

THE WILLOWS AT CALVARY TEMPLE**MAJOR PLAN 2022-106****ATTACHMENTS**

- 1. Memorandum**
- 2. Site Plan**
- 3. Township Engineer Review dated May 13, 2022**
- 4. Township Water & Sewer Engineer Review dated May 13, 2022**
- 5. Public Works Department Review dated May 4, 2022**
- 6. Community Development Department Review dated May 16, 2022**
- 7. Zoning Officer Review dated May 11, 2022**
- 8. Public Safety Commission Review dated May 2, 2022**
- 9. LANTA Review dated April 22, 2022**

TO: PLANNING COMMISSION

FROM: ROBERT W. EMMANUEL, ASSISTANT PLANNER

**SUBJECT: THE WILLOWS AT CALVARY TEMPLE
MAJOR PLAN 2022-106
REQUEST FOR SKETCH PLAN REVIEW**

DATE: MAY 16, 2022

**COPIES: BOARD OF COMMISSIONERS, R. COPE, D. MANHARDT, L. HARRIER,
J. ZATOR, ESQ., J. ALDERFER, ESQ, A. TALLARIDA, S. PIDCOCK,
APPLICANT, SUB. FILE 2022-106**

LOCATION AND INTENT:

An application to further develop the property located at 3436 Winchester Road. The plan proposes to construct two 30-unit apartment buildings and a 106-space parking lot in the southwest corner of the property, and two 30-unit apartment buildings, a 3,560 square-foot clubhouse, and a 92-space parking lot in the northeast corner of the 17.39-acre parcel. The property is zoned High Density Residential R-10. Calvary Temple of Allentown PA is the owner. Ingerman Development Company LLC is the applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

At their September 19, 2007 meeting, the Board of Commissioners waived the land development review requirement for Waiver from Land Development 2007-703 Winchester Road Daycare LLC, which proposed a daycare facility within the existing Place of Worship.

At their December 1, 2005 hearing, the Zoning Hearing Board granted a Special Exception approval to alter the existing non-conforming billboard to increase the spacing between the two interior faces and permit the installation of a “build-out” kit to enable service personnel to safely access and service the billboard.

At their March 3, 1999 meeting, the Board of Commissioners, through Resolution 99-15, approved Major Plan 1998-104 entitled “Winchester Road Limited Partnership and Calvary Temple Church Land Development Plan”, which proposed a four-story 61,308 square foot professional and medical office on the Winchester Road Limited Partnership parcel.

At their October 21, 1998 meeting, the Board of Commissioners, through Resolution 98-50, approved Resubdivision Plan 1998-305 entitled “Winchester Road Limited Partnership and Calvary Temple Church Lot Consolidation Plan”, which proposed to convey 3.6028 acres from the Calvary Temple parcel to the Winchester Road Limited Partnership parcel.

At their October 16, 1996 meeting, the Board of Commissioners, through Resolution 96-63, approved the Major Plan entitled “Woodlawn Cell II – Cellular Telephone Bell Tower”,

which proposed a cellular antennae within a new bell tower. The approving Resolution was amended by Resolution 97-68 (adopted November 19, 1997) that addressed the permitted times of operation of the chimes in the bell tower.

At their March 5, 1984 meeting, the Board of Commissioners, through Ordinance 381, vacated the former portions of Lincoln Parkway and Helen Street that at one time traversed the tract.

In the mid-1980s, Winchester Road was realigned/reconstructed which relocated the frontage of the Winchester Road Limited Partnership parcel from the southern boundary to the northern boundary.

In 1984, the Board of Commissioners, through Ordinance 374, established several zoning districts that permitted a maximum height for commercial structures of seventy (70) feet. These new zoning districts were the IC-1, GC-1 and HC-1 zoning districts. The Winchester Road Limited Partnership parcel was located within a GC-1 zoning district.

At their June 14, 1976 meeting, the Board of Commissioners, through Resolution 76-29, approved Major Plan 1975-11 entitled "Calvary Temple", which proposed the construction of a Place of Worship and associated parking on the 20.03-acre tract.

