

# St. Paul Orthodox Church

MAJOR PLAN 2023-104

Planning Commission, 1/15/2026

## Attachments

Memorandum

Location and Intent

Previous Township Consideration

Reviewing Agencies Comments Summaries

Community Development Department Recommendation

Township Engineer Review

Township Water & Sewer Engineer Review

Township Geotechnical Engineer Review

Township Lighting Consultant

Public Works Department Review

Landscape and Shade Tree Commission

Parks and Recreation Board

Lehigh and Northampton Transit Agency (LANTA)

South Whitehall Planning Document Review

Zoning Review

Applicant's Correspondence

Project Narrative

Waiver Request Letter

Waiver Response Letter

Site Plan

# Memorandum

**TO:** PLANNING COMMISSION  
**FROM:** David Manhardt, AICP, Director of Community Development  
**SUBJECT:** St. Paul Orthodox Church  
MAJOR PLAN 2023-104  
PRELIMINARY/FINAL PLAN REVIEW  
**DATE:** JANUARY 7, 2026  
**COPIES:** BOARD OF COMMISSIONERS, T. PETRUCCI, D. MANHARDT, L. PEREIRA, ESQ.,  
J. ALDERFER, ESQ, A. TALLARIDA, E.BET, APPLICANT, SUB. FILE 2023-104

## Location and Intent

An application to develop the property located at 670 South Cedar Crest Boulevard, PIN 548671329250-. The proposed use of the lot is an Orthodox Church. The area of the lot is 8.28 acres and the proposed number of lots is to remain at one. The size of the proposed buildings is as follows; 10,870 square foot sanctuary, 600 square foot chapel, 13,425 square foot fellowship hall, and a 1,600 square foot storage building. The total building area is proposed to be 26,495 square feet. The total number of parking spaces proposed is 153, 77 parking spaces provided for the sanctuary and 76 parking spaces provided for the fellowship hall. The parcel is proposed to be served by public water and sewer and is zoned Neighborhood Commercial NC. St. Paul Orthodox Church is the owner and applicant.



## Previous Township Consideration

At their May 3, 2017, hearing, the Board of Commissioners adopted Ordinance 1020, rezoning the property from R-3 Medium Density Residential to Neighborhood Commercial NC as a result of Rezoning Request #2015-501 Wells Family Partners LP.

In 2011, the Planning Commission reviewed Rezoning Request 2011-503 D. Smith Family LP, a request to rezone the R-3 portion of the subject property to HC Highway Commercial. The Planning Commission took the plan under advisement, requesting that the applicant submit a plan of the proposed development. The applicant tabled the plan.

In 1980, the South Whitehall Township Zoning Hearing Board granted special exception use for the expansion of the nursery and for the erection of a storage building for the tent rental business as a result of its discussion and deliberation of Zoning Appeal No. A-30-84.

In 1974, the South Whitehall Township Zoning Hearing Board granted special exception use for the continuation of the nursery and for the erection of two buildings, parking, and signs as a result of its discussion and deliberation of Zoning Appeal No. A-46-74.

## Reviewing Agencies Comments Summaries

### Township Engineer

The comments of the Township Engineer are contained in Mr. Anthony Tallarida's review dated January 7, 2026. His comments pertain to waiver requests, planning & zoning, general, stormwater management, traffic, policy & information, and additional Township policies.

### Township Water & Sewer Engineer

The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard's review dated December 31, 2025. His comments pertain to Water and Sanitary Sewer.

### Township Geotechnical Engineer

The comments of the Township Geotechnical Engineer are contained in Mr. Christopher Taylor's review dated January 5, 2026. His comments pertain to Stormwater Management, SALDO, and General Comments.

### Township Lighting Consultant

The comments of the Township Lighting Consultant are contained in Ms. Erin Hilbert's review dated January 7, 2026. Her comments pertain to fixtures.

### Public Works Department

The comments of the Township Public Works Department are contained in Mr. Herb Bender's review dated January 7, 2026. His comments pertain to fire and domestic water, utility connections, sewer module, water usage, BMP's, stormwater and the culvert.

## Public Safety Committee

The comments of the Public Safety Commission have not been received at this time. The plan submission will be reviewed at their upcoming Public Safety Commission meeting on January 12, 2026.

## Landscape and Shade Tree Commission

The comments of the Landscape and Shade Tree Commission are contained in Christopher Stroehler's review dated December 16, 2025. Their comments pertain to trees.

## Parks and Recreation Board

The comments of the Parks and Recreation Board are contained in Christopher Stroehler's review dated January 6, 2026. This plan will be reviewed at their upcoming January 12, 2026 meeting.

## 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 Transit Agency are contained in Ms. Molly Wood's review dated December 9, 2025. She has no comments at this time as it does not serve this location or nearby vicinity at this time

## South Whitehall Planning Document Review

The comments of the South Whitehall Township Planning Document Review are contained in Mr. Christopher Stroehler's review dated January 2, 2026. His comments pertain to official map, Parks and Recreation Plan, South Whitehall Landscapes Plan, Transportation Plan, Comprehensive Plan, and Recording Requirements.

## Zoning Review

The comments of the South Whitehall Township Zoning Officer are contained in Mr. David Manhardt's review dated January 5, 2026. His comments pertain to definitions, use, height, setbacks, parking, buffer strip and zoning.

## Community Development Department Recommendation

At this time, the Department is not recommending approval due to the outstanding comments. We request that you address all comments and resubmit once they have been fully resolved.

**Board of Commissioners deadline to act on the plan: March 11, 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

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

Mr. Alan R. Fornwalt, P.E., MBA&E  
Keystone Consulting Engineers, Inc.

Mr. Joseph Dunski  
St. Paul Antiochian Orthodox Church

Stephanie A. Kobal, Esq.  
Fitzpatrick, Lentz, & Bubba, P.C.

(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:

Land Development on an 8.3± acre parcel west of Cedar Crest Boulevard between Mosser Drive and Elm Street;

Development consists of:

Place of Worship building (10,870± square feet);

School, offices, and fellowship hall building (13,425± square feet);

Storage building (1,600 square feet);

Spray irrigation and underground detention facilities;

Parking areas (153 parking spaces);

Driveway connections to Glick Avenue (gated) and Cedar Crest Boulevard;

NC – Neighborhood Commercial Zoning District;

TND – Commercial Retrofit Overlay District;

Public water and sewer services.

Waivers/Deferrals/Variances Granted:

A Waiver Request Response Letter has been issued under separate cover, dated January 7, 2026.

