

**TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
JANUARY 20, 2021**

PLANNING COMMISSION

Robert Piligian, Chairman
Jonathan L. Bolton, Vice Chairman
Paul Geissinger, Secretary
Neil Ehrlichman, Member - Absent
John Hudock, III, Member - Absent
Robin Ruhmel, Member
Shawn Younis, 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) SUBMISSION REVIEW

Index #1973-20 -SARACENO LOT LINE ADJUSTMENT not ready. Will go second on the agenda.

INDEX #1974-20 – LAUREL HOTEL
5201 Main Street
Special Exception

Michael Turczyn, Owner, Mark Bradbury, Engineer, Mark Malkames, Esq., and Tarek Shehab were present representing the application.

MR. BRADBURY stated that they reviewed Keystone Consulting Engineers' comments dated December 15, 2020 and Planning, Zoning & Development comments letter dated January 19, 2021.

MR. BOLTON motioned to recommend approval subject to Keystone Consulting Engineers' comments dated December 15, 2020 and Planning, Zoning & Development comments dated January 19, 2021 and subject to the following conditions:

1. Plan must be revised to show 7 parking spaces set aside for 5212 Main Street and 18 spaces total.
2. All parking spaces as shown must be constructed, and said construction shall meet all codes.
3. Applicant has agreed to contact the Lehigh County Assessment Office to correct records to reflect current approvals.
4. The two proposed apartments shall be limited to one bedroom each.

Seconded by MR. GEISSINGER. Vote taken 5-0 to approve.

MR. PILIGIAN welcomed MS. SHAWN YOUNIS to the Planning Commission as an Alternate.

INDEX #1973-20 – SARACENO LOT LINE ADJUSTMENT
4505 & 4507 Scheidys Road
Minor Subdivision

Michael Saraceno, Owner, Stephen Pany, Engineer, William Malkames, Esq., Guy Faylor, Buyer of Saraceno property, and Christine McCreary, representing Mr. Faylor, were present representing the application.

MR. PANY stated that they reviewed Planning, Zoning & Development comments letter dated January 19, 2021 and Keystone Consulting Engineers' comments dated January 19, 201.

MR. GEISSINGER motioned to recommend preliminary approval subject to Keystone Consulting Engineers' comments dated January 19, 2021, Planning, Zoning & Development comments dated January 19, 2021 and subject to the following conditions:

1. The Planning Commission has recommended that all recreation fees and street tree requirements be waived at this time, as both lots are existing developed lots.
2. Developer shall pay all outstanding review fees in full, within thirty days of billing for same.
3. Developer will prepare and record an easement and maintenance agreement for access and utility easement as depicted on plan.
4. Property owner will have all County and Township records corrected regarding actual status of structure shown on Lot 1A of subdivision plan.
5. Sewer and water service must be terminated to structure shown on Lot 1A in conformance with Township Ordinances.
6. A note shall be placed on the plan indicating that the structure shown on Lot 1A will never be used as a dwelling or for any living purposes.

Seconded by MR. BOLTON. Vote taken 5-0 to approve.

MR. GEISSINGER motioned to recommend upgrading to final approval, seconded by MS. RUHMEL. Vote taken 5-0 to approve.

B) DISCUSSION ITEM:

- C) OTHER:** Approval of 5/20/2020, 7/15/2020, 11/18/2020, and 12/16/2020 Meeting Minutes were unanimously approved.

D) ADJOURNMENT:

Meeting adjourned at approximately 8:51 PM.