

PARKLAND SCHOOL DISTRICT – TRANSPORTATION CENTER-LAND DEVELOPMENT

MAJOR PLAN 2025-106

Planning Commission, October 9, 2025

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Memorandum

TO: PLANNING COMMISSION

FROM: David Manhardt, AICP, Director of Community Development

SUBJECT: Parkland School District – Transportation Center
Major Plan 2025-106
Preliminary/Final Plan REVIEW

DATE: October 3, 2025

COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, L. PEREIRA, ESQ., J. ALDERFER, ESQ., A. TALLARIDA, E. BET, APPLICANT, SUB. FILE 2025-106

Location and Intent

An application to further develop a property located at 4434 Orefield Road, 4362 Orefield Road, PINs 547801127956, 547801824720. The plan is proposing a new maintenance building being 17,547 sf, and improvements include a fueling area, vehicle wash area, and district vehicle parking for buses and vans, as well as employee parking. The site is the current location of two garage buildings and parking. The existing garages are to remain. The property is served by private water and public sewer and is zoned Low Density Residential -3. Parkland School District is the owner. Alloy5, LLC is the applicant.



Previous Township Consideration

In December of 2020, the Parkland School District established a Professional Staff Consultation for the reconstruction of the Bus Storage Building located on the subject parcel.

Reviewing Agencies Comments Summaries

Township Engineer

The comments of the Township Engineer are contained in Mr. Anthony Tallarida's review dated October 1, 2025.

Township Water & Sewer Engineer

The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard's review dated October 1, 2025. His comments pertain to water, fire protection water and sanitary sewer utilities.

Township Geotechnical Consultant

The comments of the Township Geotechnical Consultant are contained in Mr. Christopher Taylor's review dated September 25, 2025. His comments pertain to applicable sections of the Township Code related to Stormwater Management.

Township Lighting Consultant

The comments of the Township Lighting Consultant are contained in Ms. Erin Hilbert's review dated October 1, 2025.

Public Works Department

The comments of the Township Public Works Department are contained in Mr. Herb Bender's review dated October 1, 2025.

Public Safety Committee

The comments of the Public Safety Committee have not been received at this time.

Landscape and Shade Tree Commission

The Landscape and Shade Tree Commission reviewed the plans at their September 23, 2025, meeting and determined the plan was satisfactory but may want to consider adding shade trees to the proposed stone pull-off area

Parks and Recreation Board

The comments of the Township Parks and Recreation Board have not been received at this time.

Lehigh Valley Planning Commission

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

Lehigh County Conservation District

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

Pennsylvania Department of Transportation

The comments of the Pennsylvania Department of Transportation have not been received at this time.

Lehigh and Northampton Transit Agency (LANTA)

The comments of the Lehigh and Northampton Transportation Agency are contained in Ms. Molly Wood's review dated September 15, 2025. She has no comments at this time as it does not serve the location.

South Whitehall Planning Document Review

The comments of the South Whitehall Township Planning Document Review are contained in Mr. Christopher Stohler's review dated October 2, 2025.

Zoning Review

The comments of the South Whitehall Township Zoning Officer are contained in Mr. David Manhardt's review dated October 1, 2025.

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 plans.

Deadline dates to act on the plan: January 7, 2026

Township Engineer Review

Mr. John G. Frantz, CFEI, BCO
Fire Marshal, Building Code Official
South Whitehall Township

Jennifer R. Alderfer, Esq.
Director of Legal Affairs
South Whitehall Township

Ms. April Wilk
Land Development Coordinator
South Whitehall Township

Mr. Don Peters, P.E.
Bohler Engineering PA, LLC

Mr. Arthur J. Oakes
Director of Facilities and Operations
Parkland School District

Matthew T. Tranter, Esq.
KingSpry

Mr. Randy Cope
Township Manager
North Whitehall Township

Mr. Stephen T. Gitch, S.E.O.
Keystone Consulting Engineers, Inc.

(all via e-mail)

Mr. Ronald J. Gawlik, PE, Township Engineer

REPORT:

South Whitehall Township Ordinances:

Zoning Ordinance (ZO) – adopted by the SWT Board of Commissioners 4-5-2017 by Ord. No. 1018 Amendments noted where applicable;

Subdivision and Land Development Ordinance (SALDO) – amended and restated in its entirety 4-19-2017 by Ord. No. 1019;

Stormwater Management Plan (SMP) – amended in its entirety 9-21-2022 by Ord. No. 1066.

See attached list for documents reviewed.

Proposal:

Submitted Plan includes consolidation of two parcels located between Stadium Road and Orefield Road into a single 18.8± acre parcel.

Development on consolidated parcel consists of:

Maintenance Building (17,550± square feet (s.f.));

Fueling Area;

Storage Area for Outdoor Materials;

Bus wash;

Car/van parking (219 parking spaces);

Bus Parking (152 parking spaces);

Pavement expansion and a driveway connection to Orefield Road;

1 existing garage and accesses to Stadium Road to remain;

Existing pole barn to be removed.

R-3 Low Density Residential Zoning District;

RR-2 Rural Residential – 2 Zoning District;

Water and Sewer services to be discussed with the Department of Public Works.

A Lot Consolidation Plan has previously been submitted for this project under separate cover. The Lot Consolidation is integral for this project to proceed. As requested by the Township Staff, our review assumes that the overall Lot Consolidation (4 tracts) will be incorporated into the current Land Development Plan set. Additional comments may be forthcoming with the future submission of a Land Development Plans.

Waivers Granted:

A Waiver Request Response Letter has been issued under separate cover, dated October 1, 2025.

Recommendation:

Engineering approval not recommended at this time.

mjg/laf

Enclosures

THE PIDCOCK COMPANY

South Whitehall Township
Parkland School District
Transportation Center
Major Plan #2025-106
Preliminary/Final Plan Review

October 1, 2025

REVIEW COMMENTS

A. Planning

1. We understand that future submissions will incorporate the Lot Consolidation Plans which will create a single lot containing multiple uses (Middle School, Stadium, Operations Center, Transportation Facility, etc.) within 2 separate zoning districts. The Township Staff should determine the acceptability of this proposal; and
2. List any significant topographical information (e.g., existing quarry limits, steep slopes, etc.), SALDO §312-12(b)(18). Any comments from the geotechnical consultant should be reviewed to its satisfaction as it relates to filling in/stabilizing the existing quarry grades, SALDO §312-12(b)(42).

B. General

1. The following improvements along the property frontage are required (as applicable) along the Stadium Road and Orefield Road frontages: right of way dedication, cartway widening, curb, sidewalk, monuments, etc. (SALDO §312-26(a) §312-35(b), §312 35(b)(3)(A)(i), §312-35(b)(3)(A)(ii), and §312 12(b)(27) pertain), and should be shown on the Plans;
2. Relocate the sidewalk along Stadium Road to be 1 foot inside the proposed ultimate right-of-way, SALDO §312-35(b)(3)(A)(ii);
3. Identify any right-of-way proposed for dedication at this time and define with metes and bounds. Also, dimension right-of-way and cartway widths, SALDO §312-12(b)(25);
4. The slope of the proposed grading east and north of the site (2 to 1) exceeds the 3 to 1 maximum slope permitted by SALDO §312-35(b)(3)(A)(viii)(1)(B)(ii);
5. Include the R-3 Zoning District label on the Zoning Map excerpt, SALDO §312-12(b)(9)(D). Also, show the R-3/NC and the R-3/RR-2 Zoning District boundaries on the plan, SALDO §312-12(b)(13);
6. Expand the Zoning Table to include the following information: the type of proposed water and sanitary sewage disposal services, and RR-2 Zoning Requirements, SALDO §312-12(b)(8)(D), §312-12(b)(8)(E), and §312-12(b)(8)(F);
7. Identify the contour datum (e.g., NAVD88), SALDO §312-12(b)(16);

8. Identify locations and widths of all sidewalk, trails, driveways, streets, easements, and right-of-way within the subdivision or within 400 feet of the subdivision, SALDO §312-12(b)(21);
 9. Identify soils types, SALDO §312-12(b)(22);
 10. Show proposed water and sanitary sewer services, SALDO §312-12(b)(23);
 11. Identify the basis of the municipal boundary, SALDO §312-12(b)(42);
 12. The following are comments concerning accessibility on the land development site plans. The review is based on Chapter 11, Appendix E and related accessibility provisions of the 2018 International Building Code (IBC) adopted by the Pennsylvania Construction Code Act 45 as amended (PAUCC), Accessible and Usable Buildings ICC A117.1 2017 (ICC A117.1) referenced in the IBC, and the Pennsylvania Department of Transportation Publication RC-67M (PENNDOT RC-67M):
 - a. Provide an accessible route required from the accessible parking space to the building entrance. Accessible spaces should be located on the shortest accessible route of travel from the parking space to the building entrance, IBC Section 1106.6. Confirm the proposed locations are acceptable with the Building Code Official;
 - b. Provide details of the ADA ramps at the driveway crossings along Stadium Road; and
 - c. Identify specific ADA signage locations on the plan (e.g., clearly differentiate between the Reserved Planking spaces and Reserved Spaces with Van Accessible signage).
- The Township's Accessibility Code Official may have additional review comments during building permitting. We recommend contacting the Code Official to confirm the above comments and any other applicable accessibility requirements.
13. We note the following relating to the proposed retaining walls:
 - a. Retaining walls as high as 20± feet are proposed. Building Permits are required by the PAUCC, Section 403.42.iii, for walls greater than 4 feet in height. Details of the proposed vehicle guard rails, pedestrian guard, and supporting foundation should comply with the applicable sections of the International Building Code and should be reviewed by the Township Building Code Official;
 - b. Add the following note to a plan to be recorded: "Building permits, as applicable, shall be obtained prior to wall construction."; and
 - c. We note that proposed retaining walls are in close proximity to the site storm sewerage systems. Impacts of the drainage systems on wall anchoring systems should be confirmed by the Design Engineer subject to the review of the Township Geotechnical Consultant.