In April of 1974, the Board of Commissioners, through Ordinances 205 and 206, amended the Zoning Ordinance and Zoning Map. The Temple parcel was rezoned to R-10 High Density Residential Zoning District and the Winchester Road Limited Partnership parcel was rezoned to GC General Commercial.

REVIEWING AGENCIES COMMENTS:

- A. **Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated May 13, 2022. Mr. Tallarida offers comments to assist in the preparation of the Preliminary Sketch Plans. His comments pertain to plan details, parking, right-of-way improvements, overlay districts, stormwater management, and sanitary sewer
- B. **Township Water & Sewer Engineer** – The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard’s review dated May 12, 2022. Newhard offers comments to assist in the preparation of the Preliminary Sketch Plans. His comments pertain to plan detail, and the requirement of a sewer planning module. Comments from the Township Water & Sewer Engineer were not available at the time of this writing.
- C. **Township Geotechnical Consultant** –Comments from the Township Geotechnical Consultant were not available at the time of this writing.
- D. **Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender’s review dated May 4, 2022. His comments pertain to the removal of a detention pond and asserts that any underground detention shall be able to withstand a 100-year storm.

E. **Public Safety Committee** – The Public Safety Commission reviewed the plan at its May 2, 2022, meeting and reported that the following comments of the fire chief are to be addressed:

- More details should be submitted for review

The Public Safety Commission is scheduled to review the plan at a future meeting.

F. **Landscape and Shade Tree Commission** –Comments from the Landscape and Shade Tree Commission have not been received at the time of this writing.

G. **Parks and Recreation Board** –The Park and Recreation Board is scheduled to review the plan at a future meeting to determine a recommendation on how the applicant can best meet the open space and recreation requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance.

H. **Lehigh Valley Planning Commission** –The comments of the Lehigh Valley Planning Commission have not been received at the time of this writing.

I. **Lehigh County Conservation District** –The comments of the Lehigh County Conservation District have not been received at the time of this writing.

J. **Pennsylvania Department of Transportation** – The comments of the Pennsylvania Department of Transportation have not been received at the time of this writing.

K. **Pennsylvania Department of Environmental Protection** - The comments of the Pennsylvania Department of Environmental Protection have not been received at the time of this writing.