Recommendation:

Engineering approval not recommended.

enr/laf

Enclosures

# THE PIDCOCK COMPANY

South Whitehall Township  
St. Paul Orthodox Church  
670 S. Cedar Crest Boulevard  
Major Plan #2023-104  
Preliminary/Final Plan Review

January 7, 2026

## **REVIEW COMMENTS**

### **A. Planning and Zoning**

1. We note the project is in the TND – Commercial Retrofit Overlay District, ZO §350-31(f)(3). Confirm/provide documentation if provisions of the Overlay District are intended to be used for this project.

### **B. General**

1. Right-of-way dedication is required along the along the Cedar Crest Boulevard property frontage, SALDO §312-26(a) and §312-35(b). Identify any right-of-way proposed for dedication at this time. Define the right-of-way by metes and bounds, SALDO §312-12(b)(26). We note that the improvements along Cedar Crest Boulevard and the proposed intersection to the site are to be reviewed and permitted by PennDOT;
2. Revise the sidewalk location along Cedar Crest Boulevard so its edge will be 1 foot inside of the right-of-way, SALDO §312-35(b)(3)(A)(ii);
3. Provide pavement tie-in details to Glick Avenue. Show limits of any milling and overlay, SALDO §312-12(b)(42);
4. The plan information is not sufficient to determine whether code-compliant accessible routes from the spaces to the buildings are provided. Building first floor elevations, locations and details of site handicapped ramps, and detailed accessible route grading from the proposed handicapped parking spaces to the applicable buildings are required for review. The Design Engineer should confirm the plan complies with the code requirements. 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;
5. We note the following relating to the proposed retaining walls:
  - a. Top and bottom of wall elevations should be provided on the Grading and Drainage Plan;
  - b. Building Permits are required by the PAUCC, Section 403.42.iii, for walls greater than 4 feet in height (9± and 10± foot high walls are proposed). The details should be reviewed by the Township Building Code Official;

- c. Designs for building foundations must account for any retaining walls located near the foundation walls, ensuring structural stability and proper integration; and
  - d. A note should be added to the Plan which states, “Prior to installation, full structural calculations and wall design details signed and sealed by the Engineer responsible for their preparation shall be furnished to the Township for review. Any wall submittal from a separate Design Engineer must be annotated by the Developer’s Engineer to indicate that they have “Approved” the submittal as being consistent with the design intent of their documents and appropriate for the proposed development and Township Standards.
6. Show Zoning District Boundary information (e.g., NC/HC, NC/R-3, NC/R-4) on the plan view, SALDO §312-12(b)(13);
  7. Since Sheet 2 contains notes that must appear on a recorded plan, we recommend recording Sheet 2 and listing it appropriately in the Sheet Index in accordance with SALDO §312-14(b)(1);
  8. Check the Plan Intent Note and Plan information for consistency (e.g., Plan Intent Note does not refer to school use), SALDO §312-12(b)(8)(g);
  9. Check the orientation of the north arrow shown on the E&S and PCSM Plans, SALDO §312-12(b)(11);
  10. Provide a benchmark and identify the datum to which contour elevations refer, SALDO §312-12(b)(16);
  11. Identify any rock outcrops, stone fields, closed topographical depressions, and other features of ground subsidence, etc. or the absence of such features should be noted, SALDO §312-12(b)(18);
  12. Label building uses adjacent to the site (e.g., residential, commercial, etc.), SALDO §312-12(b)(20);
  13. Provide concrete monuments in accordance with SALDO §312-12(b)(27);
  14. Provide sanitary sewer and water distribution system plans and profiles, SALDO §312-12(b)(33) and §312-12(b)(34); and
  15. We defer to the Township Staff as it relates to the necessity of a Zoning Plan, SALDO §312-12(b)(41).

**C. Stormwater Management**

1. Provide applicable release rate calculations as the Report indicates that the spray irrigation system will be winterized, SMP §296-17.E;
2. A diversion of approximately 4 acres from POA2 to POA1 is proposed. Provide calculations to show that the runoff rate and volume from this area will not impact the downstream properties, SMP §296-11.F and §296-17.H;
3. Provide a downstream capacity analysis for the modification of the existing swale at the northern portion of the property. Approximately 1 sq.mi. drains to this area from

an upstream tributary area and should be modeled through the site. Additionally, the channel water surface elevation should be modeled and compared to the elevation of all proposed discharge pipes routed to the existing swale, SMP §296-17.D;

4. Provide an analysis for the proposed low point that is to be captured by Inlet I-104 to ensure all runoff will be contained within the subject property, SMP §296-11.F;
5. We note the following comments regarding the time of concentration (Tc) calculations, SMP §296-18.N:
  - a. Revise the time of concentration (Tc) calculation for Existing DP002 to reflect the Tc flow path provided on the Predevelopment Drainage Area Map; and
  - b. The initial flow length calculations for the Existing DP004 and Proposed Basin 1 Outside NPDES (DP004) should be consistent as these areas are not modified as part of the proposed improvements.
6. Provide the Pre-Development hydrographs for DP011 and DP012 in the Predevelopment Analysis sections of the Report, SMP §296-17.A;
7. Check the Proposed Basin 1 within NPDES (Impervious) tabulation and confirm its consistency with the Plans;
8. Provide consistency between the Plans and Report for the Underground Basin 1 14" x 6" rectangular orifice elevation and the length of the rectangular weir;
9. Revise the Rate Summary information contained in the Report to be consistent with the hydrograph analysis (e.g., DP008 pre-development, etc.);
10. Verify the provided Structural SCM volume credit provided in the DEP Spreadsheet calculations. We note that the storage provided at the lowest orifice and the spray irrigation system volume provides a volume of less than the volume routed to SCM, SMP §296-18.F;
11. Provide two separate water quality volume calculations in accordance with SMP §296-15.B(1) to be consistent with POA1 and POA2 analysis, SMP §296-15.C;
12. We note the following comments regarding the storm sewer calculations:
  - a. Provide consistency between the storm sewer calculations, plan information, and storm sewer profile information for the proposed storm sewer networks;
  - b. Revise the Tc sheet flow length contained in the Subarea inlet calculations to be a maximum of 50 feet, SMP §296-18.N(1);
  - c. Check for consistency between the Tc calculation values and those inputted in the storm sewer calculations, (e.g., Inlets I-404, I-405, etc.), SMP §296-18.N;
  - d. Provide a Tc flow path on the Inlet Tributary Drainage Area Plan to justify the Tc calculations to Inlet I-412, SMP §296-18.N;
  - e. Revise the starting Hydraulic Grade Line elevation for the 500-system to begin at the calculated 100-year water surface elevation of the Underground Basin, SMP §296-18.R(2)(j);