14. The Narrative indicates a vehicle wash area as being proposed. This area should be shown on the plan. Also, update the Narrative to include the overall consolidation information, SALDO §312-12(b)(40);
15. Expand the plan set to include a Zoning Plan, SALDO §312-12(b)(41); and
16. Expand the Title Block on each individual sheet to list North Whitehall Township, SALDO §312-12(b)(4)(F).

C. Stormwater Management

1. Provide a downstream analysis of the ultimate discharge point of the proposed storm sewer connection at Route 309. We note that the proposed improvements direct the runoff from the site to a storm sewer system in Route 309 and south to an existing closed quarry. The effects of the additional runoff volume from the site on the quarry and any potential necessary sign-offs should be addressed, SMP §296-11.F and §296-18.R(1)(c);
2. The proposed Managed Release Concept (MRC), in lieu of traditional volume control, should be fully documented on the Plans and in the Report. The analysis should be in accordance with the PADEP guidance documents related to the MRC dated August 2025. We note that Lehigh County Conservation District is responsible for the review and approval of the MRC as part of the NPDES Permit process;
3. Revise the Pre 1 Tc flow path to extend within the 459-foot contour elevation as it appears that the provided Tc flow path can be lengthened further upstream, SMP §296-18.N;
4. We note the following comments regarding the Drainage Area Maps and their computations in the Report:
 - a. Identify the soil types and the ‘dirt road’ cover type on the Drainage Area Maps to confirm the weighted CN-value calculations in the Report, SMP §296-21.B(6);
 - b. Provide additional contour elevation labels on the Pre-and Post-Development Drainage Area Maps to confirm tributary area delineations, SMP §296-21.B(2);
 - c. Clearly identify the limits of the Pre 3 closed depression and its contour information on the Pre-Development Drainage Area Map as there are several closed depressions at varying elevations located within this tributary area, SMP §296-17.I;
 - d. Revise the Post 1 Bypass tributary area delineation to be consistent with the proposed grading and site improvements, SMP §296-17.C. It appears that a portion of runoff (north of the storage area of outdoor materials) will be tributary to the Subsurface Detention Basin (SCM-1);
 - e. Revise the Post 1 tributary area delineation to reflect the proposed grading, as it appears that the proposed driveway grading directs runoff towards Stadium Road, SMP §296-17.C; and

- f. Revise the Post 2 tributary area delineation to reflect the proposed grading along the Orefield Road driveway connection and its surrounding lawn areas, SMP §296-17.C.
5. Revise the Post 2 and 3B weighted CN-values to reflect the proposed cover types as the existing woods condition appears to be removed as part of the proposed improvements (e.g., grading, tree screening, etc.), SMP §296-18.L;
6. Provide further information (e.g., row length, number of rows, etc.) on the Plans regarding the CULTEC Recharger configurations for each underground basin to verify the stage-storage calculations in the Report. Additionally, verify the stone dimensions (e.g., length and width) of the Subsurface MRC Basin (SCM-3) to confirm consistency between the Plans and Pond Report information, SMP §296-21.C(5);
7. Revise the Plans to show the proposed storm sewer connections to each underground basin, SMP §296-21.B(5). The Plans show the storm sewer system terminating prior to its intended discharge point;
8. Provide additional water quality volume calculations in accordance with SMP §296-15.B(1);
9. Provide two acceptable BMPs in series for each discharge location as infiltration of the entire water quality runoff volume is not proposed, SMP §296-15.E and §296-15.O;
10. Provide an analysis to confirm that the proposed storm sewer connection to the existing storm sewer structure on Route 309 will not affect the downstream pipe network, SMP §296-18.R(1)(c);
11. The proposed discharge from the subsurface detention basin (SCM-1) is directed towards an existing 18" CMP culvert beneath School District Way. Provide an analysis of the pre- and post-development conditions of this existing culvert to ensure that the basin discharge will be conveyed to its intended discharge point, SMP §296-11.R;
12. Provide storm sewer profiles for the proposed system, SALDO §312-12(b)(33) and §312-12(b)(34);
13. Revise the LINE ID information within the storm sewer calculations provided in the Report to be consistent with the storm sewer naming conventions identified on the Plans, SMP §296-18.R(2)(j);
14. Revise the storm sewer runoff calculations worksheet to reflect all soil and cover types to be consistent with the overall stormwater runoff analysis, SMP §296-18.R(2)(b);
15. Provide inlet grate capacity calculations in the Report for all proposed inlets (including those within the footprints of the underground basins), SMP §296-18.R(2)(j);
16. Provide trench drain capacity calculations in the Report, SMP §296-21.C(2);

17. Provide spray irrigation plans and details to verify the Stormwater Master Irrigation Summary and the overall stormwater management design of the site. We note that the spray irrigation fields should be modified to accommodate the Subsurface Detention Basin (SCM-1) outlet pipe, SMP §296-21.C(5);
18. The proposed grading southwest portion of the retaining wall north of Stadium Road continues to create closed depressions along the face of the wall. The grading should be revised to provide positive drainage to its intended discharge point, SMP §296-18.R(1)(f);
19. Verify if pretreatment of the stormwater runoff from the fueling station and vehicle maintenance building is provided, SMP §296-15.P. Additionally, we defer to the Township Geotechnical Consultant regarding the use of infiltration BMPs on hot spot land use areas as the stormwater runoff from the fueling station and vehicle maintenance building is utilized for the proposed spray irrigation system, SMP §296-15.Q;
20. We defer to the Township Solicitor and/or the Township Director of Legal Affairs to review the acceptability of the Stormwater Management Blanket Access Easement note on the Cover Sheet, SMP §296-21.B(13); and
21. A BMP Operations and Maintenance Plan, describing the proposed procedures, identifying the person responsible, and noting any applicable easements, should be provided, SMP §296-21.D and §296-41. The Plan should include a statement, signed by the property owner, acknowledging that stormwater BMPs are fixtures that cannot be altered or removed without approval by the Township, SMP §296-21.D and §296-39. Additionally, an Operations and Maintenance Agreement should be executed for the proposed stormwater BMPs, SMP §296-40.

D. Traffic

1. Highway Occupancy Permits will be required for the proposed driveway location along Orefield Road, as well any frontage improvements, SALDO §312-36(c)(1). All correspondence with PennDOT should be provided to South Whitehall Township and our office;
2. We note that a Traffic Impact Study Scoping Application has been separately submitted and Township Comments were provided in our letter dated February 26, 2025;
3. Required and available sight distances and lines based on PennDOT intersection sight distances should be provided, SALDO §312-35(a)(6)(F). The required sight distances should be depicted using sight lines and the available sight distances should be labeled on the plans, SALDO §312-12(b)(24). Identify sight distances on the Landscape Plans, SALDO §312-12(b)(36);
4. Clarify the Sign Tabulation and plan information to clearly identify existing and proposed signage. Expand the legend to include PennDOT sign types numbers and sizes and identify the signs on the plans clearly with lettering in addition to the sign symbol (e.g., A, B, C, etc.). Each existing and proposed sign should be labeled on the plans including the PennDOT series (if applicable), size, and message. Sign

details should be provided for any sign which is not PennDOT standard. We recommend a note be provided on the plan indicating all signs are to be mounted on PennDOT Type 'B' breakaway posts;

5. The vehicular circulation design has not been reviewed for this private facility and is the responsibility of the Developer. Based upon general observations, the Developer/Design Engineer may wish to consider the following:
 - a. The proposed parking spaces to the south of the "Prop. Swing Gate" and at the northeast corner of the site do not have adequate maneuvering space to back out of the spaces. A turnaround area should be provided at the end of aisles that dead end. Additionally it appears that a parked bus could block the "Prop. Swing Gate"; and
 - b. The three southbound bus aisles result in buses backing across the pedestrian walkway and into the east-west access drive.
6. Provide additional bus turning templates into the northwest fueling position, into the first bus parking space in representative parking aisles, and out of the northbound bus aisle. Note that the template into the garage appears to hit the side of the door;
7. Provide additional details on the operations of the gates. Queuing at the Orefield Road driveway is of concern given the short queue storage length; and
8. We note the following as it related to the Scoping Figures emailed separately on September 19, 2025:
 - a. The existing conditions – bus traffic Figures 6-8 should be checked and revised as they do not balance between counted intersections, even when there is no driveway present between them;
 - b. A redistribution of bus traffic along Stadium Road should be provided as well on Figures 9-11, or on separate figures;
 - c. The 2027 projected Figures 15-17 should be revised as they do not show any traffic using the proposed driveways on Stadium Road; and
 - d. Revise the bus entering and exiting aerial figures to provide the full circulation patterns. Details are lacking internal to the Middle School and Transportation Center, and along Stadium Road.

