

TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES

January 17, 2024

PLANNING COMMISSION

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

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of Planning,
Zoning & Development - Absent
Frank Clark, Keystone Consulting Engineers
Jack 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) PLANNING COMMISSION REORGINIZATION

Atty. Gross started the reorganization proceedings by asking if there was a nomination for Chairman. Mr. Bolton nominated Mr. Piligian, seconded by Mr. Szewczak. Ms. Rackus polled the Commission, motion carried 4-0 with 1 abstention. Chairman Piligian entertained a motion for Vice Chairman, Mr. Piligian nominated Mr. Bolton, seconded by Ms. Freyman. Ms. Rackus polled the Commission, motion carried 4-0, with 1 abstention. Chairman Piligian entertained a motion for Secretary and nominated Mr. Szewczak. Motion by Mr. Ziller, second by Mr. Bolton. Ms. Rackus polled the Commission, motion carried 4-0, with 1 abstention.

2) INDEX #2032-23A – WHITEHALL TOWNHOMES

3229 N. Front Street
Major Subdivision/Land Development
Zoning District: R-5A
Original Submission Date: 11/30/23
90-Day Expiration: 3/20/24

Atty. Zachary Sivertsen, Esq., Eastburn & Gray; Mary Bachert, Bohler Engineering; Matt Sorrentino, 2nd & Front, LLC. representing the applicant.

In an effort to be transparent, Mr. Piligian disclosed that he had previously done work for this property owner, unrelated to this plan. He wanted to confirm that it was not a cause for concern for anyone present. All agreed it was not.

Atty. Sivertsen confirmed the applicant received comment letters from Ms. Rackus dated 1/16/24 and Mr. Clark dated 1/8/24, as well as letters from the Police Dept., CWSA, LVPA. He reviewed the proposal for the property located 3229 Front Street, for an 11-lot subdivision with 10 townhomes, keeping the existing dwelling as the 11th lot.

Ms. Bachert reviewed the specifics of the project, including site improvement requirements with street trees and a vegetative rain garden stormwater basin with screen planting.

Atty. Sivertsen mentioned the revised waiver letter submitted to KCE requesting a sidewalk waiver

along Center Street. Ms. Rackus stated that the needed form was sent to Bohler & additional fees would be needed.

Mr. Clark has been working with Bohler re: drainage issues and gutter flow.

Mr. Piligian questioned the access of the interior unit for rear yards. Ms. Bachert said they would have to walk around the end units. Mr. Piligian stated in the past, the Township has had developers provide easements that run along the end units. He also questioned if there would be an HOA. Mr. Sorrentino said they did not plan on an HOA and the rain garden lot would be part of the existing home's lot and the responsibility of that homeowner. Mr. Piligian questioned if they would be willing to put a private restriction on the lot so a later subdivision would be prevented, to which the developer agreed. They will work with the Solicitor to have that finalized. Also, it should be noted that the owner of lot 11, with the stormwater basin, cannot block the stormwater for lots 1-10 and the owner of lot 11 needs to maintain that basin in perpetuity. It should also be noted on the plans that there are tri-annual inspections of the stormwater basin and there are fees associated with that inspection.

Mr. Ziller asked the developer to clarify the property lines of the main property and the townhomes, specifically towards the southern border.

Ms. Bachert stated they would be able to provide an easement so there would be no issues going forward. She also stated that they have the first round of comments on the Act 167 letter and are working on a resubmission.

Atty. Sivertsen confirmed with the commission that once they have a clear Act 167 letter and the plans are finalized, they can come back for Preliminary and Final approvals at the same time, as long as all major issues are resolved.

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

Motion by Mr. Ziller, second by Mr. Bolton, vote taken 5-0 to table.

3) INDEX #2033-23A – TRACTOR SUPPLY

3561 W. Columbia Street
Land Development
Zoning District: E-2A
Original Submission Date: 12/27/23
90-Day Expiration: 4/17/24

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

2451 Main Street
Major Subdivision
Zoning District: I
Original Submission Date: 12/27/23
90-Day Expiration: 4/17/24

Dale Jackson, Akens Engineering representing the applicant.

Mr. Piligian confirmed the applicant received comment letters from Ms. Rackus dated 1/16/24 and Mr. Clark dated 1/16/24.

Mr. Jackson reviewed the plan to subdivide the 37-acre lot into 2 lots. They currently do not have a buyer. Comments from Mr. Clark were reviewed, and they will address comments, revise, or request a waiver with future plans.

Mr. Piligian questioned why the property line didn't follow the easement. Mr. Jackson stated that the owner liked the tree line for a buffer.

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

Motion by Mr. Bolton, second by Ms. Freyman, vote taken 5-0 to table.

5) **INDEX #2027-23A – PLAZA ON SIXTH STREET EXTENSION**

1055 N 6th St

Land Development

Zoning District: C-2

Original Submission Date: 8/29/23; Rev. Sub. Date: 12/28/23

90-Day Expiration: 12/20/23; Extension Expiration: 3/20/24

Mr. Tarek Shehab, A/E Drafting Solutions and Mr. Fadi Salim, property owner, representing the applicant.

Mr. Piligian confirmed the applicant received comment letters from Ms. Rackus dated 1/16/24 and Mr. Clark dated 1/16/24.

Mr. Piligian questioned the required 25 ft buffer area between the property line and the driveway, as it appears to only be about 23 or 24 feet, which would need to be addressed. The Commission also needs formal documentation from the City of Allentown regarding access to the site.

Atty. Gross suggested the applicant go to the City of Allentown and tell them they have a clean review letter from the Whitehall Township Engineer, but the Township can't consider it further until they receive Allentown's review.

They also need to work out the restrictions placed on the lot by the City of Allentown, that would prohibit the sale of alcohol, tobacco, vapes & firearms, because of its proximity to the park.

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

Motion by Ms. Freyman, second by Mr. Bolton, vote taken 5-0 to table.

B) **DISCUSSION ITEMS:**

C) **OTHER:**

Approval of November 2023 Meeting Minutes.

Motion by Mr. Bolton, second by Ms. Freyman, minutes approved.

D) **ADJOURNMENT:**

Meeting adjourned at approximately 8:28 pm.