- f. Verify the proposed grading conditions (e.g., sag versus on-grade) as part of the Inlet storm sewer calculations. It appears that Inlets I-404, I-408A, I-707 etc., are not located in low points and if applicable, spot elevations should be provided to ensure these inlets are in a ‘sag’ condition;
  - g. Confirm the downstream bypass line numbers for the 500- and 600-system inlets (e.g., Inlets I-502, I-514, I-605, etc.), SMP §296-18.R(2)(j);
  - h. Provide additional provisions (e.g., double inlet, revised grading, etc.) to Inlet I-510 to confirm all intended runoff is captured within this storm sewer system. We note that any bypass runoff will not be intercepted by the Underground Basin; and
  - i. Verify the drainage areas for the Swales and their corresponding storm sewer structure. We note that the delineations and calculations for these areas are not consistent.
13. Revise the Underground Basin to provide a minimum 2-percent longitudinal slope across the basin floor, SMP §296-18.R(4)(b);
  14. Provide a storm sewer profile for Endwall EW-A to the Underground Basin Outlet Control Structure OS-1, SALDO §312-12(b)(33);
  15. The Plans indicate that the existing 60-inch RCP will be extended to connect to Endwall EW-A. Additional details should be provided to document the connectivity to the existing pipe system, SALDO §312-12(b)(33);
  16. Provide documentation that the ‘Proposed 10’ Additional Utility Easement’ includes a freeboard allowance of 0.5 feet above the design water surface level, SMP §296-11.O. Also provide a drainage easement for the channel which bisects the site in accordance with SMP §296-11.O;
  17. Provide an energy dissipator (e.g., riprap apron, etc.) downstream of Endwall EW-A to minimize erosion for the relocated discharge point of the swale, SMP §296-11.R;
  18. Provide green infrastructure and low impact development practices wherever possible, SMP §296-27;
  19. Provide the proposed ownership and maintenance responsibilities of the stormwater management facilities and storm sewer networks;
  20. Provide a note on a Plan to be recorded that states ‘Ground surface elevations in any such drainage easements may not be altered by the property owner without the express, advance, written permission of the Township Board of Commissioners’, SMP §296-18.R(3)(d)[3]; 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 Cedar Crest Boulevard, as well as sidewalk, frontage improvements (including existing driveway removals), and any other utility services (gas, electric, communication, etc.) within the PennDOT right-of-way, SALDO §312-36(c)(1). All correspondence with PennDOT should be provided to SWT and our office;
2. In addition to the written sight distance information, graphically show the required/available sight distances, SALDO §312-12(b)(24) and §312-35(a)(6)(F);
3. Check the Sign Tabulation and plan information for consistency (Sheet 3), SALDO §312-12(b)(42);
4. Provide delivery truck turning templates for the site. The templates should demonstrate the ability of trucks to maneuver through the site (to designated loading zone or delivery area). Also, revise the SWT Fire Truck turning template to meet the vehicle dimensions on the SWT Largest Emergency Response Vehicle Sketch (.pdf file attached);
5. The vehicular circulation design has not been reviewed for this private facility and is the responsibility of the Developer. The parking lot intersection located west of the fellowship hall does not appear to have any traffic control devices proposed, and the crosswalk is placed diagonally across the intersection. Consider revising to clarify operations;
6. The plans identify proposed gates at Glick Avenue. Provide information regarding gate operations. We note that the gate configuration should be coordinated with PennDOT to determine if additional signage at the entrance is necessary; and
7. We note the following regarding the Transportation Impact Assessment Report:
  - a. The scoping application lists a capacity of 600 seats. The Transportation Impact Analysis lists a capacity of 450 seats, and the Land Development plans list a capacity of 300 seats. Clarify the proposed capacity of the church or explain if future expansions are proposed;
  - b. The trip generation should be revised to the latest edition of ITE's Trip Generation (12<sup>th</sup> Edition). It does not appear that the AM and PM Peak Hours are affected, but the Sunday Peak hour increases; and
  - c. Table 4 should be clarified if the Queues are in feet or vehicles.

**E. Policy and Information**

1. A list of all easements/rights-of-way necessary to support the planned development is to be provided 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, floodplain, etc.). For dedications to SWT, legal descriptions for each easement/right-of-way, along with

an 8½"x11" 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. Provide copies of the deed for the subject property, SALDO §312-12(a)(4) and §312-14(a)(4);
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. Provide a note listing all required outside agency permits and approvals on a plan to be recorded. These Agencies/permits 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. PADEP, 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), §312-12(b)(39), §312-39(e), and §312-14(a)(9); 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;

5. Street addresses should ultimately be shown on the Plans, SALDO §312-14(b)(6);
6. List an anticipated completion date of all public improvements on a recorded plan, SALDO §312-14(b)(7);
7. 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;
  - b. All construction within Township right-of-way shall be in accordance with Township Specifications and Standards for construction; and
  - c. The details are a minimum standard for all construction within the Township, and that incorporation of portions or all of the Township Standard Construction Details on the plans constitutes an acceptance of and endorsement of those standards by the Developer and the Developer's Engineer.

8. Remove all references to “The Pidcock Company” on the Township Standard Construction Details provided on the plans;
9. Provide easement information/restrictions as it relates to the 30-foot Utility Easement and the 40-foot Access Easement, SALDO §312-12(b)(42). Obtain approval from the easement owner for any work within the respective easement. Further, provide copies of any deed restrictions of the existing utility easement;
10. Discuss matters pertaining to the design of water distribution and sanitary sewerage systems with the Public Works Department, SALDO §312-12(a)(6)(C) and §312-12(a)(7)(C);
11. Address any concerns of the 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;
12. 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;
13. 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 details, preliminary site investigation, infiltration setbacks, retaining walls, etc.; and
14. Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized 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  
St. Paul Orthodox Church  
670 S. Cedar Crest Boulevard  
Major Plan #2023-104  
Preliminary/Final Plan Review

List of Plans and Supplemental Information  
Prepared by Keystone Consulting Engineers, Inc. and  
dated or last revised November 6, 2025 except as noted

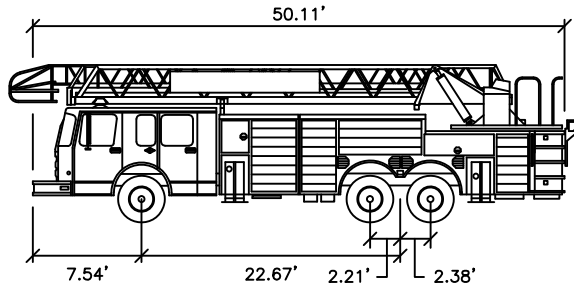
As provided in the download link contained in the KCE e-mail dated December 5, 2025.

