

**TOWNSHIP OF WHITEHALL  
PLANNING COMMISSION MINUTES  
JUNE 20, 2018**

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**PLANNING COMMISSION**

James Molinaro, Chairman  
Robert Piligian, Vice Chairman  
Ann Freyman, Secretary  
Neil Ehrlichman, Member  
Robert Zentz, Member - Absent  
Robert Loosli, Member - Absent  
Maxwell Charles, Member - Absent

**TOWNSHIP PERSONNEL**

Lee A. Rackus, Bureau Chief of  
Planning, Zoning & Development  
Frank Clark, Keystone Consulting Engineers  
  
Christopher Gittinger, Esq. Township Solicitor

Meeting called to order at approximately 7:30 PM.

MR. MOLINARO read the Fair Housing Statement as required.

**A) SUBMISSION REVIEW**

**INDEX #1915-18 – ARLINGTON CEMETERY**

**3101 MacArthur Road  
Minor Subdivision**

Mickey Thompson, Chief Operating Officer of PA Venture Capital, and Nevin Miller, Civil Designer of PA Venture Capital, were present representing the applicant.

Mickey Thompson advised that they reviewed Lee Rackus' comment letter dated June 19, 2018 and Keystone Engineers' comment letter dated June 19, 2018.

Mickey Thompson stated that they submitted plans and application to Lehigh Valley Planning Commission. It is being reviewed. They will submit the transmittal to us.

He also stated they spoke with homeowner and it should not be a problem to share existing driveway. They will talk to the Attorney and will provide a copy of the agreement to the Township.

MR. PILIGIAN motioned to recommend preliminary approval subject to Keystone Consulting Engineers' comments dated 6/19/18 and Planning, Zoning & Development comments dated 6/19/18, seconded by MR. EHRLICHMAN. Vote taken 4-0 to approve.

MR. PILIGIAN motioned to recommend upgrading to final approval, seconded by MR. EHRLICHMAN. Vote taken 4-0 to approve.

**INDEX #1916-18 – 4303 SPRUCE STREET**

**4303 Spruce Street  
Minor Subdivision**

Ryan Abdouche, Owner, Justin Al-Khal, Owner, and Michael Minervini, MVM Engineering, were present representing the applicant.

Michael Minervini advised that they reviewed Lee Rackus' comment letter dated June 19, 2018 and Keystone Engineers' comment letter dated June 19, 2018.

Michael Minervini stated they agree with all comments. Also stated this is not a land development yet.

Frank Clark, Keystone Engineers, stated they need to show a Preliminary House and contours. Michael Minervini stated the driveways will come in from the back. Also, they will get a quote from Northampton Boro Municipal Authority and Coplay Whitehall Sewer Authority. They are fairly positive the utilities run adjacent. Must also show proposed grading and house.

The applicant must submit plans to Lehigh Valley Planning Commission.

It was stated that they will resubmit plans for the July 18, 2018 Planning Commission Meeting.

MR. MOLINARO motioned to table, seconded by MR. EHRLICHMAN. Vote taken 4-0 to approve.

**INDEX #1917-18 – 3030 S. THIRD STREET**

**3030 S. Third Street**

**Major Subdivision**

Matt Sorrentino, Castle Builders, and Michael Gula, Van Cleef Engineering, were present representing the applicant.

Matt Sorrentino advised that they reviewed Lee Rackus' comment letter dated June 19, 2018 and Keystone Engineers' comment letter dated June 18, 2018.

Regarding the utility pole on Lot 5, they will make the sidewalk wider or run full width with an easement. Frank Clark, Keystone Engineer, stated a property right of way is not needed. They need to detail the pin to encompass curbs & sidewalks in that easement.

Matt Sorrentino stated there will be a single garage. They will add triangle notes on plans. Direct storm water runoff will be to Coplay and New Streets. Draining is towards the rear. Will have it redirected to Third Street.

Matt Sorrentino stated they will add a note to the plan that they are under the Impervious Coverage requirement. Also stated that plans were submitted to Lehigh Valley Planning Commission and were approved.

MR. PILIGIAN motioned to recommend preliminary approval subject to Keystone Consulting Engineers' comments dated 6/18/18 and Planning, Zoning & Development comments dated 6/19/18, seconded by MR. EHRLICHMAN. Vote taken 4-0 to approve.

MR. PILIGIAN motioned to recommend upgrading to final approval, seconded by MR. EHRLICHMAN. Vote taken 4-0 to approve.

**INDEX #1918-18 – 647 FIFTH STREET**

**647 Fifth Street**

**Major Subdivision**

Dan Witczak, Acela Engineering, and Charles Warner, Owner, were present representing the applicant.

Dan Witczak advised that they reviewed Lee Rackus' comment letter dated June 20, 2018 and Keystone Engineers' comment letter dated June 20, 2018.

Dan Witczak stated this is an Adverse Claim. Lehigh County has consolidated the quit claimed area with 647 Fifth Street for tax purposes. Mr. Warner would like to place a consolidation deed on record that incorporates all the land.

They have no offset distance or slope easement. They have been going back and forth with PA Dot.

SALDO 22-17A(23) – Waiver requested. Frank Clark stated this shouldn't be a problem.

SALDO 22-17A(25) - Waiver requested. Mr. Piligian stated they should find a manhole for elevation and do a conversion. Mr. Piligian stated no need to re-survey.

The billboard on the property is Lamar's. Mr. Warner was advised to get a blanket easement for the right to access billboard. This does not have to be done but would be in Mr. Warner's best interest.

Mr. Warner stated there is a Single Family Home on the front of the lot. This is vacant. Building on East side is vacant. It was a Barber Shop and a Beauty Shop.

Lee Rackus stated they never applied for a Certificate of Occupancy. This needs to be done.

MS. FREYMAN motioned to table, seconded by MR. PILIGIAN. Vote taken 4-0 to approve.

**B) DISCUSSION ITEM:**

**C) OTHER:**

Approval of 5/16/18 Meeting Minutes were unanimously approved.

**D) ADJOURNMENT:**

Meeting adjourned at 8:23 PM.