

TOWNSHIP OF WHITEHALL PLANNING COMMISSION MINUTES

May 20, 2026

PLANNING COMMISSION

Jonathan L. Bolton, Chairman
Robin Ruhmel, Vice Chairman
Paul Geissinger, Secretary
Kyle Bartosh - Absent
Lane Donatelli
Jason Szewczak
Casey Zelena

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of Planning,
Zoning & Development
Elisa Highley, Keystone Consulting Eng.
Sean P. Duffy, Esq., Township Solicitor

Meeting called to order at approximately 7:30 pm.

Chairman Bolton read the Fair Housing Statement as required.

A) SUBMISSION REVIEW:

1) INDEX #2075-26A – SANTIA PONS MINOR SUBDIVISION

3002 S. Fifth Avenue
Minor Subdivision
Zoning District: R-4
Original Submission Date: 2/25/26
90-Day Expiration Date: 6/18/26

Mark Leuthe, Lehigh Engineering and Santia Pons representing the applicant.

Chairman Bolton confirmed that the comment letters from KCE dated May 15, 2026 and Ms. Rackus dated May 18, 2026 were received.

Mr. Leuthe reviewed the plan for a lot line adjustment. The lots were east/west lots and are now north/south lots. They originally requested a sidewalk deferral but will now install sidewalks. They will comply with everything in KCE's letters. They asked for relief from Recreation fees mentioned in Ms. Rackus' letter because the lot was and will remain 2 lots, they are just reconfigured.

Ms. Rackus stated that Atty. Gross was consulted, and he believed that the Township cannot assess an additional Recreation fee, however, it's ultimately up to the Board of Commissioners.

Chairman Bolton entertained a motion for preliminary approval based on conditions noted in comment letters. Motion by Ms. Ruhmel, second by Mr. Szewczak. Vote taken 6-0 for preliminary approval.

Mr. Leuthe made a request to be upgraded to final approval.

Chairman Bolton entertained a motion for final approval based on conditions noted in comment letters. Motion by Mr. Zelena, second by Mr. Donatelli. Vote taken 6-0 for final approval.

B) DISCUSSION ITEMS:

None

C) OTHER:

Approval of April 2026 Meeting Minutes. Motion by Mr. Zelena, second by Mr. Szewczak, minutes approved.

D) ADJOURNMENT:

Meeting adjourned at approximately 7:40 p.m.