgrade to final approval of the application as presented, with the previous conditions.

Motion for final approval by Mr. Bolton, second by Ms. Freyman. Vote taken 6-0 to approve.

C) DISCUSSION ITEMS:

Recreation Fee Assessment

The Commission reviewed Atty. Gross's memo re: Creation and Amendment to the Township's Recreation Plan, and several items in the memo were discussed.

D) OTHER:

None

Adjournment at approximately 8:05 pm.