E. Policy and Information

1. Provide a list of all easements/rights-of-way necessary to support the planned development on a plan to be recorded that shows the locations of the areas in question with a corresponding legend. The list should include identification of the grantor and grantee at the time of plan recording and the type of easement/right-of-way (e.g., sanitary sewer, roadway, etc.). For dedications to SWT, legal descriptions for each easement/right-of-way, along with an 8½-inch by x 11-inch plan, must be provided for incorporation into Deeds of Dedication prior to plan recording. Further, evidence of all easement dedications to or from third parties must be provided to the Township prior to plan execution and recording;

2. Based on the municipal boundary shown, a small portion of the project is located in North Whitehall Township, SALDO §312-11(b)(2)(A). Any comments from North Whitehall Township should be addressed to their satisfaction. Confirm the necessity of providing signature blocks for North Whitehall Township with the Township Solicitor and/or the Township Director of Legal Affairs;
3. The Township should determine whether open space, or fees in lieu thereof, will be required, and an appropriate note added to the plan to be recorded, SALDO §312-34(d) and §312-36(d);
4. Address any concerns of the Landscape and Shade Tree Commission, SALDO §312-12(b)(28). Identify tree preservation areas on the plans;
5. Provide a note listing all required outside agency permits and approvals on a plan to be recorded. These Agencies/permits may include, but may not necessarily be limited to:
 - a. LVPC, SALDO §312-12(a)(10) and §312-14(a)(6);
 - b. PennDOT, SALDO §312-12(a)(11) and §312-14(a)(7);
 - c. Pennsylvania Department of Environmental Protection, SALDO §312-12(a)(12) and §312-14(a)(8);
 - d. An Erosion & Sedimentation Control Plan approval letter from the Lehigh County Conservation District, SALDO §312-12(a)(13), §312-14(a)(9), §312-12(b)(39), and §312-39(e); and
 - e. LANTA, SALDO §312-12(a)(14) and §312-14(a)(10).

Copies of all correspondence, including all data submitted to outside agencies regarding required permits and approvals, should be provided to the Township and our office;

6. Provide the following notes on a sheet to be recorded:
 - a. The location of existing utilities is the responsibility of the Developer/Design Engineer and the locations of such facilities have not been reviewed by The Pidcock Company or the Township. The Developer/Design Engineer is responsible for confirming the location of all utilities and to avoid conflicts of the same with proposed improvements. Significant efforts to resolve such conflicts, including but not necessarily limited to redesign, construction delays, utility relocations, etc., may result if conflicts with existing utilities are encountered during construction; and
 - b. Highway Occupancy Plan note per SALDO §312-12(a)(9).
7. Identify any sequential staging as applicable, SALDO §312-12(b)(35);
8. Address any concerns of the Township Public Safety Commission. We have not reviewed and would defer to the Township Fire Marshal and emergency response personnel regarding the acceptability of emergency access and fire protection requirements;

9. The street address should ultimately be shown on the Plans, SALDO §312-14(b)(6);
10. Discuss matters pertaining to the design of water distribution and sanitary sewerage systems with the Department of Public Works, SALDO §312-12(a)(6)(C) and §312-12(a)(7)(C);
11. We defer to the Township Electrical Consultant to review the proposed site lighting. The Design Engineer should confirm that the proposed light standard foundations will be adequate to support the proposed light standards;
12. We defer to the Township Geotechnical Consultant for review of all geotechnical aspects of the design including, but not limited to, the basin liner details, the sinkhole mitigation/repair details, environmental assessment studies, walls, etc.; and
13. Expand the Sheet Index to include the plan date and last revised date, SALDO §312-14(b)(1). Upon submission of plans for recording, sign, seal/notarize all Statements and Certifications as applicable, SALDO §312-12(b)(6) and §312-14(b)(2). Also, per Lehigh County Recorder of Deeds requirements wherever a Parcel ID is shown, an associated suffix (Parnum) should also be included (e.g., 547677593477 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, zoning, and other non-engineering issues, which should be reviewed by the appropriate Township Staff and Consultants.

THE PIDCOCK COMPANY

South Whitehall Township
Parkland School District – Transportation Center
Major Plan #2025–106
Preliminary/Final Plan Review

List of Plans and Supplemental Information
(contained in September 12, 2025 download link from the Township Staff)
Prepared by Bohler Engineering PA, LLC and
Dated August 7, 2025, except as noted

1. Cover Sheet, Sheet C-101;
2. General Notes and Legend, Sheet C-102;
3. Existing Conditions/Demolition Plan, Sheet C-201 (cursory review only);
4. Aerial Plan, Sheet C-202;
5. Site Plan, Sheet C-301;
6. School Bus Turning Plan, Sheet C-302;
7. Fire Truck Turning Plan, Sheet C-303;
8. Refuse Truck Turning Plan, Sheet C-304;
9. Grading Plan, Sheet C-401;
10. ADA Grading Plan, Sheet C-402;
11. Pre Development Drainage Area Map, Sheet C-403;
12. Post Development Drainage Area Map. Sheet C-404;
13. Inlet Drainage Area Map, Sheet C-405;
14. Utility Plan, Sheet C-501;
15. Post Construction Stormwater Management (PCSM) Plan, Sheet C-701;
16. PCSM Notes and Details, Sheets C-702 and C-703;
17. Soil Erosion and Sediment Control Plan, Sheet C-801 (cursory review only);
18. Erosion and Sediment Control Notes and Details, Sheets C-802 and C-803 (cursory review only);
19. Construction Details, Sheets C-901 through C-903;
20. Landscape Plan, Sheet L-101 (cursory review only);
21. Landscape Details, Sheet L-102 (cursory review only);
22. Lighting Plan, Sheet L-201 (cursory review only);
23. Lighting Details, Sheet L-202 (cursory review only);
24. Stormwater Management Report;

25. Project Narrative;
26. OMS Transportation Center Scoping Figures prepared by TPD (20 sheets) and undated, received via e-mail on September 19, 2025;
27. Waiver request letter; and
28. Letter of Transmittal.

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

1. Subdivision & Land Development Review Application, dated August 4, 2025;
2. Carbonate Assessment Report, prepared by GTA;
3. Phase II Environmental Assessment, dated July 15, 2024;
4. Phase I Environmental Assessment, dated December 15, 2023;
5. Wetland Delineation Letter, prepared by GTA and dated June 18, 2025;
6. Deed dated August 28, 2024; and
7. Deed dated September 12, 1984.

Township Water & Sewer Engineer Review

October 1, 2025

Mr. David Manhardt, AICP
Director of Community Development
South Whitehall Township
4444 Walbert Avenue
Allentown PA 18104

Re: PASD Transportation Center
Land Development #2025-106
Review of Preliminary/Final Plan
SSM File 103400.0121

Dear Mr. Manhardt:

This correspondence is provided as a review of the Sketch Plan for the above referenced project dated August 7, 2025. We have the following comments regarding the water and sanitary sewer utilities:

Water Comments:

1. The existing 2” copper domestic water line located on Stadium Drive is Parkland School District private water and not connected directly to the SWT System.
2. The existing 6” Fire Line lateral located at bus garage/office and 8” Fire Line located on Stadium Drive are Parkland School Districts private lines and connected to South Whitehall Township Water system located on Limekiln Road and was not authorized for domestic usage by SWT.
3. **Construction Detail Sheet Number C-903.** Add South Whitehall Township Standard Construction Detail Sheet: SWT-W-2 [Horizontal Thrust Blocks.]
4. **Construction Detail Sheet Number C-903.** Add South Whitehall Township Standard Construction Detail Sheet: SWT-W-3 [Vertical Thrust Blocks.]
5. **Construction Detail Sheet Number C-903.** Add South Whitehall Township Standard Construction Detail Sheet: SWT-W-6 [Valve and Valve Box].
6. Provide detailed information on the proposed 6” DIP connection point at 6” fire line lateral.

Sanitary Sewer Comments:

1. No comment at this time.

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

Sincerely,
Spotts, Stevens and McCoy



Jason M. Newhard, CCM, LO
Manager, Construction Management Services
Environmental Engineering
jason.newhard@ssmgroup.com

cc: SWT, PW

Township Geotechnical Consultant Review



HanoverEngineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944
Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

September 25, 2025

Mr. David Manhardt, AICP
Director of Community Development
South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104-1699

RE: Geotechnical Engineering Review of
Provided Documents
Parkland School District – Transportation Center –
Land Development
Major Plan 2025-106
South Whitehall Township, Lehigh County,
Pennsylvania
Hanover Project SWT25-11(009)

Dear Mr. Manhardt:

Hanover Engineering has reviewed the information received on September 12, 2025, via email. Reviewed documents pertaining to the geotechnical aspects of the proposed project at the above-referenced site consisted of the following, as prepared by Bohler Engineering unless otherwise noted:

1. Letter entitled “Project Narrative”, dated August 7, 2025.
2. Waiver request letter referenced as “Transportation Center”, dated August 7, 2025.
3. Report entitled “Limited Phase II Environmental Site Assessment”, prepared by Kleinfelder, dated July 15, 2024.
4. Report entitled “Stormwater Management Report”, dated August 7, 2025.
5. Report entitled “Preliminary Stormwater Infiltration & Carbonate Assessment Report”, prepared by Geo-Technology Associates, Inc, dated August 7, 2025.
6. Engineering Plan set entitled “Preliminary/Final Land Development Plans for Proposed Transportation Center”, Sheets C-101 to L-202 (27 sheets total), dated August 7, 2025, unrevised.