1. Cover Sheet, Sheet 1 of 27;
2. General Notes, Sheet 2 of 27;
3. Record Plan, Sheet 3 of 27;
4. Existing Features and Demolition Plan, Sheet 4 of 27 (cursory review only);
5. Grading and Drainage Plan, Sheet 5 of 27;
6. Utility Plan, Sheet 6 of 27;
7. Lighting and Landscape Plan, Sheet 7 of 27 (cursory review only);
8. Truck Turning Plan, Sheet 8 of 27;
9. Stormwater Profiles, Sheets 9 and 10 of 27;
10. Driveway Profile, Sheet 11 of 27;
11. Construction Details, Sheet 12 of 27;
12. Stormwater Details, Sheet 13 of 27;
13. Stormwater Details 2, Sheet 14 of 27;
14. Sanitary Details, Sheet 15 of 27 (not reviewed);
15. Water Details, Sheet 16 of 27 (not reviewed);
16. Erosion and Sedimentation Control Plan Stage 1, Sheet 17 of 27 (cursory review only);
17. Erosion and Sedimentation Control Plan Stage 2, Sheet 18 of 27 (cursory review only);
18. Erosion and Sedimentation Control Details, Sheet 19 of 27 (cursory review only);
19. Erosion and Sedimentation Control Details 2, Sheet 20 of 27 (cursory review only);
20. Erosion and Sedimentation Notes, Sheet 21 of 27 (cursory review only);
21. Post Construction Stormwater Management (PCSM) Plan, Sheet 22 of 27;
22. PCSM Details, Sheet 23 of 27 (cursory review only);
23. PCSM Details 2 through 5 (4 sheets) , Sheets 24 through 27 of 27 (cursory review only);

24. Transportation Impact Assessment Report, last revised February 14, 2025;
25. PCSM Report;
26. Erosion Control Narrative (cursory review only);
27. Project Narrative;
28. Waiver/Deferral Request Letter; and
29. Letter of Transmittal.

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

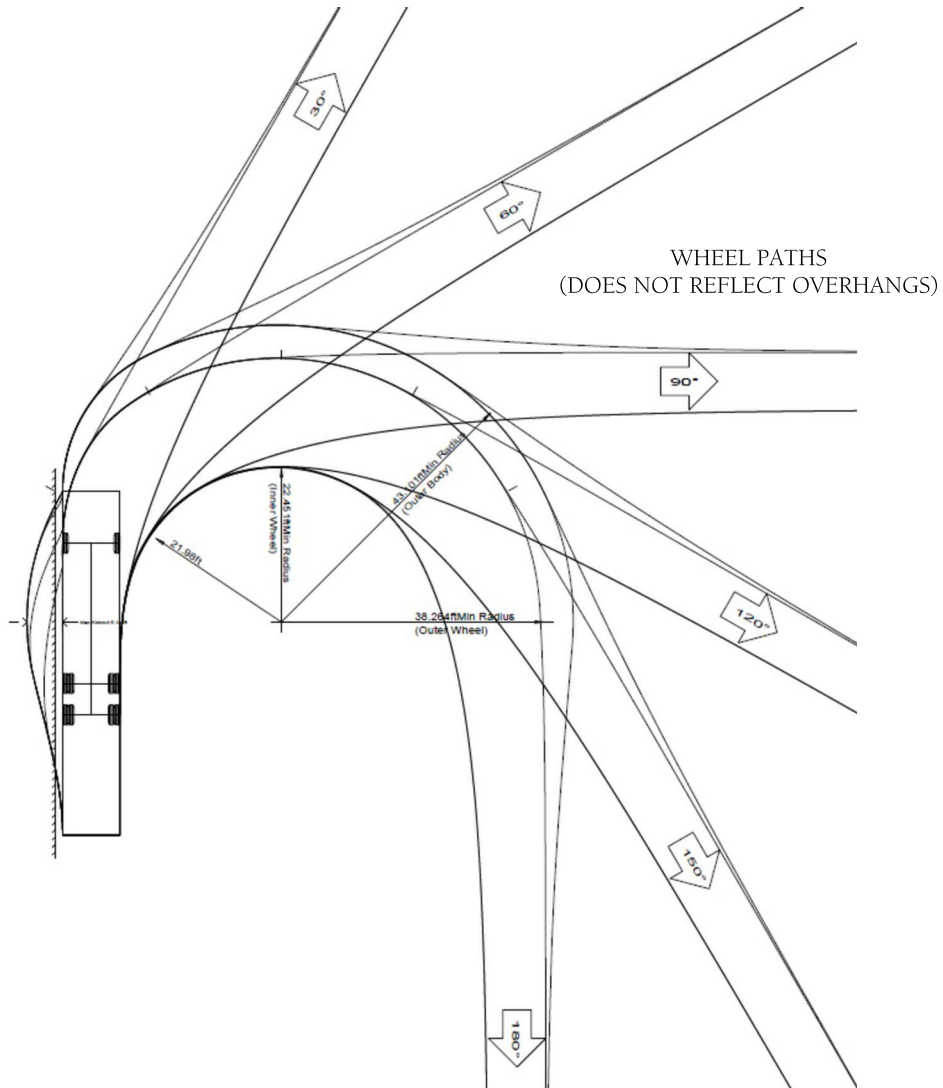
1. Subdivision and Land Development Review Application, dated November 5, 2025;
2. Wetland Report, prepared by VW Consultants, LLC and dated July 20, 2024;
3. Preliminary Site Investigation, dated November 21, 2023;
4. Phase 1 Environmental Site Assessment, dated June 14, 2024;
5. Highway Occupancy Permit Application Cycle No. 4 Review Letter, prepared by PennDOT and dated March 27, 2025; and
6. Highway Occupancy Permit Plans (Sheets 1 through 16 of 16) prepared by Keystone Consulting Engineers, Inc. and dated September 18, 2025.



