

**TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
AUGUST 21, 2019**

PLANNING COMMISSION

James Molinaro, Chairman
Robert Piligian, Vice Chairman
Paul Geissinger, Secretary
Neil Ehrlichman, Member - Absent
John Hudock, III, Member
Maxwell Charles, Member
Robin Ruhmel, Member
Jonathan L. Bolton, Alternate

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of
Planning, Zoning & Development
Frank Clark, Keystone Consulting Engineers
Sarah Murray, 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 #1939-19 – 283 FIFTH STREET
283 Fifth Street
Special Exception

Ghaith Assaf and Madona Issa were present representing the applicant

MR. GEISSINGER motioned to recommend approval for the Special Exception subject to Keystone Consulting Engineers' comments dated 8/21/19, Planning, Zoning & Development comments dated 8/20/19, also subject to the following conditions:

1. No tractor trailer deliveries or pick-ups shall occur at this site.
2. Applicant has indicated there will be a limit of 5 onsite customers a month.
3. Applicant has indicated that the shed in parking area shall be removed.
4. Applicant has indicated that there will be a maximum of 2 employees.

Seconded by MR. PILIGIAN. Vote taken 7-0 to approve.

INDEX #1930-19 BT (PA) QRS 12-25, INC. PROPOSED INDUSTRIAL WAREHOUSE FACILITY
3585 S. Church Street
Land Development

Tabled by applicant.

INDEX #1938-19 – MICHAEL HOBEL
5109 Coplay Road
Minor Subdivision

David Lear, Engineer was present representing the applicant.

MR. PILIGIAN motioned to recommend preliminary approval subject to Keystone Consulting Engineers' comments dated 8/21/19 and Planning, Zoning & Development comments dated 8/19/19, with the condition that Coplay Borough zoning information be put on the plan, seconded by MS. RUHMEL. Vote taken 7-0 to approve.

MR. PILIGIAN motioned to recommend upgrading to final approval, seconded by MS. RUHMEL. Vote taken 7-0 to approve.

INDEX #1940-19 – MUNICIPAL CAMPUS UPGRADES FOR WHITEHALL TOWNSHIP

3219 MacArthur Road

Major Subdivision

Justin Massie, Terraform Engineering, was present representing the applicant.

MR. PILIGIAN motioned to recommend preliminary approval subject to Keystone Consulting Engineers' comments dated 8/20/19 and Planning, Zoning & Development comments dated 8/20/19, based on the condition that the flood plain be obtained prior to recording of plan, seconded by MR. GEISSINGER. Vote taken 7-0 to approve.

MR. PILIGIAN motioned to recommend upgrading to final approval, seconded by MR. GEISSINGER. Vote taken 7-0 to approve.

INDEX #1941-19 3434 TOWNHOUSES

3434 N. Front Street

Sketch Plan Review

Gene Dieter, Applicant and Mike Houston, Engineer were present representing the applicant.

Mr. Houston advised that they reviewed Lee Rackus' comment letter dated August 20, 2019 and Keystone Engineers' comment letter dated August 21, 2019.

They need to work out more details and come back to the Planning Commission Board.

INDEX #1942-19 – LEHIGH VALLEY MALL – CIRQUE ITALIA

250 Lehigh Valley Mall

Special Exception

Chante DeMoustes was present representing the applicant.

MR. PILIGIAN motioned to recommend approval for the Special Exception subject to Keystone Consulting Engineers' comments dated 8/21/19, Planning, Zoning & Development comments dated 8/20/19, also subject to the following conditions:

1. Based upon information supplied by applicant, temporary use authorized from 9/8/19 to 9/16/19.
2. Sanitary facilities shall be provided.
3. Use shall secure all necessary permits and inspections.
4. Area shall be monitored by tenant and mall security, and shall be secured from general access.
5. Appropriate lighting for use shall be provided.

Seconded by MR. CHARLES. Vote taken 7-0 to approve.

INDEX #1943-19 – UNITED LIBERTY LLC
1995 Schadt Avenue
Conditional Use

Bud Newton, Engineer and Erick Schock, Esq. were present representing the applicant

MR. PILIGIAN motioned to recommend approval for the Conditional Use Special Care Community subject to Keystone Consulting Engineers' comments dated 8/21/19, Planning, Zoning & Development comments dated 8/20/19, also subject to the following condition:

1. Applicant shall comply with all township regulations with the submission of future land development plans.

Seconded by MS. RUHMEL. Vote taken 7-0 to approve.

B) DISCUSSION ITEM:

C) OTHER:

D) ADJOURNMENT:

Meeting adjourned at 9:45 PM.