Based on our review, it is our understanding that the subject property currently exists as two (2) separate but contiguous tax parcels which are approximately 7.6 acres and 11.1 acres in size. Both are currently owned by the Parkland School District. The front of the eastern parcel contains two (2) garage buildings with a paved parking lot between them and a separate paved parking lot for bus parking. The back of the eastern parcel contains an open grass field used for soccer. The western parcel contains a quarry which appears to be inactive. The property currently utilizes private water service and private sanitary sewer service. The applicant proposes to consolidate the parcels into a single parcel and to construct a new maintenance building 17,547 sf in size, along with a vehicle fueling area, vehicle wash area, and district parking for buses and vans as well as employee parking. Other appurtenant improvements include stormwater management facilities, utilities, lighting, and landscaping. Stormwater management facilities will consist of subsurface detention basins followed

by either Managed Release Concept outflow or spray irrigation. Provision of private water and sewer services is proposed to be maintained.

This is a first submission of these documents to this office for review. We offer the following comments:

1. SALDO Section 312.12(B)(18): Provide and label the location of all significant features listed or provide a note stating which features do not exist on the site.
2. SALDO Section 312.12(B)(22): Provide soil types and mapped limits on the plans. It appears that only soil boundaries are depicted on the Existing Conditions plan. Soil types shall be added, and a data table of characteristics shall be provided.
3. A stormwater spray irrigation system is proposed, with the spray area divided into two (2) zones situated on the steep slope area along School District Way. The applicant shall provide spray irrigation design plans, details, specifications, and calculations for this proposal. The calculations shall quantify the slopes present in the proposed spray areas and demonstrate that spray irrigation is feasible and will not cause soil erosion or runoff onto School District Way.
4. Two (2) retaining walls are depicted and labeled on the site plans. The applicant shall provide design plans, details, specifications, and calculations for each wall. Each wall shall be identified with a unique label on the site plans (i.e. – Retaining Wall 1, Retaining Wall 2) with the same designation used on the design plans.
5. Two (2) subsurface stormwater management basins are proposed. The Subsurface Detention Basin (SCM-1) is proposed under the eastern parking lot area and will collect stormwater to be disposed of via the spray irrigation system. The Subsurface MRC Basin (SCM-3) is proposed under the western parking lot area and will collect stormwater to be disposed of via managed release. Each basin is proposed to contain Cultec R-360HD Stormwater Chambers. Cross section and profile details for the chambers have been provided. The following comments shall be addressed:
 - a. The detail notes are somewhat ambiguous regarding the placement of Non-Woven Geotextile (NWG) on the bottom of the crushed stone surrounding the chambers. Clarify that NWG is required on the bottom, as well as the top and sides as currently labeled.
 - b. The use of 40 mil PVC liner is referenced in footnotes at the bottom of the elevation tables below the chamber details. Additionally provide and label the liner on the cross section and profile details for clarity.
 - c. For each subsurface basin, provide a plan view detail with labels showing the following:
 - All critical dimensions, including overall basin size, offset to chambers along basin edges and end, offset between chamber rows, etc.
 - The number of chamber rows.
 - The number of chamber units in each row.

- d. Notes on the details state “The design engineer is responsible for ensuring that the required bearing capacity of sub-grade soils has been met”. For each basin, quantify the required bearing capacity assuming that it is fully loaded with water and clarify how this value will be achieved and measured. This information shall be provided in a report by the project Geotechnical Engineer and labeled in notes in the detail block.
 - e. In addition to the issue of bearing capacity, provide specifications for subgrade preparation in a note or label in the detail block (level; free of large coarse fragments, organics, and other deleterious materials; degree of compaction, etc.).
 - f. Clarify if an underdrain is required for either basin. If so, provide and label on the details.
6. The presence of “uncharacterized fill” in the abandoned quarry is detailed in several of the project documents. According to descriptions provided in the soil boring logs contained in the Kleinfelder report, this fill includes brick, concrete, asphalt, wood debris, leaves and PVC and extends to at least the maximum depth of exploration of forty feet (40’). Construction debris was also encountered in all eleven (11) of the test pits conducted both within and outside the quarry limits. This creates a concern for subsurface stability over all portions of the site shown to contain this fill. The project geotechnical engineer shall provide a report to the Township which compiles the subsurface data from the various existing reports and which provides remedial measures and design information for addressing the issue of subsurface stability. This is especially critical in the area of the existing quarry, where removal of unsuitable fill and replacement with suitable material may be required to create a stable subgrade. Details and specifications for fill material and placement procedures shall be provided. The project geotechnical engineer shall conduct construction observation inspections and reporting of this work. These requirements shall be included in the plan notes. The requirement for a geotechnical report is consistent with plan “Grading Notes”, Item 2, which references a geotechnical report.
 7. This proposal includes a vehicle fueling facility on the site. A separate design and reporting shall be provided for this facility, prepared by a qualified professional or firm with experience in such designs. The designer shall demonstrate compliance with all applicable State and Federal regulations. Leak detection and spill prevention design and monitoring measures shall be the most robust available in order to prevent contamination of the environment given that the site is located in a carbonate geology area. A responsible party shall be named to conduct inventory tracking as a leak detection measure.
 8. This proposal includes a vehicle wash area on the site. The applicant shall clarify what cleaning materials and methods will be use here and demonstrate how wash water will be collected, treated and disposed in order to prevent contamination of the environment.
 9. On Plan Sheet C-702, a note states that Selenium was detected in a soil boring on site at a concentration exceeding the applicable Act 2 standard. The applicant shall clarify what remedial work is required prior to site development in order to address this issue.
 10. The GTA Report, Section 3.5 references “the following considerations” but does not list any items. Please clarify.
 11. The GTA Report contains sinkhole mitigation details and notes. The sinkhole details and notes on the plan set should be revised to be consistent with these.

Mr. David Manhardt, AICP
Director of Community Development

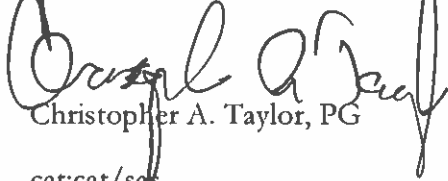
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September 25, 2025

We trust that this is the information that you require. Should you have any questions or concerns regarding this information, please do not hesitate to contact our office.

Respectfully,

HANOVER ENGINEERING



Christopher A. Taylor, PG

cat:cat/sas

S:\Projects\Municipal\WhitehallTownship\Swt25-11(009)-ParklandSchoolDistrict-TransportationCenter-LandDevelopmentMajorPlan2025-106\Docs\2025-09-25-SWTGeotech, PSDTransportationCenterLDPlanGeotechRevCmtLtr1.doc

cc: Mr. Herb Bender, Director of Township Operations (via email)
Ms. April Wilk, Land Development Coordinator (via email)
Mr. Anthony Tallarida, PE, The Pidcock Company (via email)
Mr. Mark Gnall, PE, The Pidcock Company (via email)
Mr. Arthur Oakes, Director of Facilities and Operations, Parkland School District
Mr. Donald K. Peters, PE, Bohler Engineering

Township Lighting Consultant

October 1, 2025

South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104-1699

Attn: Mr. David Manhardt

Re: Parkland School District Transportation Center

Dear Mr. Manhardt:

I have reviewed the Information submitted for the project Parkland School District Transportation Center located at 4362 & 4434 Orefield Road in the Township. The following plan was submitted containing the lighting information:

- Sheet L-201 – Lighting Plan
- Sheet L-202 – Lighting Details

The plan as submitted conforms to the latest Township Ordinance.

Please feel free to contact me if you have any questions.

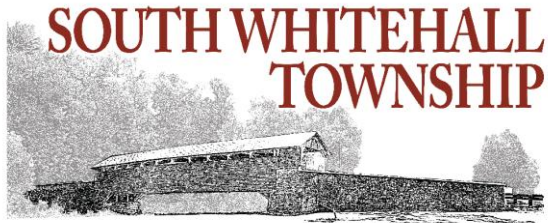
Very Truly Yours,

Erin Hilbert

Erin Hilbert
Snyder Hoffman Associates, Inc.

cc: Mark J. Gnall, P.E., Anthony Tallarida, P.E. – The Pidcock Company

Public Works Department Review



INTEROFFICE MEMORANDUM

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: HERB BENDER, PUBLIC WORKS MANAGER

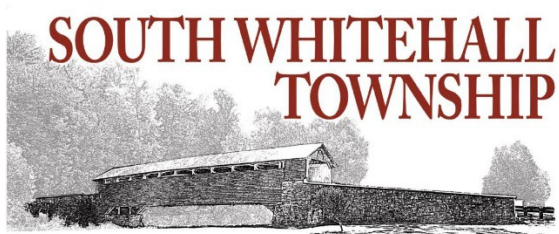
DATE: OCTOBER 1, 2025

SUBJECT: 2025-106 PARKLAND SCHOOL DISTRICT- TRANSPORTATION CENTER

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

1. How much water allocation will be required.
2. Plan needs to show both Fire and Domestic water lines.
3. How will water usage be metered.
4. All storm infrastructure and BMP's to remain private.
5. Private fire line cannot be used for domestic water.
6. All comments are contingent on the responses to the comments on the lot consolidation plan.