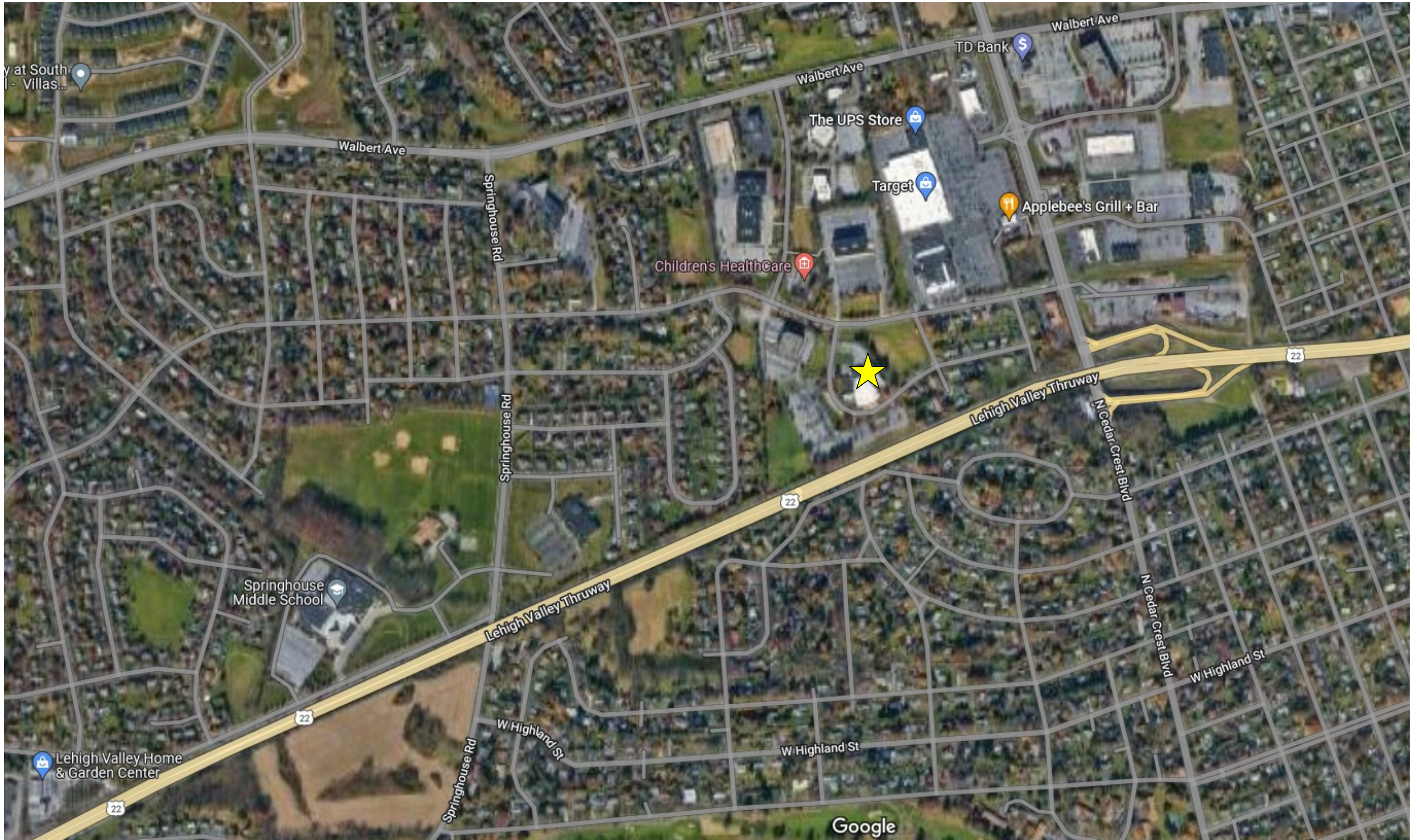
L. **City of Allentown** – The comments of the City were not received at the time of this writing.

M. **LANTA** – The comments of the LANTA are contained in Molly Wood’s review dated May 9, 2022. Ms. Wood’s comments pertain to pedestrian connectivity to an existing bus stop .15 miles east of the project site along Winchester Road.

N. **Community Development Department** – The Department issued a submission receipt dated April 25, 2022 confirming that the application meets the submission requirements of the Subdivision and Land Development Regulations. The Department’s technical review is dated May 11, 2022 and provides comment pertaining to zoning issues, variances, coordinated development, subdivisions, and principle uses.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

The Department recommends that the applicant utilize the comments of the reviewing agencies and those of the Planning Commission to assist in the preparation of the preliminary Sketch plans.



The Willows at Calvary Temple Major Plan 2022-106
Location Map



The Willows at Calvary Temple Major Plan 2022-106

SOUTH WHITEHALL TOWNSHIP ¹⁴

4444 Walbert Avenue, Allentown, PA 18104-1699
www.southwhitehall.com • (610) 398-0401

MEMORANDUM

TO: Mr. Gregg R. Adams via e-mail
Planner, Community Development Department
South Whitehall Township

FROM: Mr. Anthony F. Tallarida, P.E. *AFT*
Manager, Municipal Engineering Services

SUBJECT: South Whitehall Township
Willows at Calvary Temple
Major Plan #2022-106
Sketch Plan Review

DATE: May 13, 2022

COPIES: Mr. Randy Cope
Interim Township Manager
South Whitehall Township

Mr. David Manhardt, AICP
Director of Community Development
South Whitehall Township

Mr. Herb Bender
Public Works Manager
South Whitehall Township

Mr. Mike Elias
Public Works Utility and MS4 Program Coordinator
South Whitehall Township

Ms. Tracy J.B. Fehnel
Insurance Administrator & Executive Assistant
South Whitehall Township