- Width : 8.33'
- Track : 8.33'
- Lock to Lock Time : 6.0
- Steering Angle : 45.0

NOT TO SCALE

\* IMAGE ABOVE MAY NOT REPLICATE SOUTH WHITEHALL TOWNSHIP'S FIRE TRUCK  
 \*\* DIMENSIONS REPRESENT A COMBINATION OF EMERGENCY VEHICLES



DRWN. BY:  
BMC  
CHKD. BY:  
BEH  
FIELD BOOK:

SCALE:  
AS NOTED  
DATE:  
AUGUST 3, 2023  
PROJ. NO.:

**SOUTH WHITEHALL TOWNSHIP**  
 AERIAL FIRE TRUCK TURNING TEMPLATE INFORMATION  
**THE PIDCOCK COMPANY**  
 CIVIL ENGINEERING AND LAND PLANNING ARCHITECTURE LAND SURVEYING  
 2451 PARKWOOD DRIVE ALLENTOWN, PENNSYLVANIA 18103  
**LARGEST EMERGENCY RESPONSE VEHICLE (2023 - MODIFIED)**

**SK**  
**1**

# Township Water & Sewer Engineer Review

December 31, 2025

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

Re: ST Paul's Orthodox Church  
Land Development #2023-104  
Review of Preliminary/Final Plan  
SSM File 103400.0103

Dear Mr. Manhardt:

This correspondence provided as a review of the Preliminary Final plan for the above referenced project dated November 6, 2025. We have the following comments regarding the water and sanitary sewer utilities:

Water Comments:

1. **Utility Plan : Sheet 6 of 27** - Water system shall be designed with one water meter pit having one fire line connection and one domestic water connection to the SWT water system.
2. **Utility Plan : Sheet 6 of 27** - Show one Tapping Sleeve and Valve for Fire Line connection to SWT 8" water main
3. **Utility Plan : Sheet 6 of 27** - Show one Tapping Sleeve and valve for Domestic water line connection SWT 8" water main.
4. **Utility Plan : Sheet 6 of 27** - Replace existing Fire Hydrant with a new Fire Hydrant and valve.
5. **Utility Plan : Sheet 6 of 27** - Show all the Disconnect and cap points of existing water laterals at main.[Two total]
6. **Water Details Sheet 16 of 27** - All SWT Construction Detail sheets must have a revision date June 2023.
7. **Water Details Sheet 16 of 27** - Add SWT Construction Details / SWT-W-7 Water Meter/Double Check Detector Assembly And Pit.
8. **Water Details Sheet 16 of 27** - Remove Lehigh County Authority Sample Installation Sketch.

Sanitary Sewer Comments:

1. **Utility Plan Page 6 of 27** - Update plan information -South Whitehall Twp. Sanitary Sewer line is 8" not 12".
2. **Utility Plan Page 6 of 27** - Show all the disconnect and cap points of existing sanitary sewer laterals at main.
3. **Sanitary Details Page 15 of 16** - Remove SWT Construction Standard Detail sheet SWT-S-5.
4. **Sanitary Details Page 15 of 16** - All SWT Construction Detail sheets must have a revision date June 2023.
5. A PA DEP sanitary sewer planning module will be required.

December 31, 2025  
Mr. David Manhardt  
South Whitehall Township  
Page 2 of 2



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

Sincerely,  
Spotts, Stevens and McCoy

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

Jason M. Newhard, CCM, LO  
Director, Environmental Engineering  
[jason.newhard@ssmgroup.com](mailto:jason.newhard@ssmgroup.com)

cc: SWT, PW

# Township Geotechnical Engineer Review



# HanoverEngineering

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

January 5, 2026

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  
St. Paul Antiochian Orthodox Church  
Major Plan 2023-104  
South Whitehall Township, Lehigh County,  
Pennsylvania  
Hanover Project SWT23-11(015)

Dear Mr. Manhardt:

Hanover Engineering (Hanover) has reviewed the information received on December 5, 2025 via electronic link. Reviewed documents pertaining to the geotechnical aspects of the proposed project at the above-referenced site consisted of the following, as prepared by Keystone Consulting Engineers, Inc unless otherwise noted:

1. Document entitled "Project Narrative", dated November 6, 2025.
2. Waiver/Deferral Request Letter referenced as "St. Paul Orthodox Church", dated November 6, 2025.
3. Report entitled "Wetland Investigation Findings", prepared by VW Consultants, LLC, dated July 20, 2024.
4. Report entitled "Phase I Environmental Site Assessment", dated June 14, 2024.
5. Report entitled "Erosion Control Narrative", dated November 6, 2025.
6. Report entitled "Preliminary Site Investigation Report", dated November 21, 2023.
7. Report entitled "Post Construction Stormwater Management Report", dated November 6, 2025.
8. Plan set entitled "Stormwater Reuse Irrigation Spray System", Sheets IRR-1 through IRR-3, prepared by Robb Werley & Associates, LLC, dated September 19, 2025, unrevised and included in the larger engineering plan set referenced in Item 9 below as Sheets 25, 26, and 27 of 27.
9. Engineering plan set entitled "Land Development Plan (Preliminary/Final) for St. Paul Orthodox Church", Sheets 1 of 27 through 27 of 27, dated November 26, 2025, unrevised.

Based on our review, it is our understanding that the subject property consists of a single tax parcel addressed as 670 South Cedar Crest Boulevard with an area of 8.28 acres containing one (1) storage building along with paved driveways and parking lots. The property is reported as vacant (unused), with the prior use being a nursery. The property owner and applicant are St. Paul Orthodox Church. The applicant proposes to construct a sanctuary, chapel, fellowship hall, and storage building totaling 26,495 square feet. Appurtenant paved driveways and parking areas are also proposed, along with stormwater management facilities consisting of collection and conveyance structures, an underground detention basin, and spray irrigation facilities. The proposed buildings will be served by public water and public sewer.