Landscape and Shade Tree Commission



MEMORANDUM

TO: Planning Commission
FROM: Chris Strohler, Long-Range Planner
DATE: September 23, 2025
SUBJECT: Subdivision Plan Review
PSD Transportation Center
Major Plan 2025-106 (Preliminary/Final)
Plan Dated August 8, 2025

COPIES: Landscape and Shade Tree Commission, D. Manhardt, A. Wilk, A. Tallarida, E. Bett, J. Alderfer, Esq., Applicant

At their September 22, 2025, meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and recommended the following:

The Commission expressed concerns about the survival of the Douglas Fir (*Pseudotsuga Menziesii*) trees in this climate. The Commission recommends replacing the Douglas Fir species with any of the other Evergreen Tree species listed in the plant schedule.

Respectfully submitted,

Christopher Strohler

Christopher Strohler, AICP
Long-Range Planner, Community Development Department

South Whitehall Planning Document Review

SOUTH WHITEHALL TOWNSHIP

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

October 2, 2025

Parkland School District
Attn: Arthur Oakes
1210 Springhouse Road
Allentown, PA 18104

***RE: PSD Transportation Center – Land Development
Major Plan #2025-106
Request For Preliminary/Final Plan Review***

Dear Arthur,

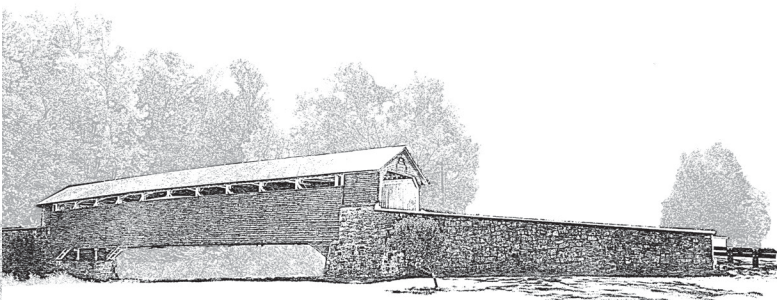
The purpose of this letter is to report on planning and non-engineering-related comments from the Community Development Department. My comments follow:

Open Space and Recreation

1. The plan will be forwarded to the Parks and Recreation Board on October 20th 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.

Plan Recording Requirements

1. Prior to plan recording, the applicant shall submit a check set of plans in PDF format to the Township Engineer and Township staff to ensure that the standards and requirements of the Lehigh County Recorder of Deeds Office for a recorded plan are met.
2. Wherever a Parcel ID is shown on a plan sheet to be recorded, it shall include the appropriate parnum suffix, such as 547677593477-1 or 547687003997-59.
3. Please add Signature Blocks and Certifications on each plan sheet to be recorded.
4. Wherever an Owner's signature is required, the Signature shall be accompanied by a Printed Name and Title (Owner or Title within the owning organization), and an area for a Notary stamp. If there are multiple owners, there shall be signature blocks and areas for Notary stamps for each and every owner's name.



Plan Document Consistency

1. The Official Map depicts the subject parcel containing wetlands on Parcel 547801127956.
 - a. The wetland delineation performed by Geo-Technology Associates, Inc. in June 2025, indicate that no observations of wetland hydrology were present on the subject site.
 - b. Staff notes that the wetland identified on the Official Map is categorized by the National Wetlands Inventory as a Freshwater Pond under the classification PUBHx, with the “x” indicating this wetland basin was excavated by humans. According to the historical property documentation provided by the Phase I Environmental Assessment completed by Cowan Associates Inc. in 2023, the presence of standing water was observed in the quarry until 1999 after the quarry pit had been filled in. According to the National Wetlands Inventory, the data utilized to determine presence of a wetland on the subject parcel was color infrared imagery from 1981.
 - c. Based on the wetland delineation performed by Geo-Technology Associates, Inc. and given that the National Wetlands Inventory determination of a Freshwater Pond was prior to the filling in of the quarry, staff are confident that wetlands are no longer present on the subject property and will remove this feature on future updates to the Township Official Map.
2. The South Whitehall Transportation PLAN provides recommendations for safe and efficient travel for both vehicular and non-vehicular users of Township roadways. Staff acknowledge and commend the applicant for the inclusion of sidewalks along Stadium Drive to create a safer pedestrian connection in an area with heavy bus use. Based on the goals of the Active Transportation Network and the proposed reclassification of roadways in Phase II of the South Whitehall Transportation PLAN, staff support the applicant’s choice to not include sidewalk along Orefield Road. Should the Planning Commission request this choice be memorialized in a waiver or deferral request, staff would support the deferral of sidewalks on Orefield road, understanding that future land developments may create opportunities for better pedestrian connections to this site.
3. The Comprehensive Plan indicates natural areas within the tract. As indicated above, this is likely due to the perceived presence of wetlands on site, which has been adequately addressed.
4. The Comprehensive Plan envisions the tract within the Jordan Valley Land Use Type. The goal of the Jordan Valley is to preserve the rural and historic character of the Jordan Valley by:
 - Preserving natural resources and important landscapes through incentives and cooperation with landowners
 - Enhancing crossroad villages with attention to the surrounding landscape
 - Encouraging the continuation of active agriculture by allowing uses consistent with operations of working farms

- And incentivizing the utilization of Conservation Subdivisions for future land development.
- Jordan Valley Place Type supports Open Space, Agriculture, Rural, and Conservation Subdivision place types.

This project proposes the conversion of a closed quarry into a bus parking and maintenance center. While this particular use does not directly forward the land use goals of the Comprehensive Plan, it supports the existing bus storage use. The project is considered consistent with the Comprehensive Plan.

Your plan is scheduled to be reviewed by the Planning Commission on Thursday, October 9, 2025 at 7:00 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue. The meeting will also be livestreamed via GoToMeeting. To access the meeting through your computer, go to <https://global.gotomeeting.com/join/757430189>. To access the meeting through your phone, dial 1-224-501-3412 and, when prompted, enter 757 430 189 to join the meeting.

If you have any questions, please call.

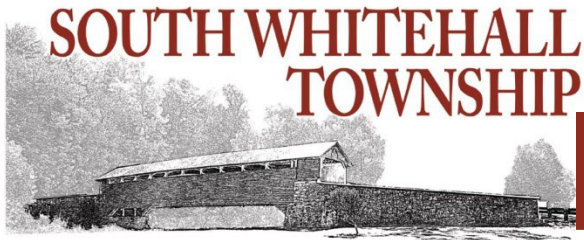
Sincerely,



Christopher Strohler, AICP
Long-Range Planner, Community Development Department
South Whitehall Township
610.398.0401
strohlerc@southwhitehall.com

cc: T. Petrucci D. Manhardt A. Wilk Zoning J. Frantz
H. Bender M. Elias A. Tallarida E. Bet J. Alderfer, Esq

Zoning Review



MEMORANDUM

TO: Planning Commission
FROM: David Manhardt, Community Development Department, Zoning Officer
DATE: June 24, 2025
SUBJECT: Plan Review
Parkland School District Transportation Center
Major Plan 2025-106
COPIES: J. Alderfer, T. Petrucci, A. Wilk, J. Zator, A. Tallarida, E. Bet, M. Gnull

Parkland School District plans to consolidate 2 lots to create a Bus Transportation Center to include a new Bus Repair Garage, a Commercial Car Wash for the buses, and a new parking lot for cars, vans, and buses. One parcel contains two (2) pole buildings, a recreation field, and a bus parking lot. The newly purchased lot was previously used as some type of a mining/quarry/excavation purpose and contains a garage building. The lot with the pole buildings has present dimensional nonconformities with both pole buildings and parking lot. It is not clear when the Use for the bus parking was established or how it was established. There are 3 CO's issued for the pole buildings, 1992, 1993, and 1995. The Lehigh County Assessment Office list them as Service Repair Garages. One pole barn was destroyed by fire and replaced in kind in 2019. Both parcels are located in the R3 District which does not allow for the proposed Motor Vehicle Repair Facilities (bus repair garage) or Commercial Car Washes (bus wash) or the Outdoor Storage (bus terminal) or the Fueling Station. There is an existing recreation field on the parcel with the pole buildings. No zoning relief is found on file. No land development plan is found on file showing how the Use of the pole barns were approved. It is not clear what the existing principal use is on the lot with the 2 pole buildings or how any use was established. All nonconformities need to be determined, noted and established with the Township.

The Parkland School District has submitted Lot Consolidation Plans. These plans will likely alter any review of Zoning for this land development. However, the submitted Land Development Plans do not reflect the lot consolidation. Rather the submitted plans are similar to the previous reviewed and submitted sketch plan application. Therefore, the zoning review letter composed (3/5/2025) for that application is being used as the template for this zoning review.

PSD Transportation Center

SECTION 350-24, ZONING DISTRICT SCHEDULE

1. 350-24(5) – Low Density Residential District R-3. Schools are a permitted use by right including the accessory use of recreation fields via Special Exception. Motor Vehicle Repair Garages (for the buses), along with the proposed Commercial Carwash for the buses are not permitted uses in the R-3 District and not listed as accessory uses to the school use.

The Use Classification for the school is “Institutional”. The classification for the Car Wash, Motor Vehicle Repair Facility (for the bus repair garage), and Motor Vehicle Service Facility (for the fueling station) is “Commercial”.

3/5/2025: Clarify how the existing use of the bus parking was approved on the lot with the 2 storage buildings.

10/1/2025: Comment does not appear to be addressed.

