

TOWNSHIP OF WHITEHALL  
PLANNING COMMISSION MINUTES

May 15, 2024

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**PLANNING COMMISSION**

Jonathan L. Bolton, Chairman  
Robin Ruhmel, Vice Chairman  
Paul Geissinger, Secretary - Absent  
Jason Szewczak, Member  
Absent  
Ann Freyman, Member  
Casey Zelena, Member  
Vincent Misuraca, Member

**TOWNSHIP PERSONNEL**

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

Meeting called to order at approximately 7:30 pm.

Mr. Bolton read the Fair Housing Statement as required.

**A) SUBMISSION REVIEW:**

**1) INDEX #2044-24A – RIVERSIDE DRIVE RAISE GRANT**

Allentown/Whitehall Twp line, North of Race Street  
Land Development  
Zoning District: OS-1 & I  
Original Submission Date: 6/1/23; Revised Submission Date: 4/15/24  
90 Day Expiration: 8/15/24

Christine Frey and Chris Stanford representing the applicant.

Mr. Bolton confirmed the applicant received comment letters from Ms. Rackus dated 5/13/24 and Mr. Clark dated 5/14/24.

Mr. Stanford reviewed the Riverside Drive RAISE Grant presentation.

Ms. Frey reviewed some of KCE's comments re: the bid package process. Penn DOT does not and will not pay review fees for project, that's why they made the waiver request.

Mr. Clark stated that the review process will be limited right now, until final plans are ready to be reviewed.

Ms. Rackus stated that PennDOT will need to do an open extension or extended extension because they are not looking for preliminary or final approval, since the project is 18-24 months out.

Ms. Frey said at this time they were looking for "deal-breakers" or significant items that could "potentially change order of magnitude quantities". They want to make sure they have the basic details in the plan.

Mr. Clark stated that when it comes time for the final land development submission, most of the 'nuts and bolt' submission documents should be out of the way. And they should plan to come back to the Board from time to time to keep them abreast of the progress.

Mr. Bolton confirmed that PennDOT is just looking for feedback today and not preliminary/final approval.

Ms. Ruhmel expressed concern re: the culverts and stormwater, since there are current issues on MacArthur (i.e. Mickey & MacArthur Roads), which is something PennDOT should be addressing.

Ms. Frey said she will take that message back to PennDOT.

Mr. Bolton asked who would be maintaining the trail, and about the funding, and the potential for running out of funds.

Ms. Frey stated that the City of Allentown would own/maintain their portion. And if they decide not to, Lehigh County will take ownership/responsibility. As far as funding, they are drafting a reimbursement agreement, that will include one project sponsor who will be accepting responsibility for overages, project sponsor is TBD. If the sponsor is not established by June 10<sup>th</sup>, the 'plug will get pulled' on the project.

Traffic concerns were reviewed re: future work. There is a possibility of an inter-governmental agreement that would address these concerns, but that's between municipalities and not within the scope of this project.

Mr. Geissinger shared CWSA concerns re: where the trees and lighting have been placed, and potential funding discussed at a previous meeting.

Ms. Frey said it was her understanding that an agreement between CWSA and the new management team was accepted by CWSA. If funding becomes available and they can upgrade and relocate the line to inside the roadway, then the design can be revisited at that time. There will be a meeting with Senator Miller's office on May 21<sup>st</sup> to discuss what funding opportunities are out there.

Ms. Ruhmel questioned if there was any parking allotment for the trail use.

Ms. Bradley from LVPC said they only have money for components that are in the current plan but expect to apply for additional money for parking next year. She also reviewed the stormwater plan and overall LVPC was pleased with the plan.

Mr. Bolton entertained a motion to table to allow the applicant time to address comments and revise plans.

Motion by Ms. Ruhmel, second by Mr. Geissinger. Vote taken, 7-0 to table.

**2) INDEX #2036-24A – PROPOSED WAWA REDEVELOPMENT**

MacArthur Road & Mickley Road

Major Subdivision/Land Development

Zoning District: C-2

Original Submission Date: 3/7/24; Revised Sub. Date: 4/25/24

90-Day Expiration Date: 7/7/24

Ryan Whitmore, Landcore Engineering; Ben Guthrie, Traffic, Planning & Design; and Atty. Erich Shock, Fitzpatrick, Lentz & Bubba representing the applicant, with Lori Kiedaisch, Wawa (off mic).

Mr. Bolton confirmed the applicant received comment letters from Ms. Rackus dated 5/13/24 and Mr. Clark dated 5/15/24.

Mr. Whitmore reviewed the project, including hours, location, traffic flow, landscaping, entry & exits, Impervious coverage, curbing & waivers. There are no issues with the waivers, and they expect to fully comply with comments.

Mr. Bolton asked if there were going to be diesel pumps for trucks.

Atty. Shock stated that in general, Wawa only offers 'low flow' diesel, which along with the presence of a canopy, would be an impediment to large trucks fueling up. Mr. Bolton then clarified that he was referring more to smaller box trucks.