TOWNSHIP ENGINEER

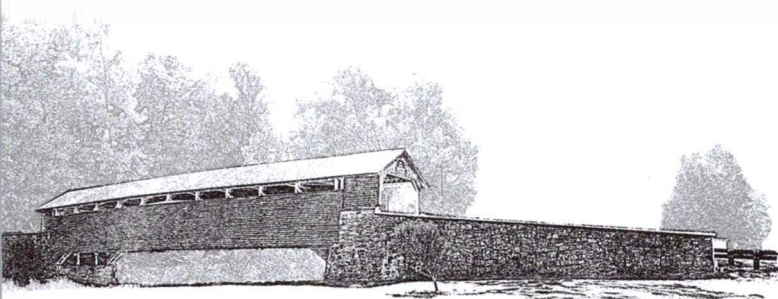
J. Scott Pidcock, P.E., R.A.

The Pidcock Company

2451 Parkwood Drive, Allentown, PA 18103-9608

Phone: (610) 791-2252 • Fax: (610) 791-1256

E-mail: info@pidcockcompany.com



Ms. Laura M. Harrier
Zoning Officer
South Whitehall Township

Joseph A. Zator, II, Esq.
South Whitehall Township Solicitor
Zator Law

Jennifer R. Alderfer, Esq.
Assistant South Whitehall Township Solicitor
Zator Law

Mr. Michael E. Jeitner, P.E.
Principal
Bohler Engineering PA, LLC

Mr. Geoffrey Long
Development Principal
Ingerman Development Company, LLC

(all via e-mail)

REPORT:**South Whitehall Township Ordinances:**

Zoning Ordinance (ZO)

Subdivision and Land Development Ordinance (SALDO)

Stormwater Management Plan (SMP)

See attached list for documents reviewed.

Proposal:

Existing: 48,200± square foot (s.f.) church with 406 car parking spaces and 8 bus parking spaces on a 17.39± acre parcel;

Proposed: Four apartment buildings with 30 units per building (120 units total), a 3,560± s.f. clubhouse and 198 new parking spaces while maintaining the existing church and associated parking;

R-10 – High-Density Residential Zoning District;

Public Water (assumed); and

Public Sewer (assumed).

Waivers/Deferrals/Variances Granted:

None to date.

Recommendation:

We offer the attached comments to assist in the preparation of Preliminary/Final Plans. The Plans should address these comments as well as the requirements of the SALDO, the ZO, and other applicable regulations.

jfw/acc

Enclosures

South Whitehall Township
Willows at Calvary Temple
Major Plan #2022-106
Sketch Plan Review

May 13, 2022

REVIEW COMMENTS

1. The Township should determine the extent of any additional right-of-way improvements (e.g., cartway widening, street trees, curb extensions along Leicester Place), SALDO §312-26 and §312-35;
2. We note the project is in the TND-Commercial Retrofit and Overlay District. If provisions of the Overlay District are proposed to be used, an application should be submitted to the Township;
3. Required and available sight distances and lines based on PENNDOT stopping sight distance as well as the Township Clear Sight Triangles should be provided, SALDO §312-35(a)(6)(F). The required sight distances should be depicted utilizing sight lines and the available sight distances should be labeled on the Plans;
4. The project is in the Jordan Creek Watershed Act 167 Subarea 137 which is a 30/100 percent release rate area. Stormwater management facility locations have not been shown on the Plan. Stormwater management system plans and design calculations which demonstrate that the proposed development will meet the Act 167 runoff requirements and the water quality volume (WQv) requirements for discharge to any contiguous properties for each discharge point should be submitted for review with the Preliminary Plan. We note the following relating to this proposal:
 - a. The proposed Building '1', Building '2', Clubhouse, and associated parking are proposed in an area that is currently occupied by two detention facilities;
 - b. The existing basins collect approximately 300 acres upstream of the site and mitigate runoff prior to entering the downstream storm sewer;
 - c. While the basins are owned by the Calvary Temple, we understand the western basin is maintained by South Whitehall Township; and
 - d. Specific Stormwater Management Design and Operations and Maintenance responsibilities should be discussed during the Sketch Plan phase to confirm the intent of the basin modifications.
5. Confirm the number of parking spaces to be provided for the place of worship. We note the calculation shows no net change to the existing parking, while the Plans show an increase of 13 spaces;

