

TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA
PLANNING COMMISSION

REGULAR SESSION MINUTES November 13, 2025

The Regular Session of the South Whitehall Township Planning Commission was held on the above date in the Township Municipal Building located at 4444 Walbert Avenue, Allentown, Lehigh County, Pennsylvania.

Members in attendance:

- David Wilson, Chairman
- Brian Hite, Vice-Chairman
- Trevor Dombach (Remote/In-person at 7:31 p.m.)
- Timothy Dugan
- Diane Kelly

Staff members in attendance:

- David Manhardt, Director of Community Development
- April Wilk, Land Development Coordinator-Minute Taker
- Erinn Bet, Township Engineer
- Jennifer Alderfer, Solicitor of the Planning Commission
- Christopher Strohler, Long Range Planner

AGENDA ITEM #1 – CALL TO ORDER

AGENDA ITEM #2 – PLEDGE OF ALLEGIANCE/ROLL CALL/MEETING RULES

AGENDA ITEM #3 – APPROVAL OF MINUTES

Ms. Diane Kelly made a motion to approve October 9, 2025, minutes, Mr. Brian Hite seconded the motion, and it passed unanimously, 5-0. No abstentions.

AGENDA ITEM #4 – SUBDIVISION REVIEW

- C. Parkland School District High School Expansion
 Major Plan 2024-103
 Request for Preliminary/Final Plan Review**

Staff Presentation - Director Manhardt presented the project. The project proposes five building expansions, bus loop extension, and new parking lot. Conditions include agreements,

professional reviews, advisory board comments, outside agency approvals, fees, and ROW dedication. Special conditions: Ritter Road paving cost-sharing, easement clarification, and trail-related deferrals. Staff are recommending approval subject to 29 conditions.

Township Engineer Presentation -Ms. Erinn Bet, Pidcock Company, reviewed the engineering memo dated November 5, 2025. Recommended approval subject to minor outstanding items remain.

Tony Ganguzza, Boyle Construction presented for Applicant. Applicant has expanded the area for the first waiver to not only the spray irrigation area that they were asking for before and that the board recommended that the Planning Commission recommended approval in July but adding additional the area and doing a revote on that first waiver.

The recommendation of the Planning Commission in response to your waiver/deferral request will be memorialized as follows:

Waiver Requests

1. Mr. Dugan motioned to grant the waiver of SALDO Section §312-35(B)(3)(8)(a)(ii)(B) of the Subdivision and Land Development Ordinance pertaining to the requirement to allow grading steeper than 3 to 1 in areas for spray irrigation and the south side of the detention basin. The Planning Commission recommends a waiver. Mrs. Kelly seconded the motion, and the motion passed unanimously 5-0.
2. Mrs. Kelly motioned to grant a deferral of SALDO §312-13(f)(3) of the Subdivision and Land Development Ordinance pertaining to the requirement of building permits not being issued until receipt from the recorder's office of plan filing. The Planning Commission recommends a deferral. Mr. Wilson seconded the motion, and the motion passed unanimously 5-0.

Deferral Requests

1. Orefield Road – High School Driveway to North Property Corner

- a. Mr. Hite motioned to grant the deferral of SALDO §312-26(a)(2) and §312-35(b)(3)(C) pertaining to the requirement for Cartway Widening. Conditioned on the required PennDOT improvements as part of the HOP and any remaining cartway widening until such a time that a future land development project affects the frontage of Orefield Road. Mrs. Kelly seconded the motion, and the motion passed unanimously 5-0.
- b. Mrs. Kelly motioned to grant the deferral of SALDO §312-26(a)(3), §312 26(a)(4), §312 35(b)(3)(A)(i)(1), and §312-35(b)(3)(A)(ii)(1) pertaining to the requirement for Sidewalk and Curb. §312-26(a)(4) & §312-35(b)(3)(A)(ii)(1): for sidewalk conditioned until such time a land development is proposed on the western portion of the school property, or a pedestrian connection is established on a neighboring property along Orefield Road. SALDO §312-26(a)(3) & §312-35(b)(3)(A)(i)(1): For curb, conditioned on the required PennDOT improvements as part of the HOP and any remaining curb until such a time that a future land development project affects the frontage of Orefield Road. Mr. Wilson

seconded the motion, and the motion passed unanimously 5-0.

