

# TOWNSHIP OF WHITEHALL PLANNING COMMISSION MINUTES

March 19, 2025

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## **PLANNING COMMISSION**

Jonathan L. Bolton, Chairman  
Robin Ruhmel, Vice Chairman  
Paul Geissinger, Secretary  
Kyle Bartosh  
Lane Donatelli  
Jason Szewczak - Absent  
Casey Zelena

## **TOWNSHIP PERSONNEL**

Lee A. Rackus, Bureau Chief of Planning,  
Zoning & Development  
Frank Clark, Keystone Consulting Engineers  
Jack Gross, Esq. - Absent

Meeting called to order at approximately 7:30 pm.

Chairman Bolton read the Fair Housing Statement as required.

Sam Cohen, Esq., acting Township attorney present for Atty. Gross

### **A) SUBMISSION REVIEW**

#### **1) INDEX #2058-25A – TNT FIREWORKS @ WHITEHALL SQUARE**

2180 MacArthur Road  
Special Exception  
Zoning District: C-2  
Original Submission Date: 2/25/25  
90-Day Expiration Date: N/A

Debbie Ivins, TNT Fireworks, representing the applicant.

Chairman Bolton confirmed the applicant received comment letters from Ms. Rackus dated 3/18/25 and KCE dated 3/17/25.

Ms. Ivins reviewed their Special Exception request to place a fireworks tent at Whitehall Square Shopping Center around June 13, 2025. They will only sell sparklers and novelties, provide a port-a-john, no smoking signs & fire extinguishers.

Chairman Bolton entertained a motion to recommend approval of the Special Exception based on conditions in the comment letters.

Motion by Mr. Geissinger, second by Ms. Ruhmel. Vote taken 6-0 to recommend Special Exception Use.

#### **2) INDEX #2059-25A – 2033 AREY LANE PROPOSED SUBDIVISION**

2033 Arey Lane  
Minor Subdivision  
Zoning District: R-5A  
Original Submission Date: 2/28/25  
90-Day Expiration Date: 6/19/25

Frank D'Amore, representing the applicant.

Chairman Bolton confirmed the applicant received comment letters from Ms. Rackus dated 3/18/25 and KCE dated 3/18/25.

Mr. D'Amore said they will comply with comment letters. They are working with the Township to receive some zoning relief.

Chairman Bolton entertained a motion to table plan based on the outstanding Zoning issues.

Motion by Ms. Ruhmel, second by Mr. Zelena. Vote taken 6-0 to table.

**B) DISCUSSION ITEMS:**

Ms. Rackus stated there will be a presentation at the May Planning Commission meeting from LCA re: Act 537 Interim Plan update and we are moving forward with implementing the plan submission revisions and Ordinance Amendment. Also, the Warehouse/Distribution Center regulations will be on the Planning Commission agenda next month for further discussion.

**C) OTHER:**

Motion to approve February 2025 meeting minutes by Mr. Zelena, second by Mr. Bartosh. Vote taken to approve.

**C) ADJOURNMENT:**

Meeting adjourned at approximately 7:40 p.m.