6. Address the following Sketch Plan related comments:
 - a. Provide a signed statement in accordance with SALDO §312-10(b)(4);
 - b. Provide the Plan to LANTA and the United States Postal Service, SALDO §312-10(a)(6) and §312-10(a)(7);
 - c. Provide the basis of the topographic contour information, SALDO §312-10(b)(8);
 - d. Show any proposed project staging/phasing on the Plan (if applicable), SALDO §312-10(b)(11); and
 - e. Identify significant topographical and physical features or note the absence of such features, SALDO §312-10(b)(12).
7. The Applicant shall submit a project narrative that describes the proposal, SALDO §312-10(a)(5);
8. The location map should label the location of the project, SALDO §312-10(b)(6);
9. Show the GC-1 Zoning District boundary along Winchester Road and the R-4 Zoning District Boundary along the western lot line;
10. We have not reviewed the Plan for site circulation or traffic-related issues including but not limited to pavement markings and signage;
11. Address any concerns of the Public Safety Commission;
12. Address any concerns of the Landscape and Shade Tree Commission;
13. The Township should determine the extent of bicycle paths and recreation trails required, SALDO §312-35(d);
14. Discuss matters pertaining to the design of water distribution and sanitary sewerage systems with the Department of Public Works. The availability of public water and sanitary sewerage system should be confirmed, SALDO §312-10(b)(5)(D) and §312-10(b)(5)(E); and
15. Show the extension of the water extensions/connections and sanitary sewer lines on the Plans, SALDO §312-37(a)(1) and §312-38(a)(1).

The comments noted above are the result of our engineering review. We have not reviewed items associated with legal, geotechnical, lighting, water/sanitary sewerage systems, environmental, building code, public safety, and other non-engineering issues, which should be reviewed by the appropriate Township Staff and Consultants.

South Whitehall Township
Calvary Temple of Allentown
Major Plan #2022-106
Sketch Plan Review

List of Plans and Supplemental Information
Prepared by Bohler Engineering PA, LLC and
dated or last revised March 29, 2022, except as noted

1. Sketch Plan, Sheet C-301.

In addition, we have received the following information in support of the Application:

1. Deed Information;
2. Transmittal Letter, dated April 13, 2022;
3. Subdivision and Land Development Application, dated April 13, 2022.



May 12, 2022

Gregg Adams, Planner
South Whitehall Township
4444 Walbert Avenue
Allentown PA 18104

Re: Willows at Calvary Temple.
Land Development #2022-106
Review of Sketch Plan
SSM File:103400.0081

Dear Mr. Adams:

This correspondence is provided as a review of the Sketch Plan submitted for the above referenced project plan 03/29/2022 submission. We have the following comments regarding the water and sanitary sewer utilities:

General Comments:

1. More information is needed to determine the allocation and tapping fees. It is unknown if the 120 new units are apartments, dormitories or boarding house uses. All have a different allocation calculation in the Twp. regulations.
2. A sewer planning module will be required for the 120 new units.

Water Comments:

1. More detailed information is required on connections and sizing.

Sanitary Sewer Comments:

1. More detailed information is required on connections and sizing.

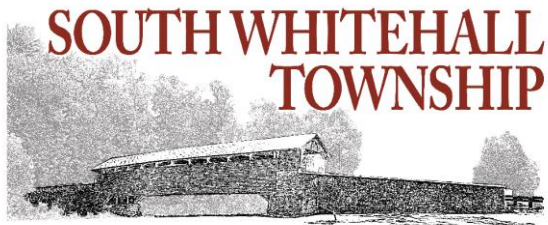
Please contact us should you have any questions, or require any additional information regarding our comments.

Sincerely,
Spotts, Stevens and McCoy

A handwritten signature in blue ink that reads "Jason M. Newhard".