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

A. Chapter 296, Stormwater Management, of the South Whitehall Township Code:

1. Chapter 296-11.T: Within areas containing soils identified by the Soil Conservation Service to be sinkhole prone, detention basins shall be lined. A liner is not proposed in the documents submitted. The applicant shall provide details and specifications for a liner system for Underground Detention Basin 1. Design provisions shall be provided in the case that bedrock or seasonal high water table are encountered at or above the liner system elevation. The documents do contain references to an "underdrain" for Basin 1. Plan locations, dimensions, details, and specifications shall be provided for any underdrain proposed.
2. Chapter 296-15.F: Infiltration BMPs shall not be constructed on fill unless the applicant demonstrates that the fill is stable and otherwise meets the infiltration BMP standards of this chapter. The Test Data reporting forms indicate the presence of fill consisting of natural soils and construction debris in the test pits located within the proposed spray irrigation area. The applicant shall satisfy the requirements of this section.
3. Chapter 296-15.I.(3): Soil permeability as measured by percolation test shall be greater than or equal to 0.5 inches/hour and less than or equal to 12 inches/hour. Provide a justification for the permeability test method used (Double-Ring Infiltrometer).
4. Chapter 296-15.I.(4): Demonstrate that all setback distances required in this section are being provided.
5. Chapter 296-15.K: For infiltration areas that appear to be feasible based on the preliminary site investigation, the additional site investigation and testing as outlined in Appendix G shall be completed. Test results shall be compared to the Recommendation Chart in Appendix D to determine if the site is recommended for infiltration. Demonstrate that the required minimum density for each test type has been provided or conduct additional testing per this section. It is noted that soil auger testing has not been conducted.

6. Chapter 296-18.R.(4)(b): A minimum longitudinal slope of two percent (2%) shall be provided across the basin floor. It appears that the proposed detention basin has been designed with a flat bottom. The applicant shall comply this requirement or formally request a waiver. The applicant shall provide justification for this waiver request which clarifies why a flat bottom is necessary for this proposal.

B. Subdivision and Land Development Ordinance

1. 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. Section 312.12(b)(22): Soil types and mapped limits have been identified on the plans and a soil data table has been provided. The soil type boundaries shall be depicted more legibly on the plans.

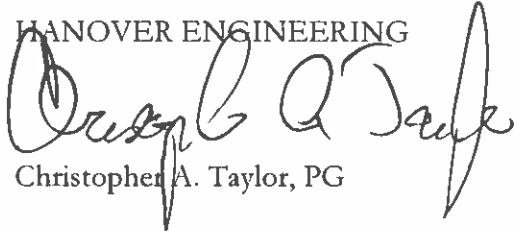
C. General Comments

1. The following comments regarding the Stormwater Spray Irrigation system shall be addressed:
  - a. The Support Data package contains (Page 17) trench specifications (depth, width, minimum cover). A trench detail(s) with required dimensions shall be provided on the Spray Irrigation design plans.
  - b. Clarify the routing/location/outlet of the winter bypass line.
  - c. Infiltration Tests 4A and 4B fall within the spray irrigation area but these test results were not utilized in the infiltration rate calculations. Please clarify.
  - d. The person responsible for preparing the spray irrigation design shall sign the Support Data package and the design plans.
2. Results for a Test Pit 15 and associated infiltration tests are shown on the plans but no reporting is included in the Preliminary Site Investigation Report. The soil log and all infiltration test data shall be provided. It is noted that this office was not scheduled to observe the testing at this location.
3. Provide specifications for the subgrade preparation for Underground Detention Basin 1 (compacted, free of organics and large coarse fragments, etc.)
4. Sinkhole remediation details are not included in the Project Geologist's Preliminary Site Investigation Report but have been provided on the land development plans. The Project Geologist shall review the details and approve or revise them as appropriate.
5. Clarify if any retaining walls are required for this proposal. If so, provide plan views, details, specifications and calculations as appropriate.

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

A handwritten signature in black ink, appearing to read "Chris A. Taylor", written over the printed name below.

Christopher A. Taylor, PG

cat:cat/sas

S:\Projects\Municipal\WhitehallTownship\Swt23-11(015)-StPaulAntiochianOrthodoxChurchMajorPlan2023-104\Docs\2026-01-05-SWTGeotech,StPaulAntiochianOrthodoxChurchGeotechCmtLtr1.doc

cc: Mr. Herb Bender, Director of Township Operations (via email)  
Ms. April Wilk, Land Development Coordinator (via email)  
Mr. Anthony F. Tallarida, PE, The Pidcock Company (via email)  
Mr. Mark Gnall, PE, The Pidcock Company (via email)  
Mr. Joseph Dunski, St. Paul Orthodox Church  
Mr. Alan R. Fornwalt, PE, Keystone Consulting Engineers, Inc.

# Township Lighting Consultant

January 7, 2026

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

Attn: Mr. David Manhardt

Re: St. Paul's Orthodox Church

Dear Mr. Manhardt:

I have reviewed the Information submitted for the project St. Paul's Orthodox Church located at 670 S. Cedar Crest Blvd. in the Township. The Lighting and Landscape plan was submitted containing the lighting information:

- Sheet 7 of 27, dated 11/06/2025

The plan as submitted does not conform to the latest Township Ordinance, namely:

- (1) The township ordinance mandates that fixtures with exposed lamps shall conform to the I.E.S. handbook for full cutoff design. Fixture 'A' on sheet 7 does not conform to this guideline as it has an uplight rating of 1.

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

Very Truly Yours,

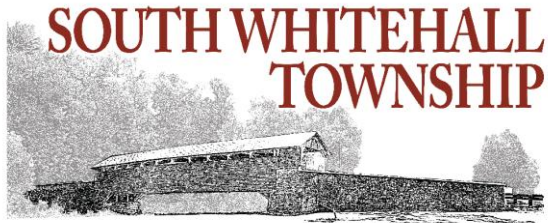
*Erin Hilbert*

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

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**TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT**

**FROM: HERB BENDER, PUBLIC WORKS MANAGER**

**DATE: JANUARY 7, 2026**

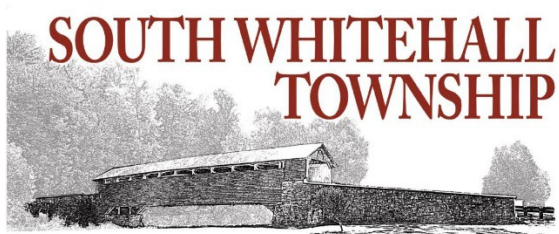
**SUBJECT: ST. PAUL'S CHURCH 2023-104**

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

1. Fire and domestic water need to be separate.
2. Existing utility connections need to be cut and capped at the main.
3. A sewer planning module will be required.
4. Please indicate estimated water usage.
5. All storm water BMP's to remain private.
6. Due to the additional storm water infrastructure located within the culvert, all maintenance of the culvert will be the responsibility of the property owner.
7. The culvert will need to be restored post construction to good working order.