- c. Mr. Hite motioned to grant the deferral of SALDO §312-26(a)(13) and §312-40 pertaining to the requirement for Street Trees. Conditioned until such time that the road is either widened, or a future land development project affects the frontage of Orefield Road. Mrs. Kelly seconded the motion, and the motion passed unanimously 5-0.

2. Orefield Road – High School Driveway south to Ritter Road

- a. Mrs. Kelly motioned to grant the deferral of SALDO §312 26(a)(2) and §312 35(b)(3)(C) pertaining to the requirement for Cartway Widening. Conditioned on the required PennDOT improvements as part of the HOP and any remaining cartway widening until such a time that a future land development project affects the frontage of Orefield Road. Mr. Hite seconded the motion, and the motion passed unanimously 5-0.
- b. Mr. Dugan motioned to grant the deferral of SALDO §312-26(a)(3), §312-26(a)(4), §312-35(b)(3)(A)(i)(1), and §312-35(b)(3)(A)(ii)(1) pertaining to the requirement for Sidewalk and Curb. §312-26(a)(4) & §312-35(b)(3)(A)(ii)(1): for sidewalk conditioned until such time a land development is proposed on the western portion of the school property, or a pedestrian connection is established on a neighboring property along Orefield Road. SALDO §312-26(a)(3) & §312 35(b)(3)(A)(i)(1): For curb, conditioned on the required PennDOT improvements as part of the HOP and any remaining curb until such a time that a future land development project affects the frontage of Orefield Road. Mr. Hite seconded the motion, and the motion passed unanimously 5-0.
- c. Mrs. Kelly motioned to grant the deferral of SALDO §312-26(a)(13) and §312-40 of the pertaining to the requirement for Street Trees. Conditioned upon street tree planting for the area outside of the Orefield Road HOP until such time that either the remainder of the road is widened, pedestrian facilities are installed, or a future land development affects the frontage of Orefield Road. Mr. Hite seconded the motion, and the motion passed unanimously 5-0.

3. Ritter Road – Recreation Trail Crossing west to Orefield Road

- a. Mr. Dugan motioned to grant the deferral of SALDO §312-26(a)(2) and §312-35(b)(3)(C) pertaining to the requirement for Cartway Widening. Conditioned until such time, the roadway reclassification process is completed and if widening is deemed necessary. Subject to the condition that the applicant enters into a cost sharing agreement that confirms the applicant's willingness to pay for the paving materials for a complete paving of Ritter Rd upon future development (to be confirmed in the conditional approval resolution). Mrs. Kelly seconded the motion, and the motion passed unanimously 5-0.
- b. Mr. Dugan motioned to grant the deferral of SALDO §312-26(a)(3), §312-26(a)(4), §312-35(b)(3)(A)(i)(1), and §312-35(b)(3)(A)(ii)(1) pertaining to the requirement for Sidewalk and Curb. Conditioned until the roadway reclassification process is complete and if sidewalk and curbing is deemed necessary. Mrs. Kelly seconded the motion, and the motion passed unanimously 5-0.
- c. Mr. Dugan motioned to grant the deferral of SALDO §312-26(a)(13) and §312-40 pertaining to the requirement for Street Trees. Conditioned until such time that either the road is widened, or a future land development project affects the frontage of Ritter Road.

Mrs. Kelly seconded the motion, and the motion passed unanimously 5-0.

4. Ritter Road – Recreation Trail Crossing east to Cedar Crest Boulevard

- a. Mr. Hite motioned to grant the deferral of SALDO §312-26(a)(2) and §312-35(b)(3)(C) pertaining to the requirement for Cartway Widening. Conditioned upon cartway widening until the roadway reclassification process is completed and if widening is deemed necessary. Subject to the condition that the applicant enters into a cost sharing agreement that confirms the applicant's willingness to pay for the paving materials for a complete paving of Ritter Rd upon future development (to be confirmed in the conditional approval resolution). Mrs. Kelly seconded the motion, and the motion passed unanimously 5-0.
- b. Mr. Dugan motioned to grant the deferral of §312-26(a)(3), §312-26(a)(4), §312-35(b)(3)(A)(i)(1), and §312 35(b)(3)(A)(ii)(1) of the Subdivision and Land Development Ordinance pertaining to the requirement for Sidewalk and Curb. Conditioned on the negotiations by legal representatives as it pertains to deferral requests for sidewalk and curbing along Ritter Road. Mrs. Kelly seconded the motion, and the motion passed 4-1, with Mr. Hite dissenting.
- c. Mr. Hite motioned to grant the deferral of SALDO §312-26(a)(13) and §312-40 Street Trees. Subject to a condition being drafted between the Township and School District to either plant street trees as part of future sidewalk construction or pay fees in lieu of trees in accordance with §312-40(C)(4). Mr. Dugan seconded the motion, and the motion passed unanimously 5-0.