Jason M. Newhard, CCM, LO
Construction Manger
Environmental Engineering
jason.newhard@ssmgroup.com

cc: Herb Bender, Mike Elias



INTEROFFICE MEMORANDUM

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: HERB BENDER, PUBLIC WORKS MANAGER

DATE: MAY 4, 2022

SUBJECT: WILLOWS AT CALVARY TEMPLE

MAJOR PLAN 2022-106

The Public Works Dept. reviewed the above project and has the following comments:

1. Due to the detention pond being removed, any underground detention shall be able to withstand a 100 year storm.

SOUTH WHITEHALL TOWNSHIP ²²

4444 Walbert Avenue, Allentown, PA 18104-1699
www.southwhitehall.com • (610) 398-0401

May 13, 2022

Ingerman Development Company, LLC
Attn: Geoffrey Long
5 Powell Lane
Collingswood, NJ 08108

**RE: *The Willows at Calvary Temple
Major Plan 2022-106
Request For Sketch Plan Review***

Dear Mr. Long:

The purpose of this letter is to report zoning and non-engineering related comments that are to be addressed. My comments follow:

Zoning

1. Section 350-24(c)(8) High Density Residential Zoning District Schedule. The property is zoned R-10. The existing Use on the parcel is a Place of Worship, which is a permitted Use in this District. Accessory Uses to Places of Worship do not include Apartment Buildings. A Use Variance would be required.

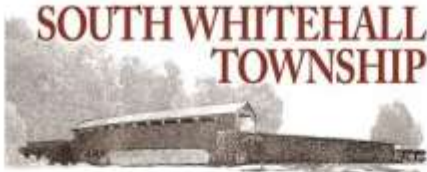
Although Apartment buildings are a permitted Use in the R-10 District, as proposed on the Sketch Plan, this is not a permitted Use due to more than one Principal Use being proposed on one lot.

2. Section 350-48(c)(11) Coordinated Developments. A Coordinated Development would be required to have more than one Principal Use on the lot. The Use Classification is Commercial where permitted. Coordinated Development are not permitted within the R-10 District. A Use Variance would be required.
3. Should the Applicant wish to subdivide the parcel into two (2) lots, this would allow the Apartment Use to be identified as a proposed Principal Use on its own lot.

Fire Inspector

1. The Fire Inspector reported no comments. The Fire Inspector reports that the Public Safety Commission in conjunction with the Fire Chief recommends that more detailed plans be submitted.





Open Space and Recreation

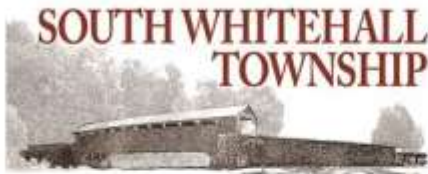
1. The Sketch plan will be forwarded to the Parks and Recreation Board for a recommendation on how the applicant might best meet the Open Space and Recreation Requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance.

Water & Sewer

1. The applicant is to request allocations for water and sewer from the South Whitehall Township Board of Commissioners. Please be aware that the Board of Commissioners now charges both allocation fees and tapping (connection) fees. The applicant must address all water and sewer service issues, and obtain all approvals deemed necessary by the South Whitehall Township Board of Commissioners. You are advised to contact the Township Water and Sewer Manager Gerald Charvala, as soon as practicable, to learn of, or confirm any or all of:
 - a. The amount of any water and/or sewer **allocation fees**. The application is available on the Township website under Water/Sewer Forms/FAQs/Links. The fee for the allocation(s) will be due with the submission of the application;
 - b. The amount of any water and/or sewer **connection fees**. The fees are due at or before the building permit is to be issued. Application is also available on the Township website under Water/Sewer Forms/FAQs/Links;
 - c. The amount of any **contributions** that would cover the cost of extending the water and/or sewer system so that it can serve your development.
2. The applicant is to contact the PA Department of Environmental Protection to determine what Sewage Facility Planning requirements are to be met for this development.
3. An Erosion and Sediment Control Plan is required for any earth disturbance activity of more than 5,000 square feet pursuant to Section 296-11(B) of the South Whitehall Township Codified Ordinance (Stormwater Management Plan).