SECTION 350-42, GENERAL PROVISIONS FOR ALL USES AND BUILDINGS

2. Section 350-42(a)(1) – Accessory Uses and Structures. Accessory uses or buildings shall observe the front yard setback required for the principle use.

3/5/2025: Both pole buildings have dimensional nonconformities. Accessory structures are not permitted on a lot without a principle use. Provide the principle use for these buildings at the time of CO issuance for storage pole buildings.

10/1/2025: Comment does not appear to be addressed.

3. Section 350-42(b)(1) – Buffer Strips. In general, between dissimilar types of uses (i.e., residential, commercial, industrial, or institutional), a minimum fifteen-foot-wide buffer strip shall be established and maintained along all lot lines which are not along public street right-of-way lines (including limited access highways) for all uses except single detached dwelling unit dwellings, two-unit dwellings, three-flats, and townhouses.

3/5/2025: Note: See Section 350-48(o)(2)(E)(iv)(3) which requires the side and rear yard setbacks for parking areas provided for commercial and/or industrial uses shall be double for adjoining residential properties.

10/1/2025: Comment does not appear to be addressed. See Comment 26 below

4. Section 350-42(b)(2) – Buffer Strips. When two adjacent lots are required to provide a buffer strip along the same lot line, a combined buffer strip with a total width not less than the minimum width of the largest buffer strip specified for the lots by other sections of this chapter may be provided. At least 1/2 of the width required for the combined buffer strip shall be provided on each of the adjacent lots.

3/5/2025: This would pertain to the Ace Hardware Store.

10/1/2025: Comment does not appear to be addressed. A buffer yard may need to be identified/dimensioned on the Site Plan.

5. Section 350-42(b)(4)(A)(i) & (ii) – Screening Requirements. Show and label the screening to be provided within all of the required buffer strips.

3/5/2025: Note where double buffers are required near adjoining residential properties.

10/1/2025: A Landscape Plan has been provided. Landscaping should be reviewed by Shade Tree Commission.

6. Section 350-42(b)(4)(B) – Screening. Screening as provided in Subsection (b)(4)(A) above shall be required to screen any outdoor storage of material, finished or partly finished goods, dumpsters, unhitched tractor-trailer trailers not parked at loading docks or in loading zones, shipping containers, ground-mounted air conditioning units, electrical transformers, generators or other like-type equipment and similar fixtures which are greater than four feet in any one dimension, when permitted by other provisions of this chapter, from view from adjacent residential properties or from public streets. However, motor vehicle sales facilities shall be permitted a display area free of a buffer strip between the display area and the public street.

3/5/2025: Show and label the screening required for the outdoor storage of the buses, vans, and dumpster(s).

10/1/2025: A Landscape Plan has been provided. Landscaping should be reviewed by Shade Tree Commission.

7. Section 350-42(d)(4)(B)(i) – Driveways. Show and label the centerline of the new proposed driveway to be located on Orefield Road from the centerline of the intersection. Orefield Road is a PADOT road.

10/1/2025: Comment does not appear to be addressed.

8. Section 350-42(d)(4)(D) – Driveways. A driveway that serves a nonresidential use or building shall not be closer to the lot line of a residential use or a lot line in or bordering a residential district than 25 feet. All dimensions should be shown on a plan.

10/1/2025: Provide dimensions as applicable.

- ~~9. Section 350-42(i) – Illumination of Private Streets and Driveways. The Township Lighting Consultant should review and comment on the Lighting Plan. It should be determined if the existing internal private street meets the lighting requirements.~~

10/1/2025: Comment appears to be addressed. A Lighting Plan has been provided.

10. Section 350-42(r)(2) – Private Streets. Private streets shall be constructed to the public street standards of the Township Subdivision and Land Development

Regulations[4] or to an alternate standard approved by the Board of Commissioners.

3/5/2025: An existing private drive with access to both Stadium Drive and Orefield Road exist on the parcel with the two (2) storage buildings. Private street standards may apply.

10/1/2025: Comment does not appear to be addressed.

SECTION 350-45 NONRESIDENTIAL USES IN ALL DISTRICTS

11. Section 350-45(d) – Reduced Front Yard Setbacks. A reduction for Primary Uses from the required 50 feet may be considered if certain conditions are followed. Show and label on the plan any reduction criteria utilized for Lot 1.

10/1/2025: Comment may not be applicable.

SECTION 350-47 NONCONFORMING STRUCTURES, BUILDINGS, LOTS, AND USES

12. This section (350-47) may apply if nonconformities are determined. A portion of the parking lot is shown within the 50-foot parking setback and the Township Right-of-Way off Stadium Drive. There are nineteen (19) existing spaces in front of the pole buildings, seven (7) bus parking on the side of the building, and ten (10) van parking spaces. There is a reconfiguration and addition to the parking lot area within the 50-foot parking setback. The proposed improvements cannot increase any existing nonconformities on the lot without Zoning Hearing Board approval. It should be considered that there is an opportunity to reduce the existing nonconforming parking spaces on Stadium Drive by relocating them to the opposite side of the building to conform with the Ordinance requirements.

10/1/2025: Comment appears to be addressed. The site layout has been revised to remove the parking spaces listed above.

13. Section 350-47(a)(5)(B)(iii) – Nonconforming Structures and Buildings. If a nonconforming Use is determined, the cumulative total of all proposed additions and/or extensions permitted under this or any prior Zoning Ordinance or amendments thereto shall not exceed in the case of the use where a major portion is conducted in the open, twenty-five (25%) percent of the service capacity or area occupied.

3/5/2025: To the extent of any nonconformities found, the proposal may only expand up to 25%.

10/1/2025: Appears the proposed building is an expansion of an existing building. Additional information required.

14. Section 350-47(d)(2) – Nonconforming Uses. A nonconforming use may be continued but shall not be changed to another nonconforming use, except when conditions are met to the satisfaction of the Zoning Hearing Board.

3/5/2025: The nonconforming use needs to be established through the Nonconforming Registration form. The Lehigh County Assessment Records list the pole barns as “service repair garages”. Based on this section, the proposed repair garage and carwash would not be permitted. The proposed uses will require Zoning Hearing Board approvals.

10/1/2025: Comment does not appear to be addressed.

15. Section 350-47(d)(6) – Nonconforming Uses. All nonconforming uses shall be required to register with the Township Zoning Officer within one year of the date of the enactment of this chapter.

10/1/2025: Comment does not appear to be addressed.

SECTION 350-48 USE SCHEDULE (Uses considered for this proposal).

16. Section 350-48(c)(4) – Commercial Car Wash. The building or portion thereof for the manual or mechanical washing of vehicles.

3/5/2025: The proposed bus wash is not a permitted use in the R3 district and is not listed as an accessory use to a school. A Use variance would be required.

10/1/2025: Comment does not appear to be addressed.

17. Section 350-48(m)(7) – Motor Vehicle Repair Facility. A commercial use engaging primarily in the repair of motor vehicles, including, but not limited to, automobiles, motorcycles, all-terrain vehicles, trucks, recreational vehicles, motor homes, and motorized boats and watercraft. A motor vehicle repair facility engages primarily in the major repair or replacement of motor vehicle components, including, but not limited to, engine, drive train, exhaust, and frame, as well as body work and painting. Motor vehicle repair facilities may secondarily include services associated with the use of the vehicles being repaired, including motor vehicle service, cleaning, and retail sales of accessory products.

3/5/2025: The proposed bus repair garage is not a permitted use in the R3 district and is not listed as an accessory use to a school. A Use variance would be required.

10/1/2025: Comment does not appear to be addressed.

18. Section 350-48(m)(7) – Motor Vehicle Service Facility. A commercial use engaging in the sale or dispensing of liquid or gaseous motor vehicle fuel, the sale and servicing of tires, batteries, automotive accessories and replacement items; washing and lubrication services; or performance of minor automotive maintenance and repairs, supply of other customer service and products relating to the operation and maintenance of vehicles. This use shall not be interpreted, however, to include

motor vehicle repair activities. Motor vehicle service facilities may secondarily include retail sales activities and fast-food restaurant activities, including, but not limited to, the sale of food, beverages, periodicals, and other consumer goods. Any dining areas, inside or outside the building, shall be included in the total square footage.

3/5/2025: The proposed fueling station is not a permitted use in the R3 district and is not listed as an accessory use to a school. A Use variance would be required.

10/1/2025: Comment does not appear to be addressed.

19. Section 350-48(o)(9) – Outdoor Storage. Outdoor storage facilities occupying, in aggregate, more than 4,000 square feet for fuel, raw materials, and/or products; fuel, raw materials, and/or products stored outdoors; and/or any of the following items not owned or leased by the property owner or tenant of the building or structure that are present during non-business hours when no employees of the property owner or tenant of the building or structure are onsite: commercial motor vehicles parked or stored on the property, towed or impounded vehicles, trailers, and construction vehicles and/or equipment. Outdoor storage of less than 4,000 square feet is considered an ancillary use and shall meet all applicable requirements under this chapter.

3/5/2025: The proposed bus parking terminal is not a permitted use in the R3 district and is not listed as accessory use to a school. A Use variance would be required.

10/1/2025: Comment does not appear to be addressed.

20. Section 350-48(s)(4)(D)– School, Elementary and/or Secondary. Any public, parochial, or private place of instruction licensed or accredited by the state or lawfully constituted ecclesiastical governing body for education up to grade 12, and where standards of instruction meet the requirements of the Commonwealth of Pennsylvania. The use may include the accessory use "recreation fields," which requires special exception use review. This term shall exclude colleges, universities, and any commercial and trade school.

