

TOWNSHIP OF WHITEHALL  
PLANNING COMMISSION MINUTES  
October 19, 2022

---

**PLANNING COMMISSION**

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

**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.

Atty. Sam Cohen representing the Township at this meeting.

**SUBMISSION REVIEW:**

**1) INDEX #2004-22A – LEUDYN TAVAREZ & SAGRARIO DELGADO**

812 Maryland Street  
Site Plan Review – Minor Subdivision  
Zoning Districts R-5A  
Original Submission: 6/28/22  
90 Day Expiration: 1/19/23

Mark Bradbury, Leudyn Tavares & Sagrario Delgado representing the applicant.

Comment letters received from Lee Rackus dated 10/18/22 and Frank Clark dated 10/18/22 and endorsing waiver letter from MBG dated 10/29/22.

Mr. Piligian entertained a motion to recommend preliminary approval based on condition of compliance with KCE's letter dated 10/18/2022 and Lee Rackus letter dated 10/18/2022.

Motion to approve by Mr. Geissinger, second by Mr. Bolton. Vote taken 5-0 to approve.

Mr. Piligian entertained/ a motion to recommend final approval.

Motion to approve by Mr. Bolton, second by Mr. Szewczak. Vote taken 5-0 to approve.

**2) INDEX #1988-21 – EGYPT UCC LOT LINE ADJUSTMENT**

4129 S Church Street & 4418 Main Street  
Minor Subdivision  
Zoning District R-4

Original Submission: 9/20/21; Revised Submission Date: 8/30/22  
90 Day Expiration: Extension Until 10/31/22

David Lear, Lehigh Engineering and Jeffrey Fink representing the applicant.

Comment letters received from Lee Rackus dated 10/18/22 and Frank Clark dated 10/18/22.

Mr. Piligian entertained a motion to recommend preliminary approval based on condition of compliance with KCE's letter dated 10/18/2022 and Lee Rackus letter dated 10/18/2022.

Motion to approve by Mr. Bolton, second by Ms. Freyman. Vote taken 5-0 to approve.

Mr. Piligian entertained a motion to recommend final approval.

Motion to approve by Mr. Bolton, second by Ms. Freyman. Vote taken 5-0 to approve.

### **3) INDEX #1998-22 – COPLAY QUARRY, LLC – PROPOSED INDUSTRIAL DEVELOPMENT**

5101 Beekmantown Road  
Major Subdivision/Land Development  
Zoning District OS-2

Original Submission Date: 2/23/22; Revised Submission Date: 9/28/22  
90 Day Expiration: 12/27/2022

Matt Chartrand, Bohler Engineering, Lou Pektor, Greystone Capital, and George Broseman representing the applicant.

Proposing to set building lower than originally proposed. Former plan to be recorded by Coplay Aggregate then this plan will be recorded. This process must be discussed further with solicitor.

They will be under own NPDES permit, Coplay Aggregates permit will be extinguished with transfer of property.

Beekmantown Rd – private 30'-36' access road and fire lane. Needs further design and no parking.

Keeping tree buffer. Waivers discussed 9/26/22, hold off on Beekmantown waiver. Stormwater discussed and status of sheer wall face will be addressed.

No submission to LVPC made yet.

Mr. Piligian entertained a motion to Table to allow applicant to address discussed items.

Motion by Mr. Bolton, second by Mr. Geissinger. Vote taken 5-0 to table.

**4) INDEX #2009-22A – J. VOICE & M. HENNINGER**

3014 Washington Street  
Minor Subdivision  
Zoning District R-4  
Original Submission Date: 9/29/22  
90 Day Expiration: 12/27/22

Comment letters received from Lee Rackus dated 10/18/22 and Frank Clark dated 10/18/22.

Ed Schlaner, Martin H Schuler, Co., Jeffrey Voice, and Mary Henninger representing the applicant.

Traffic Impact fee required, only one Recreation fee to be paid.

Mr. Piligian entertained a motion to recommend preliminary approval based on condition of compliance with KCE's letter dated 10/18/2022, Lee Rackus letter dated 10/18/2022 and Martin H. Schuler Co's waiver dated 10/19/22.

Motion to approve by Mr. Bolton, second by Ms. Szewczak. Vote taken 5-0 to approve.

Mr. Piligian entertained a motion to recommend final approval.

Motion to approve by Ms. Freyman, second by Mr. Szewczak. Vote taken 5-0 to approve.

**5) INDEX #1951-19 – CREEKSIDE APARTMENTS**

Alta Drive & Creekside Road  
Major Subdivision/Land Development  
Zoning District – R-5  
Original Submission Date: 12/19/19; Revised Submission Date: 8/23/22  
90 Day Expiration: Extension Until 12/31/22

Mike Gable, Boucher & James, Inc., and Kevin Kelleher, Esq. representing the applicant.

Previous architectural design won't work, cul-de-sac eliminated. The berm was discussed, Mr. Gable said 'it's useless'.

Will be submitting application to Zoning Hearing Board for filling flood plain, no longer need density variance.

Will need LOMA.

Mr. Piligian entertained a motion to Table to allow applicant to address discussed items.

Motion by Mr. Bolton, second by Ms. Freyman. Vote taken 5-0 to table.

A) **DISCUSSION ITEMS:**

INDEX #2005-22A – Short-Term Rental Ordinance - TABLED until November meeting

INDEX #2008-22A – NBMA Water Tank PennVest Grant Application

Motion by Mr. Piligian, second by Mr. Bolton. Vote taken 5-0 to approve.

C) **OTHER:**

Approval of September 2022 Meeting Minutes

Motion to approve, minutes approved.

D) **ADJOURNMENT:**

Meeting adjourned at approximately 10:00 pm. \_\_\_\_