# Landscape and Shade Tree Commission



## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Chris Strohler, Long-Range Planner  
**DATE:** December 16, 2025  
**SUBJECT:** Subdivision Plan Review  
St. Paul Orthodox Church  
Major Plan 2023-104  
Plan Dated November 6, 2025

**COPIES:** D. Manhardt, A. Wilk, A. Tallarida, E. Bett, J. Alderfer, Esq.,  
Applicant

At their December 15, 2025, meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and recommended the following:

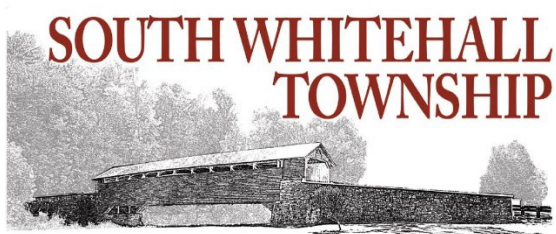
The applicant shall ensure that the Japanese Tree Lilacs along Cedar Crest Boulevard are planted at least five (5) feet away from any underground utilities. The Commission also reminds the applicant that the Kousa Dogwoods must be the single-stem tree form. The landscape plan is considered acceptable.

Respectfully submitted,

*Christopher Strohler*

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

# Parks and Recreation Board



**MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Chris Strohler, Long-Range Planner  
**DATE:** January 6, 2026  
**SUBJECT:** Subdivision Plan Review  
St. Paul Orthodox Church  
Major Plan 2023-104  
Plan dated November 6, 2025  
**COPIES:** D. Manhardt, Zoning, A. Wilk, A. Tallarida, E. Bet, J. Alderfer,  
Esq., Applicant

This plan will be submitted to the Parks and Recreation Board for their review at their January 12, 2026 meeting. A follow-up memo will be provided to the applicant after their review.

Respectfully submitted,

*Christopher Strohler*

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

# Lehigh and Northampton Transit Agency (LANTA)

**From:** [Molly Wood](#)  
**To:** [April Wilk](#)  
**Subject:** RE: SWT - PLANNING COMMISSION MEETING MATERIALS -January 15, 2026  
**Date:** Tuesday, December 9, 2025 1:29:38 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hi April,

Thank you for sharing the plans for the St Paul's Orthodox Church at 670 S Cedar Crest. We don't have formal comment for the plan. Although LANTA does not serve the project location or nearby vicinity at this time, we do appreciate the efforts to include a new sidewalk network along the property frontage on S Cedar Crest Blvd, and within the site, for improved walkability.

If anything comes up please let me know.

Thanks again,  
Molly



### **Molly S. Wood, AICP**

Planner/Land Use Specialist

Lehigh and Northampton Transportation Authority

1060 Lehigh Street, Allentown, PA 18103

PH: 610-439-1376

[mwood@lantabus-pa.gov](mailto:mwood@lantabus-pa.gov)

[www.lantabus.com](http://www.lantabus.com)

---

**From:** April Wilk <wilka@southwhitehall.com>

**Sent:** Friday, December 5, 2025 3:21 PM

**To:** rmalehorn@snyderhoffman.com; John G. Frantz <frantzj@southwhitehall.com>; Molly Wood <mwood@lantabus-pa.gov>; Christopher Strohler <strohlerc@southwhitehall.com>; Herb Bender <benderh@southwhitehall.com>; Mike Elias <eliasm@southwhitehall.com>; Stephen Brown <sgb@swtpd.org>; Frank Lombardo <lombardof@swtpd.org>; newhard, jason <jason.newhard@ssmgroup.com>; Christopher A. Taylor (ctaylor@hanovereng.com) <ctaylor@hanovereng.com>; Anthony F. Tallarida <atallarida@pidcockcompany.com>; Erinn Bet <ebet@pidcockcompany.com>; Mark Gnall(mgnall@pidcockcompany.com) <mgnall@pidcockcompany.com>; Erin Hilbert <ehilbert@snyderhoffman.com>

**Cc:** David Manhardt <manhardtd@southwhitehall.com>; Tom Petrucci <petruccit@southwhitehall.com>; Jennifer Alderfer <alderferj@southwhitehall.com>

**Subject:** RE: SWT - PLANNING COMMISSION MEETING MATERIALS -January 15, 2026

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

**CORRECTION**

Good afternoon,

So far, we received complete submission materials for St. Paul's Church for the **January 15, 2026**, Planning Commission Meeting and I have uploaded those materials to One Drive for your review via the link below. I will send additional submissions as they are received and complete.

[2023-104 - St. Paul's Orthodox Church](#)

**Comments are required by 12:00 p.m. on Wednesday, January 7, 2026, for the January 15, 2025, Planning Commission meeting.**

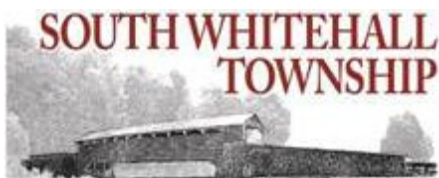
Should you require a hard copy of any of the documents, I will have them for pick-up in Community Development on Monday, December 8, 2025.

Thank you.

Best,

**April Wilk, Paralegal**

Land Development Coordinator  
Zoning Hearing Board Coordinator  
South Whitehall Township  
4444 Walbert Avenue  
Allentown PA 18104  
610-398-0401, x234  
[www.southwhitehall.com](http://www.southwhitehall.com)



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---

**From:** April Wilk

**Sent:** Friday, December 5, 2025 3:15 PM

**To:** 'rmalehorn@snyderhoffman.com' <[rmalehorn@snyderhoffman.com](mailto:rmalehorn@snyderhoffman.com)>; John G. Frantz <[frantzj@southwhitehall.com](mailto:frantzj@southwhitehall.com)>; 'Molly Wood' <[mwood@lantabus-pa.gov](mailto:mwood@lantabus-pa.gov)>; Christopher Strohler <[strohlerc@southwhitehall.com](mailto:strohlerc@southwhitehall.com)>; Herb Bender <[benderh@southwhitehall.com](mailto:benderh@southwhitehall.com)>; Mike Elias <[eliasm@southwhitehall.com](mailto:eliasm@southwhitehall.com)>; Stephen Brown <[sgb@swtpd.org](mailto:sgb@swtpd.org)>; Frank Lombardo <[lombardof@swtpd.org](mailto:lombardof@swtpd.org)>; 'Jason Newhard' <[jason.newhard@ssmgroupp.com](mailto:jason.newhard@ssmgroupp.com)>; 'Christopher A. Taylor (ctaylor@hanovereng.com)' <[ctaylor@hanovereng.com](mailto:ctaylor@hanovereng.com)>; 'Anthony Tallarida' <[atallarida@pidcockcompany.com](mailto:atallarida@pidcockcompany.com)>; 'Erinn Bet' <[ebet@pidcockcompany.com](mailto:ebet@pidcockcompany.com)>; 'Mark Gnall(mgnall@pidcockcompany.com)' <[mgnall@pidcockcompany.com](mailto:mgnall@pidcockcompany.com)>; 'Erin Hilbert' <[ehilbert@snyderhoffman.com](mailto:ehilbert@snyderhoffman.com)>