3/5/2025: The school definition does not mention the proposed uses of bus transportation center (terminal), bus repair garage, bus car wash, fueling station. It needs to be determined how the existing bus lot was approved and was approved.

10/1/2025: The school use is not identified on either of the parcels included in this submission. Comment does not appear to be addressed.

SECTION 350-48(O)(2) OFF-STREET PARKING USE SCHEDULE.

21. Section 350-48(o)(2)(E)(ii)(2) – Off Street Parking, Spaces to Be Provided. The number of off-street parking spaces to be provided for each use and establishment shall be sufficient to accommodate the vehicles of the use, its employees and customers or visitors but not less than the aggregate of the commercial general rule: 1.0 space for each 200 square feet of total floor area.
3/5/2025: The Zoning Data Table should include the parking criteria for each use, i.e., Commercial Car Wash, Motor Vehicle Repair Facility, Bus Transportation Center, and the existing pole barns uses.
10/1/2025: Comment does not appear to be addressed.
22. Section 350-48(o)(2)(E)(ii)(4) – Off Street Parking, Spaces to Be Provided. Where a building contains a number of uses or activities, the required off-street parking shall be the aggregate, sum of that which would be required for each use individually.
3/5/2025: Commercial Car Wash, Motor Vehicle Repair Facility, Outdoor Storage, and the existing pole barns uses.
10/1/2025: Comment does not appear to be addressed.
- ~~23. Section 350-48(o)(2)(E)(iii)(1)(e) – Off Street Parking, Design and Construction. All parking areas shall be confined within Portland cement concrete curbing, guardrails, or anchored bumper blocks to prevent or discourage parking or traveling off the paved area. Portland cement concrete curbing may also be specified where it is necessary to control stormwater runoff.~~
10/1/2025: Comment appears to be addressed. Concrete curb is shown along the parking areas.
24. Section 350-48(o)(2)(E)(iii)(2) – Parking Space Size. All standard, large, and oversize parking spaces should be shown on the plan.
3/5/2025: The bus parking spaces should be dimensioned accordingly. Confirm the acceptability of the bus parking spaces by providing the dimensions.
10/1/2025: Comment does not appear to be addressed.
25. Section 350-48(o)(2)(E)(iii)(3) – Access Lanes. Aisle widths should be identified on the plan.
10/1/2025: Comment appears to be addressed. Dimensions along access aisle have been provided.
26. Section 350-48(o)(2)(E)(iv)(3) – Setbacks Required. The side and rear yard setbacks for parking areas provided for commercial and/or industrial uses shall be double that specified in this § 350-48(o)(2)(E)(iv) when said parking area abuts the boundary line of a residential district or the lot line of a residential use.

3/5/2025: The proposed parking lot encroaches into the parking lot setback on Stadium Drive, Orefield Road, and the adjoining neighboring properties. A variance may be required.

10/1/2025: Comment does not appear to be addressed. Provide a 50 foot parking setback along property lines that abut residential properties (e.g., Smith property to the west). Also, Provide a 50-foot parking setback along the Orefield Road ultimate right-of-way. We note that 6 parking spaces are proposed within the 50-foot parking setback along Orefield Road. Revise the layout as necessary.

27. Section 350-48(o)(2)(E)(v)(1) – Buffer Strips, Screening, and Landscaping. All improved off-street parking areas required or specified in this chapter and not entirely contained in a garage or building shall have a buffer strip and screening between it and any adjacent residential lot in accordance with § 350-42(b). Such screening shall be augmented as necessary to prevent the glare of headlights from shining on adjacent residential properties.

10/1/2025: Comment does not appear to be addressed. Provide screening between the parking lot and Orefield Road.

~~28.~~ Section 350-48(o)(2)(E)(v)(2) – Parking Area Buffers. Have a buffer strip and screening between it and any adjacent residential lot in accordance with § 350-42(b). Such screening shall be augmented as necessary to prevent the glare of headlights from shining on adjacent residential properties:

10/1/2025: A Landscape Plan has been provided. Landscaping should be reviewed by Shade Tree Commission.

29. Section 350-48(o)(2)(E)(v)(2) – Parking Lot Shade Trees. Provide one (1) shade tree for every ten (10) parking spaces. Show in the Zoning Table the total number of parking lot trees required. A Landscape Plan should be submitted.

10/1/2025: A Landscape Plan has been provided. Landscaping should be reviewed by Shade Tree Commission.

Additional Zoning Comments (10/1/2025)

1. Uniform Construction Code (UCC) and Zoning permits are required for walls greater than 4 feet. Walls up to 20± feet are proposed, ZO §350-42(e)(1);
2. Provide a dimension of the driveway centerlines along Stadium Road. Per ZO §350-42(d)(4)(C) a 250 foot offset should be provided at the curb line;
3. The Permitted Lot Frontage Requirement listed in the Zoning Table (100 feet) may need to be checked and revised (appears it should be 200 feet), ZO §350-24(c)(5); and

4. Expand the Zoning Table to include the RR-2 Zoning District information, ZO 350 24(c)(2).

David Manhardt

Director of Community Development, Acting Zoning Officer

SECTION 350-05, DEFINITIONS OF TERMS.

The following definitions were used and may be applicable in this review.

ACCESS LANE

A vehicular passageway in a parking area that provides access to parking spaces within a parking area, connects multiple parking areas, or connects a parking area to a driveway.

ACCESSORY BUILDING OR STRUCTURE

The building or structure subordinate to and detached from the principal building on the same lot and used for purposes customarily incidental to the principal use or building.

ACCESSORY or ACCESSORY USE

Those activities and land uses incidental to a primary use that function as secondary or subordinate to a primary or principle use. Accessory activities or uses are considered sufficiently significant or different from the primary or principal use so as to warrant regulatory criteria separate from the primary or principal use. Accessory uses are permitted by right provided said use is shown as an accessory use in the Zoning District Schedule for the district in which the use is located and the use is in conformance with all other provisions of this chapter.

ANCILLARY or ANCILLARY USE

Those activities and land uses incidental to a primary use that function as secondary or subordinate to a primary or principal use and are identified as such in plans, maps, and zoning ordinances. Ancillary activities or uses are not considered sufficiently significant or different from the primary or principal use and use the regulatory criteria of the primary or principal use.

BUFFER STRIP

An area within a site, generally located adjacent and parallel to lot lines or off-street parking areas, which consists of either existing and preserved or proposed landscaping and intended to be used as a means of limiting potentially adverse effects on adjoining lots.

COMMERCIAL USE

Any permitted bank, office, restaurant, retail sales, or personal service business proposed as part of a mixed-use building, cluster development or traditional neighborhood development.[2]

DRIVEWAY

A vehicular passageway from a public street, alley, or private street that leads to a parking area or parking space.

EDUCATIONAL INSTITUTION

An educational program that offers a program of academic, trade, business, technical or artistic instruction. This definition shall include commercial and trade schools, colleges/universities, massage schools, and elementary and secondary schools.

FRONT LOT LINE

The lot line separating a lot from a street right-of-way.

FRONTAGE

The length of the lot line or portion thereof, which is co-existent with a street right-of-way line from the street. In the case of a street of undefined width, said lot line shall be assumed to parallel the centerline of the street at a distance 25 feet therefrom.

LOT LINE

A line of record forming the front, rear or sides of a lot and separating one lot from another lot. There are four types of lot lines:

FRONT LOT LINE — The street lot line from which the unit takes access; or where more than one street yard could safely provide this access, the street serving the smallest traffic volume.

REAR LOT LINE — The lot line opposite or nearly opposite the front lot line. In the case of a lot without a clearly identified rear lot line, that line shall be construed to be a ten-foot-long line drawn parallel with the front street line.

INSTITUTIONAL USE

A cemetery, school, place of worship, governmental facility or quasigovernmental facility (such as emergency response service facility or similar).

NONCONFORMING LOT

A lot of record legally existing at the date of the passage of this chapter which does not have the minimum width or contain the minimum area for the zone in which it is located.

NONCONFORMING STRUCTURE

A structure or part of a structure manifestly not designed to comply with the applicable use or extent of use provisions in a zoning ordinance or amendment thereto or hereafter enacted, where such structure lawfully existed prior to the enactment of such ordinance or amendment or prior to the application of such ordinance or amendment to its location by reason of annexation. Such nonconforming structures include, but are not limited to, nonconforming signs.

NONCONFORMING USE

A use, whether of land or of a structure, which does not comply with the applicable use provisions in the Zoning Ordinance or amendment thereto or hereafter enacted, where such use was lawfully in existence prior to the enactment of such ordinance or amendment or prior to the application of such ordinance or amendment to its location by reasons of annexation.

PRIMARY BUILDING/PRIMARY USE

A use permitted by right provided said use is shown as a primary use in the Zoning District Schedule for the district in which the use is located and the use is in conformance with all other provisions of this chapter. No more than one primary use shall be permitted on a lot, unless otherwise specified herein, such as but not limited to § 350-31, Provisions for Innovation Overlay Districts, § 350-48(c)(10), Coordinated Developments, § 350-05, Definition of terms, for mixed-use, retirement facility, shopping center, etc.

[Amended 3-20-2019 by Ord. No. 1044]

PRINCIPAL BUILDING/PRINCIPAL USE

The predominant use of a lot, whether a primary use, special exception, conditional use, or nonconforming use.