Legal and Other

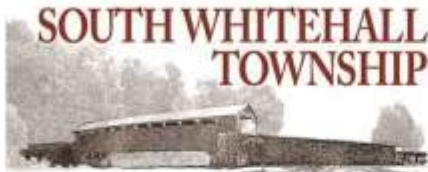
1. Township policy with regard to the deferral of sidewalk and curbing has changed and deferrals shall no longer be granted. The applicant should be prepared to discuss compliance with SALDO Section 312-35(b)(3)(A)(ii).



2. The Township Solicitor and Township Engineer may want to comment upon the legal requirements of the MS4 program with regard to any private stormwater management facilities.
3. The developer shall contact the United States Postal Service to review the accepted method of mail delivery within the proposed development. Any proposed community mail collection and/or delivery structures shall be shown on the plan, with an identifying note describing the structure and number of postal customers to be served by the structure.
4. The developer shall contact the Parkland School District to review the pick-up and drop off of school-aged children, including bus stop location(s), bus shelter(s), and bus access and egress.
5. If a dumpster is to be used, the location shall be identified on the plan and screened and buffered in accordance with Section 350-42(b) of the Zoning Ordinance and Section 288-4(c) of the Codified Ordinances.
6. Please consider the following in placement locations for street trees:
 - a. Placement over inlets should be avoided;
 - b. Provide ample clearance from street lights and hydrants.
7. A note shall be added to the plan (in the Construction Notes section) stating that a building permit is required for light pole foundations prior to installation.
8. The zoning information block on the plan should be amended to include a note indicating the number of floors in each building shown and whether or not a basement will be included in each building. If so, the square footage of the basement may be counted towards parking requirements.
9. That a note be added to the site plan stating that the applicant is responsible for joining the PA One Call system and is responsible for the marking of all underground utilities prior to the utilities being formally accepted by and dedicated to the Township.
10. Confirmation of a plan submittal to PennDOT and LANTA shall be provided.
11. Signature Blocks and Certifications to appear on each plan sheet to be recorded.

Waiver and Deferral Request Commentary

No SALDO waivers/deferrals have been requested at this time.



Official Map & Comprehensive Plan

1. The Official Map depicts the subject parcel fronted by a Collector Road (Winchester Road) and underlain by karst geology.
2. The Comprehensive Plan envisions a D-1 Campus Character Area, which includes compact mixed use development, pedestrian connectivity, and will support alternative public transportation in the long-term. The area is under a Growth Opportunity Area, based on existing sewer systems and enhanced transportation systems.

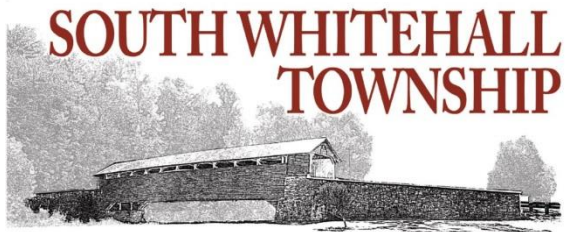
Your plan is scheduled to be reviewed by the Planning Commission on Thursday, May 19, 2022 at 7:30 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue. The meeting will also be streamed live via GoToMeeting. To access the meeting through your phone, dial 1-224-501-3412 and, when prompted, enter 757 430 189 to join the meeting. To access the meeting through your computer, go to <https://global.gotomeeting.com/join/757430189>.

If you have any questions, please call.

Sincerely,

Gregg R. Adams
Planner, Community Development Department
South Whitehall Township
610.398.0401
adamsg@southwhitehall.com

cc:	R. Cope	D. Manhardt	L. Harrier	H. Bender	M. Elias
	S. Pidcock	A. Tallarida	J. Zator, Esq	J. Alderfer, Esq	
	M. Jeitner, Bohler		Sub. File #2022-106		



MEMORANDUM

TO: Planning Commission
FROM: Laura Harrier, Zoning Officer
DATE: May 11, 2022
SUBJECT: Subdivision Plan Review
 Willows at Calvary Temple
 Major Plan 2022-106
 Sketch Plan dated March 29, 2022
COPIES: D. Manhardt, G. Adams, J. Alderfer, Esq., A. Tallarida, Applicant

Calvary Temple has submitted a Sketch Plan proposing Apartment Dwelling Units to be located on the same parcel as the church. No subdivision is proposed.