Mr. Szewczak questioned the change in the 'elevation' of the west side of the property.

Mr. Whitmore said they will be installing a 5' to 6' tapered retaining wall with fencing to achieve the necessary slope to comply with ADA.

Mr. Bolton entertained a motion for preliminary approval contingent upon compliance with KCE's letter, Whitehall Township's letter & Benchmark's letter.

Motion by Mr. Vincent, second by Mr. Zelena. Vote taken, 7-0 for preliminary approval.

Atty. Shock requested the plan be upgraded for final approval.

Mr. Bolton entertained a motion for final approval based on conditions noted above.

Motion by Mr. Misuraca, second by Ms. Ruhmel. Vote taken, 7-0 for final approval.

**3) INDEX #1998-22A – PROPOSED INDUSTRIAL DEVELOPMENT**

5101 Beekmantown Road

Major Subdivision/Land Development

Zoning District: OS-2

Original Submission Date: 9/28/22; Revised Submission Date: 4/24/22

90 Day Expiration: 12/27/22; Extension Expiration Date: 6/10/24

George Broseman Esq., Kaplin Stewart; Alec Nahas, Bohler Engineering; and Eric Fishman, Greystone Capital representing the applicant.

Mr. Bolton confirmed the applicant received comment letters from Ms. Rackus dated 5/14/24 and Mr. Clark dated 5/15/24.

Atty. Broseman reviewed the plan and the comment letters. He stated that they will be applying for an extension and go to the Zoning Board to get clarification on the difference between and Distribution Center & a Warehouse.

Mr. Nahas reviewed the plan, including modifications to the existing NPDS permit, which was

filed with, and accepted by the LV Conservation District, and the Sewage Facilities Planning Module, which is currently being reviewed by CWSA. One big difference is the addition of a sidewalk from the building to Beekmantown Road to the IRT parking lot, and landscape buffering. There were 2 new waivers requested, re: 'reveal curb' size and the width of the 'planting strip' along the sidewalk.

Atty. Broseman reviewed the definition and difference between Warehouse and Distribution Center, as well as the 'Equilibrium' case, which they will discuss with the Zoning Hearing Board.

There will be no traffic data to rely on for improvements until the use is resolved.

Ms. Freyman inquired about the traffic on the roads getting to and from the warehouse, specifically Chestnut Street. They have reviewed some of the truck turning templates and are still working on this issue with KCE and Benchmark. Ms. Freyman was also concerned with the addition of the sidewalk and an already dangerous intersection.

Mr. Nahas stated that it was their intention to reconfigure the entire intersection to make it a safer intersection with better crossing.

Ms. Ruhmel expressed her concerns about tractor trailer traffic on Chestnut heading towards MacArthur.

Atty. Broseman said they are still working on it and will respect what the Planning Commission is saying and will not push for preliminary approval.

Mr. Bolton entertained a motion to table to allow the applicant time to address comments and revise plans.

Motion by Mr. Zelena, second by Ms. Ruhmel. Vote taken, 7-0 to table.

**4) INDEX #2034-23A – FULLERTON TERMINALS, LLC**

2451 Main Street

Major Subdivision

Zoning District: I

Original Sub. Date: 12/27/23; Rev. Sub. Date: 2/1/24, 3/11/24 & 4/25/24

90-Day Expiration Date: 4/17/24; Extension Expiration Date: 6/10/24

Scott Akens, Akens Engineering, representing the applicant.

Mr. Bolton confirmed the applicant received comment letters from Ms. Rackus dated 5/13/24 and Mr. Clark dated 5/14/24.

Mr. Akens stated that they have added the water line easement and added an easement for the playground encroachment area.

Mr. Bolton entertained a motion for preliminary approval contingent upon compliance with KCE's letter, Whitehall Township's letter & Benchmark's letter.

Motion by Mr. Szewczak, second by Mr. Misuraca. Vote taken, 7-0 for preliminary approval.

Mr. Akens requested the plan be upgraded for final approval.

Mr. Bolton entertained a motion for final approval based on conditions noted above.

Motion by Mr. Zelena, second by Ms. Ruhmel. Vote taken, 7-0 for final approval

**B) DISCUSSION ITEMS:**

Index #2045-24A – Bill No. 17-2024 - SALDO Amendment

This amendment is to change how the Planning Commission receives submissions, to cut down on the amount of paper submissions.

Mr. Bolton entertained a motion to approve Bill #17-2024 SALDO Amendment.

Motion by Ms. Freyman, second by Mr. Szewczak. Vote taken, 7-0 for final approval

Comprehensive Plan Update

Ms. Rackus received budget approval for the preliminary phase of the nearly 20-year-old Comprehensive Plan Update. She asked that Commission members review the highlighted portions and give input.

**C) OTHER:**

Approval of April 2024 Meeting Minutes

Motion by Mr. Zelena, second by Mr. Misuraca, minutes approved.

**D) ADJOURNMENT:**

Meeting adjourned at approximately 9:30 pm.