5. Cedar Crest Boulevard – High School Driveway to North Property Corner

- a. Mrs. Kelly motioned to grant the deferral of SALDO §312-26(a)(2) and §312 35(b)(3)(B) pertaining to the requirement for Cartway Widening. Conditioned on the required PennDOT improvements as part of the HOP and any remaining cartway widening until such a time that a future land development project affects the frontage of Cedar Crest Boulevard. Mr. Hite seconded the motion, and the motion passed unanimously 5-0
- b. Mrs. Kelly motioned to grant the deferral of SALDO §312-26(a)(3), §312-26(a)(4), §312-35(b)(3)(A)(i)(1), and §312-35(b)(3)(A)(ii)(1) pertaining to the requirement for Sidewalk and Curb. §312-26(a)(4) & §312-35(b)(3)(A)(ii)(1): Conditioned until such time a land development is proposed on the western portion of the school property, or a pedestrian connection is established on a neighboring property along Orefield Road. SALDO §312-26(a)(3) & §312-35(b)(3)(A)(i)(1): For curb, conditioned on the required PennDOT improvements as part of the HOP and any remaining curb until such a time that a future land development project affects the frontage of Orefield Road. Mr. Hite seconded the motion, and the motion passed unanimously 5-0
- c. Mrs. Kelly motioned to grant the deferral of SALDO §312-26(a)(13) and §312-40 pertaining to the requirement for Street Trees. Conditioned on street tree planting until such time that either the road is widened, or a future land development project affects the existing vegetation along N. Cedar Crest Boulevard. Mr. Hite seconded the motion, and the motion passed unanimously 5-0

6. Cedar Crest Boulevard – High School Driveway south to Ritter Road

- a. Mrs. Kelly motioned to grant the deferral of SALDO §312-26(a)(2) and §312 35(b)(3)(B) pertaining to the requirement for Cartway Widening. Conditioned on the required PennDOT improvements as part of the HOP and any remaining cartway widening until such a time that a future land development project affects the frontage of Cedar Crest Boulevard. Mr. Wilson seconded the motion, and the motion passed unanimously 5-0
- b. Mr. Hite motioned to grant the deferral of the requirement of SALDO §312-26(a)(3) §312-26(a)(4), §312-35(b)(3)(A)(i)(1), and §312-35(b)(3)(A)(ii)(1) pertaining to the requirement for Sidewalk and Curb. Conditioned upon negotiations by legal representatives as it pertains to deferral requests for sidewalk and curbing along Cedar Crest Boulevard. Mr. Wilson seconded the motion, and the motion passed 4-1, with Mr. Hite dissenting.
- c. Mr. Hite motioned to grant the deferral of SALDO §312-26(a)(13) and §312-40 pertaining to the requirement for Street Trees. Subject to a condition being drafted between the Township and School District to either plant street trees as part of future sidewalk construction or pay fees in lieu of trees in accordance with §312-40(C)(4). Mrs. Kelly seconded the motion, and the motion passed unanimously 5-0

Mrs. Diane Kelly motioned to recommend approval of the project as presented subject to the conditions as discussed. Mr. Brian Hite seconded the motion, and the motion passed unanimously 5-0.

AGENDA ITEM #5 – TRANSPORTATION INFRASTRUCTURE UPDATE

Ms. Erinn Bet, Township Engineer reported – updates on the Metropolitan Transportation Plan, TIP alignment, Active Transportation Plan, Safety Plan, and ongoing data analysis.

AGENDA ITEM #6 – COURTESY OF THE FLOOR

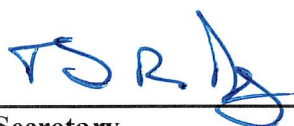
Director Manhardt discussed possible applications for the December meeting.

AGENDA ITEM #7 – ADJOURNMENT

Diane Kelly motioned to adjourn at 7:54 P.M. Mr. Brian Hite seconded the motion, and the motion passed unanimously, 5-0.

ADOPTED THIS DATE:

ATTEST:



Secretary



Chairman