The Sketch Plan has been reviewed for zoning compliance and offers the following comments.

1. Section 350-24(c)(8) High Density Residential Zoning District Schedule. The property is zoned R-10. The existing Use on the parcel is a Place of Worship, which is a permitted Use in this District. Accessory Uses to Places of Worship do not include Apartment Buildings. A Use Variance would be required.

Although Apartment buildings are a permitted Use in the R-10 District, as proposed on the Sketch Plan, this is not a permitted Use due to more than one Principal Use being proposed on one lot.

2. Section 350-48(c)(11) Coordinated Developments. A Coordinated Development would be required to have more than one Principal Use on the lot. The Use Classification is Commercial where permitted. Coordinated Development are not permitted within the R-10 District. A Use Variance would be required.
3. Should the Applicant wish to subdivide the parcel into two (2) lots, this would allow the Apartment Use to be identified as a proposed Principal Use on its own lot.

Respectfully submitted,

A handwritten signature in blue ink that reads "Laura M. Harrier".

Laura Harrier
 Zoning Officer, Community Development

Gregg R. Adams

From: John G. Frantz
Sent: Thursday, May 12, 2022 1:55 PM
To: Gregg R. Adams
Subject: Willows at Calvary Temple - 2022-106

The PSC made the recommendation that more detailed plans should be submitted for review.

John G. Frantz, CFEL, BCO

Fire Marshal, Building Code Official
South Whitehall Township
4444 Walbert Avenue
Allentown PA 18104-1699
610-398-0401 (office)
610-398-1068 (fax)
www.southwhitehall.com



This email message, including any attachments, is intended for the sole use of the individual(s) and entity(ies) to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended addressee, nor authorized to receive for the intended addressee, you are hereby notified that you may not use, copy, disclose or distribute to anyone this email message including any attachments, or any information contained in this email message. If you have received this email message in error, please immediately notify the sender by reply email and delete the message. Thank you.

Gregg R. Adams

From: Molly Wood <mwood@lantabus-pa.gov>
Sent: Monday, May 9, 2022 12:12 PM
To: Gregg R. Adams
Subject: LANTA Comments - The Willows at Calvary Temple Major Plan 2022-106

Gregg,

The Lehigh and Northampton Transportation Authority (LANTA) offers the following comments regarding the submitted sketch plan for the Willows at Calvary Temple in South Whitehall Township. LANTA provides public transportation service to Winchester Road, with routing traveling from N Cedar Crest Blvd to Pond Road, back up to Walbert and looping back down N Cedar Crest Blvd. There is an existing bus stop approximately .15 miles east of the project site on Winchester Road, nearside of the entrance driveway to Crest Plaza shopping center. The proposed site plan has included sidewalks along the full property frontage of Winchester Road and Leicester Place, as well as an internal pedestrian network within the site. These efforts can fully link transit riders to the existing bus stop location across the street.

Thanks again,
Molly

From: Gregg R. Adams <adamsg@southwhitehall.com>
Sent: Friday, May 6, 2022 11:31 AM
To: Molly Wood <mwood@lantabus-pa.gov>
Subject: The Willows at Calvary Temple Major Plan 2022-106

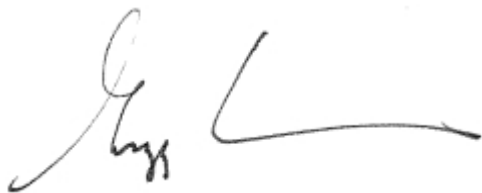
Warning! This email has been received from an external domain. Do not click any links or open any attachments unless you are expecting such a message with an attachment from this sender. Original Message:

Hi Molly

We received this Sketch Plan submission two weeks ago. Please review and comment at your convenience.

Please feel free to contact me with questions.

Sincerely,



Gregg Adams

Planner
South Whitehall Township
4444 Walbert Avenue
Allentown PA 18104
610-398-0401 (office)