

**TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
AUGUST 20, 2014**

PLANNING COMMISSION

James Molinaro, Chairman
Robert Piligian, Vice Chairman
Ann Freyman, Secretary (Absent)
Neil Ehrlichman, Member
Dick Drosnock, Member
Robert Zentz, Member
Robert Loosli, Member

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of
Planning, Zoning & Development
Frank J. Clark, Keystone Consulting
Engineers
Larissa L. Bruder, Secretary (Absent)
Charles J. Fonzone, Esq.
Township Solicitor

Meeting called to order at approximately 7:30 PM.

A) SUBMISSION REVIEW

**INDEX #1857-14 – WILLIAM GROLLER MINOR SUBDIVISION
3933 & 3935 MECHANICSVILLE ROAD
MINOR SUBDIVISION/LOT CONSOLIDATION**

Michael Houston of Arthur Swallow Assoc. was present representing the applicant.

In reviewing comments it was asked to show proposed roadway on Bossard parcel on the plan.

MR. PILIGIAN motioned to recommend preliminary plan approval based on Planning's letter dated August 19, 2014, KCE's letter dated August 19, 2014 with condition that proposed Rural Road extension be shown on the plan and waiver of traffic and recreation fees as well as street trees, seconded by MR. ZENTZ. Vote taken 6-0 to approve.

MR. PILIGIAN motioned to recommend upgrade to final plan approval, seconded by 6-0. Vote taken 6-0 to approve.

**INDEX #1858-14 – DRIVELINE LLC
1000 MACARTHUR ROAD
SPECIAL EXCEPTION**

Craig Peoples and Gary Hess were present.

In discussing comments there will be no outside storage of tires/waste – a dumpster will located inside and no direction signs are being proposed at this time.

MR. ZENTZ motioned to recommend special exception approval based on Planning's letter dated August 19, 2014, KCE's letter dated August 19, 2014 and recommend that plans be further detailed, Seconded by MR. EHRLICHMAN. Vote taken 6-0 to approve.

**INDEX #1856-14 – JB&M PROPERTIES SITE IMPROVEMENTS
949 SUMNER AVENUE
MAJOR SUBDIVISION/LOT CONSOLIDATION PLAN/LAND DEVELOPMENT**

Steve Pany of Pany & Lentz Engineering was present.

Mr. Pany advised that an agreement has been reached regarding the sale. Resubmittal was made to city of Allentown – issue regarding stormwater. Submittal was also made to LVPC.

MR. PILIGIAN motioned to recommend preliminary plan approval based on Planning's letter dated August 19, 2014 and KCE's letter dated August 19, 2014, seconded by MR. DROSNOCK. Vote taken 6-0 to approve.

Commission would like to wait for LVPC comments before recommending final plan approval.

INDEX #1859-14 – 3003 & 3007 3RD STREET CONSOLIDATION
3003 & 3007 3RD STREET
MINOR SUBDIVISION/LOT CONSOLIDATION

Steve Pany of Pany & Lentz Engineering and Angela Vandegrift POA over Dieter Estate.

Legal documentation will be given to Attorney Fonzone regarding POA.

In reviewing comments it was discussed that fence will remain; Ms. Vandegrift rents the dwelling but if parcel is sold the fence would be required to be relocated. Note to be placed on plan.

MR. PILIGIAN motioned to recommend preliminary plan approval based on Planning's letter dated August 19, 2014 and KCE's letter dated August 19, 2014 with condition of note placed on plan regarding fence relocation, seconded by MR. EHRLICHMAN. Vote taken 6-0 to approve.

MR. PILIGIAN motioned to upgrade to final plan approval, seconded by MR. ZENTZ. Vote taken 6-0 to approve.

INDEX #1850-14 – JCPENNEY/FIRESTONE
100 LEHIGH VALLEY MALL
MAJOR SUBDIVISION

This item was tabled at the request of the applicant.

INDEX #1765-09 – ESTATES AT SPRING MILL ROAD
SUMMIT/SECOND STREETS/SPRING MILL ROAD
MAJOR SUBDIVISION/LAND DEVELOPMENT

This item was tabled at the request of the applicant.

B) DISCUSSION ITEM:
INDEX #1844-14 – ZONING AMENDMENT-ADAPTIVE RE-USE

This item was tabled.

C) OTHER:
The approval of Minutes 6/18/14 were unanimously approved.

D) ADJOURNMENT:
Meeting adjourned at 8:10 PM.