

TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
JULY 20, 2022

PLANNING COMMISSION

Robert Piligian, Chairman
Jonathan L. Bolton, Vice Chairman
Paul Geissinger, Secretary
Neil Ehrlichman, Member - Absent
Robin Ruhmel, Member
Ann Freyman, Member
Jason Szewczak, 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) SUBMISSION REVIEW:

1) INDEX #2003-22A – YARIDEN EARLY LEARNING CENTER, LLC

521 Fifth Street
Special Exception
Zoning District – R-5A
Original Submission: 6/22/22
90 Day Expiration: N/A

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

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

3) INDEX #1992-21 – WHITEHALL SELF-STORAGE

2813 Lehigh Street
Land Development
Zoning Districts – I, Industrial
Original Submission: 10/28/21
90 Day Expiration: 2/15/22, Extension Expiration: 8/10/22

Lew Rauch and Phil Albright, Lehigh Engineering, Tony Ganguzza, Boyle Construction, Christopher Smith, Trinity Real Estate representing the applicant.

Mr. Piligian confirmed that the applicant received letters from KCE dated 7/18/2022 and Lee Rackus dated 7/19/2022, as well as the memorandum from the Fire Chief dated 7/20/22.

Mr. Rauch reviewed the Planning Commission's previous concerns and their remediation.

Mr. Smith confirmed that there would be no doors opening into the access way. The access way will allow for two-way traffic and Mr. Clark stated that would not be a problem.

Mr. Ganguzza commented that the LVPC has reviewed and approved the project.

Mr. Piligian entertained a motion to recommend preliminary approval contingent on the condition of compliance with KCE's letter dated 7/18/2022 and Lee Rackus memorandum dated 7/19/2022, as well as the memorandum from the Fire Chief dated 7/20/22. Also, with an endorsement of the waiver as outlined in Lehigh Engineering's letter concerning storm pipe slopes, and with the recommendation that no traffic impact fees be assessed, as well as the following 2 conditions:

1. No entrances to storage units shall face the interior 25' driveway between the 2 buildings.
2. No outside storage of any type is permitted on the site.

Motion to approve by Mr. Bolton, second by Ms. Ruhmel. Vote taken 7-0 to approve.

Mr. Piligian entertained a motion to recommend final approval with the conditions stated above.

Motion to approve by Mr. Bolton, second by Ms. Ruhmel. Vote taken 7-0 to approve.

B) DISCUSSION ITEMS:
None

C) OTHER:

Approval of December 2021, January 2022, and June 2022 Meeting Minutes.

One correction on the December 15, 2021 minutes, last sentence on page 1, change from: "Mr. Piligian recommended..." to "Mr. Piligian entertained a motion..."

Motion to approve meeting minutes with the above correction made by Mr. Geissinger, second by Dasent.

D) ADJOURNMENT:

Meeting adjourned at approximately 7:50 PM