

# TOWNSHIP OF WHITEHALL PLANNING COMMISSION MINUTES

June 21, 2023

---

## **PLANNING COMMISSION**

Robert Piligian, Chairman  
Jonathan L. Bolton, Vice Chairman - Absent  
Paul Geissinger, Secretary  
Robin Ruhmel, Member  
Ann Freyman, Member  
Jason Szewczak, Member  
Sean Ziller, Member  
Andre Dasent, Alternate - Absent

## **TOWNSHIP PERSONNEL**

Lee A. Rackus, Bureau Chief of Planning,  
Zoning & Development  
Frank Clark, Keystone Consulting Engineer  
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 #2024-23A – STATE INVESTMENTS, LLC – TRUCK PARKING**

1003 Sumner Avenue  
Conditional Use  
Zoning District: Industrial  
Original Submission Date: 5/4/23  
90 Day Expiration: 7/3/23

Joseph Rentko, Black Forest Engineering and Manny Makhoul representing the applicant.

Mr. Piligian confirmed applicant received comment letters from Ms. Rackus dated 6/21/23 and Mr. Clark, dated 6/21/23.

#### **Project Overview:**

- Undeveloped hilly, wooded lot
- Interested parties will be able to park tractor trailers 24/7 basis
- 20 total parking spaces
- Personal cars will be parked in spaces while truck is being used by owner
- No refrigeration trucks anticipated, or to be permitted, dry storage only
- 30' elevation change from residences to vehicle parking
- Tractor trailers not intended to be running all night
- One operator, not multiple
- Fuel tank on site (currently empty)

Comments/Concerns:

- Buffer area needs screening
- Will be able to address all comments
- Both tractors & trailers will be able to park
- Garbage/debris will be addressed
- Driveway on-site will remain (currently being leased to adjoining property)
- Curbing required around parking area
- Deferral will most likely be requested for sidewalks
- Landscaping to be proposed within 10' area
- Encroachment into buffer area
- Concerns were raised re: noise affecting residents
- No guard shack proposed at this time
- Do not know what will be stored in trailers, but it was requested that No Hazardous or Flammable Materials be allowed
- 15' x 75' spaces – turning radius templates need to be shown
- Don't yet know # of trips or when tractors trailers will be coming and going
- Can be use 24/7
- No restroom facilities proposed
- Need a minimum of 20 spaces
- Off-street parking for passenger vehicles?

Request to table by applicant. Motion by Mr. Zeller, second by Mr. Szewczak.

2) **Index #2025-23A – RIVERSIDE DRIVE RAISE GRANT**

Allentown/Whitehall Twp line, North of Race Street

Sketch Plan

Zoning District: OS-1 & Industrial

Original Submission Date: 6/1/23

90 Day Expiration: N/A

Mark Jaindl, Trestle Redevelopment Partners; Christine Frey, PennDOT & Christopher Stanford, Michael Baker Int'l representing the applicant.

Mr. Piligian confirmed applicant received comment letters from Ms. Rackus dated 6/21/23 and Mr. Clark, dated 6/21/23. Sketch Plan review only, no formal action.

Project Overview:

- RJ Corman Railroad
- Land dedication is local match for project
- \$21 million
- PennDOT is grant recipient at request of LVPC
- Project needs to be let by 8/2024 per grant, and completed by 9/2029
- Plus/minus 2 miles
- Contractor & engineer who are awarded project will seek final approvals
- Trucks restricted from Jordan Drive to the north in Whitehall

- Emergency access roadway & trail to north of Wood St guaranteed for grant

Comments/Concerns:

- Street trees on both sides of streets
- Waivers will need to be requested
- Signalization at Fullerton & Kimmet
- Wood Street Playground
- Who will own the walls? If Lehigh County is maintaining the trail, will Lehigh County maintain the walls?
- Who will own drainage structures from Route 22
- Emergency access to river will be needed
- Push button/flashing lights at crosswalks
- Gravel trail will be considered impervious by Whitehall Township

Mr. Geissinger suggested that the June 15<sup>th</sup> letter from CWSA be addressed, particularly about the easement concerns raised in that letter.

B) **DISCUSSION ITEMS:**

River Central Multi-Municipal Comprehensive Plan

Nice presentation

C) **OTHER:**

Approval of May 2023 Meeting Minutes

Motion to approve by Mr. Ziller, second by Ms. Freyman

D) **ADJOURNMENT:**

Meeting adjourned at approximately 9:15 pm.