STREET RIGHT-OF-WAY

That portion of land dedicated to public use for street or utility purposes.

STREET RIGHT-OF-WAY LINE

The lines that form the boundaries of a right-of-way as indicated by dedication or by deed of record.

STREET, PRIVATE

Streets that have not been accepted by the Township for dedication, including those Streets to remain private under § 350-31(f)(5).

USE

A specific purpose for which land or a sign, structure, or building is designed or arranged, intended, or for which it may be occupied or maintained or any activity, occupation, business, or operation which may be carried on. The term "permitted use" or its equivalent shall not be deemed to include any nonconforming use.

Applicant's Correspondence

Project Narrative

Waiver Request

Waiver Response

August 7, 2025
Via Hand Delivery & Email
(petruccit@southwhitehall.com)

South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104

Attention: Thomas R. Petrucci, MPA, Township Manager

Re: Proposed Transportation Center Expansion
4362 & 4434 Orefield Road
South Whitehall Township
Lehigh County
PAB250078.00

PROJECT NARRATIVE

Parkland School District is proposing to improve two lots located off Orefield Road in South Whitehall Township. The parcel located at 4362 Orefield Road, being approximately 11.1 acres, exists with bus parking and maintenance buildings utilized by the school district. The parcel located at 4434, being approximately 7.6 acres, exists in an undeveloped condition, previously utilized for mining. The parcels are located within the R-3 Low Density Residential Zoning District.

The improvements include a proposed maintenance building, being approximately 17,547 square feet. Additionally, the improvements include a fueling area, vehicle wash area, and district vehicle parking for buses and vans, as well as employee parking.

The development will also contain related site amenities and improvements, inclusive of landscaping, lighting, utilities and stormwater management facilities. Stormwater management facilities consist of subsurface detention basins, consistent with Township, County and State regulations. The site will be served by private water and sewer, with connections to existing facilities owned and operated by Parkland School District.

Should you have any questions, or require additional information, please do not hesitate to contact me at dpeters@bohlereng.com or at 610-709-9971.

Sincerely,

BOHLER ENGINEERING PA, LLC



Don Peters, P.E.

DP/mb
cc: Lehigh Valley Planning Commission (Letter)
Jason Monroig, Alloy5, LLC (email)
Tony Ganguzza, Boyle Construction (email)
Matthew Tranter, King Spry (email)

R:\2025\PAB250078.00\Admin\Correspondence\PAB250078.00_2025-08-07_L (Project Narrative-LD).doc

August 7, 2025
Via Hand Delivery & Email

South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104

Attention: Board of Commissioners

Re: Transportation Center
4362 Orefield Road
South Whitehall Township
Lehigh County, PA
PAB250078.00

Dear Commissioners:

On behalf of Parkland School District, Bohler Engineering PA, LLC is hereby requesting the following Waivers associated with the Preliminary/Final Land Development application for the above referenced project:

1. From SALDO §312-11 & 312-13 to allow concurrent Preliminary/Final plan approval.

Request to permit a Preliminary/Final submission to be reviewed and considered simultaneously.

2. From SALDO §312-12(B)(15) which requires showing contours on adjacent land within 400 feet of the site.

A Waiver is requested to accept the Plans as presented. Additional contours nearby the property have been included on the Aerial Plan.

3. From SALDO §312-23(B)(20) which requires showing the location, character and elevation of any building within 100 feet of the tract.

In lieu of providing surveyed information, which would require obtaining access to adjoining properties, the Plan set contains an Aerial Plan which shows the surrounding properties of the project site.

4. From SALDO §312-23(B)(21) which requires showing the locations and widths of all sidewalks, trails, driveways, streets, easements, and right-of-ways platted or existing in the subdivision and within 400 feet of any part of the subdivision tract.

In lieu of providing surveyed information, which would require obtaining access to adjoining properties, the Plan set contains an Aerial Plan which shows the surrounding properties of the project site.

5. From SALDO §312-35(B)(3)(A)(IV) which requires constructing a concrete driveway apron.

In lieu of a concrete driveway apron, accessible concrete ramps will be utilized where appropriate.

6. From SALDO §312-41(A)(1)(A) from providing street lights along Orefield Road and Stadium Drive.

In lieu of street lights along the roadways, adequate lighting will be provided at the driveway entrances and parking facilities.

7. From SWM §296-18(R)(4)(b) from the requirement to provide a minimum longitudinal slope of 2% across the basin floor.

A Waiver is requested to allow the subsurface detention bed to be installed with a flat bottom.

Thank you for your assistance and should you have any questions, or require additional information, please do not hesitate to contact me at dpeters@bohlereng.com or 610-709-9971.

Sincerely,

BOHLER ENGINEERING PA, LLC



Don Peters, P.E.

DP/mb

cc: Jason Monroig, Alloy5, LLC (email)
Tony Ganguzza, Boyle Construction (email)
Matthew Tranter, King Spry (email)

THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING

ARCHITECTURE

LAND SURVEYING

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Established 1924
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Ronald J. Gawlik, P.E.
Brian E. Harman, P.E., PTOE
James A. Rothdeutsch, P.E., LEED AP
John R. Russek, Jr., P.E.
Brent C. Tucker, P.E.

Douglas E. Haberbosch, P.E.
William G. Kmetz, P.L.S.
Jeffrey R. Matyus
John M. McRoberts, P.E.
Brent D. Shriver, P.E.
Todd L. Sonntag, R.A., LEED AP
Anthony F. Tallarida, P.E.
Ryan R. Troutman, P.E.

G. Edwin Pidcock, P.E., P.L.S. 1924-1967
John S. Pidcock, P.E., P.L.S. 1954-1999
Ralph M. Pidcock, P.L.S. 1952-2000 (Retired)

October 1, 2025

via e-mail

Mr. David Manhardt, AICP
Director of Community Development
South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104-1699

Re: South Whitehall Township
Parkland School District
Transportation Center
Major Plan #2025-106
Waiver Requests

Dear Mr. Manhardt:

In a letter dated August 7, 2025, the Design Engineer has requested waivers from the Subdivision and Land Development Ordinance (SALDO) Stormwater Management Plan (SMP) sections listed below.

We note the plan boundary is intended to be modified to match the previously submitted Lot Consolidation Plan. While we have made recommendations below based upon the submitted material, we recommend no action be taken until a revised plan is submitted.

1. SALDO §312-11 and §312-13 – To allow for concurrent Preliminary/Final Plan approval. Per SALDO §312-8(d), Preliminary/Final Plan submissions are permitted and this waiver request is not necessary and may be withdrawn;
2. SALDO §312-12(b)(15) – Identifying contour information 400 feet of the site. Based on the information provided, we have no engineering objection to this request;
3. SALDO §312-23(b)(20) – Identifying the location and character of buildings within 100 feet of the site. Revise the reference to SALDO §312-12(b)(20). Based on the information provided, we have no engineering objection to this request;

Mr. David Manhardt, AICP
October 1, 2025

4. SALDO §312-23(b)(21) – Identifying the locations and widths of all sidewalks, trails, driveways, streets, easements, and rights-of-way platted or existing in the subdivision and within 400 feet of any part of the tract. Revise this reference to SALDO §312-12(b)(21). We have no engineering objection to this request provided existing/proposed right-of-way and cartway widths of all boundary streets (e.g., Orefield Road, Stadium Road, School District Way, PA Turnpike, etc.) and the municipal boundary and its basis are identified;
5. SALDO §312-35(b)(3)(A)(iv) – Providing the construction of driveway aprons. The Township may wish to consider input from the Township Planning and Public Works Departments. We do not support this request;
6. SALDO §312-41(a)(1)(A) – Providing street lights along Orefield Road. The Township may wish to consider input from the Township Planning and Public Works Departments and the Lighting Consultant; and
7. SMP §296-18(R)(4)(b) – Providing a minimum longitudinal slope of 2 percent across the basin floor (flat basin bottom proposed). We defer to the Township Geotechnical Consultant.

In the event waivers or deferrals are granted, update the Waiver/Deferral Note to include the date of approval.

Mr. David Manhardt, AICP
October 1, 2025

If you have any questions, please contact us.

Very truly yours,

THE PIDCOCK COMPANY



Anthony F. Tallarida, PE
Manager, Municipal Engineering Services

mjg/laf

xc: Mr. Thomas R. Petrucci, MPA, Township Manager
Mr. Herb Bender, Director of Township Operations
Mr. Mike Elias, Public Works Utility and MS4 Program Coordinator
Ms. Tracy J.B. Fehnel, Insurance Administrator & Executive Assistant
Mr. John G. Frantz, CFEI, BCO, Fire Marshal, Building Code Official
Jennifer R. Alderfer, Esq., Director of Legal Affairs
Ms. April Wilk, Land Development Coordinator
South Whitehall Township via e-mail
Mr. Don Peters, P.E.
Bohler Engineering PA, LLC via e-mail
Mr. Arthur J. Oakes, Director of Facilities and Operations
Parkland School District via e-mail
Matthew T. Tranter, Esq.
KingSpry via e-mail
Mr. Randy Cope, Township Manager
North Whitehall Township via e-mail
Mr. Stephen T. Gitch, S.E.O.
Keystone Consulting Engineers, Inc. via e-mail
Mr. Ronald J. Gawlik, PE, Township Engineer

Site Plan

[SITE PLAN - PSD TRANSPORT CNTR - LD](#)