**Cc:** David Manhardt <[manhardtd@southwhitehall.com](mailto:manhardtd@southwhitehall.com)>; Tom Petrucci <[petruccit@southwhitehall.com](mailto:petruccit@southwhitehall.com)>; Jennifer Alderfer <[alderferj@southwhitehall.com](mailto:alderferj@southwhitehall.com)>

**Subject:** SWT - PLANNING COMMISSION MEETING MATERIALS - December 11, 2025

Good afternoon,

So far, we received complete submission materials for St. Paul's Church for the December 11, 2025, Planning Commission Meeting and I have uploaded those materials to One Drive for your review via the link below. I will send additional submissions as they are received and complete.

 [2023-104 - St. Paul's Orthodox Church](#)

**Comments are required by 12:00 p.m. on Wednesday, January 7, 2026, for the January 15, 2025, Planning Commission meeting.**

Should you require a hard copy of any of the documents, I will have them for pick-up in Community Development on Monday, December 8, 2025.

Thank you.

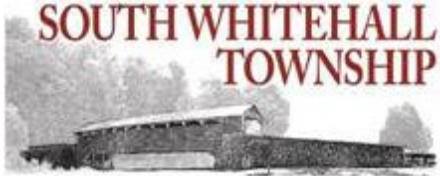
Best,

**April Wilk, Paralegal**

Land Development Coordinator

Zoning Hearing Board Coordinator

South Whitehall Township  
4444 Walbert Avenue  
Allentown PA 18104  
610-398-0401, x234  
[www.southwhitehall.com](http://www.southwhitehall.com)



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# South Whitehall Planning Document Review

# SOUTH WHITEHALL TOWNSHIP

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

January 2, 2026

St. Paul Orthodox Church  
Attn: Joe Dunki  
156 East Main Street  
Emmaus, PA 18046

**RE: *Proposed St. Paul Orthodox Church  
Major Plan #2023-104  
Request For Preliminary/Final Plan Review***

Dear Applicant:

The purpose of this letter is to report on your project's consistency with Township long-range plans, policies, and related documents. My comments follow:

## **Official Map**

1. The Official Map depicts the subject parcel underlain with karst geology. Any proposed earth disturbance shall be reviewed by the Township Geotechnical Consultant.

## **Parks & Recreation Plan**

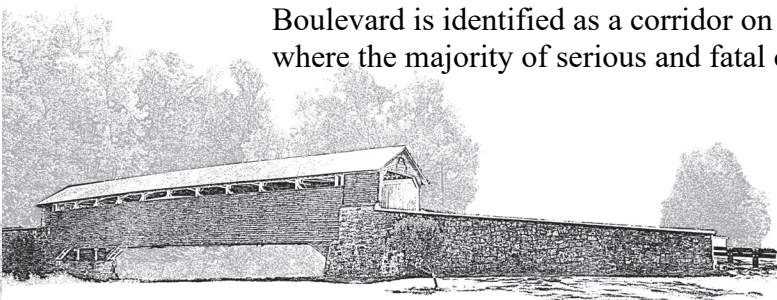
1. No park or recreation facilities are currently proposed as part of this land development. This plan will be forwarded to the Township Parks and Recreation Board for a recommendation on how the applicant might best meet the Open Space and Recreation Requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance.

## **South Whitehall Landscapes Plan**

1. No significant agricultural, natural, or historic features are known to be onsite. No open space is currently proposed as part of this land development.

## **Transportation Plan**

1. Phase I of the Transportation PLAN develops recommendations to improve safety and promote active transportation on the Township's roadway network. Cedar Crest Boulevard is identified as a corridor on the High Injury Network, a subset of roadways where the majority of serious and fatal crashes have occurred. Staff appreciate the



inclusion of sidewalk along the frontage of the property and internally to the site. To improve pedestrian circulation, staff recommend the applicant consider connecting sidewalk along the southern portion of the property from Cedar Crest Boulevard to Glick Avenue and the internal parking lot in the south-central part of the property.

### **Comprehensive Plan**

1. The Comprehensive Plan envisions the tract within a Business District Land Use Type. The goals of Business District areas are to:
  - Incentivize infill and redevelopment
  - Incorporate residential to create mixed-use developments
  - Encourage local connectivity to surround land uses
  - Encourage walkability and multiple modes of transportation
  - Encourage regional connectivity through transit and multimodal infrastructure and circulation

This project proposes the redevelopment of a former nursery into an Orthodox Church. Sidewalks are proposed along Cedar Crest Boulevard and internally to the site to provide pedestrian circulation. This project is considered consistent with the Comprehensive Plan

### **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. The size of the plan sheet shall be noted on the upper left-hand corner of every plan sheet to be recorded.

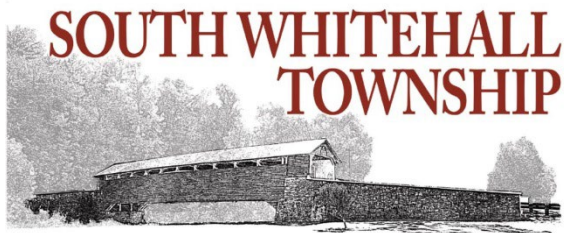
Sincerely,



Christopher Strohler, AICP  
Long-Range Planner, Community Development Department  
South Whitehall Township  
610.398.0401  
[strohlerc@southwhitehall.com](mailto: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, Zoning Officer  
**DATE:** January 5, 2026  
**SUBJECT:** Land Development Plan Review  
St. Paul Orthodox Church  
670 S. Cedar Crest Boulevard  
Major Plan #2023-104  
Plan Dated November 6, 2025  
**COPIES:** A. Wilk, J. Alderfer, Esq., A. Tallarida, Applicant

The plan has been reviewed for zoning compliance. Please see comments below:

1. The principal use of the property is §350-48(p)(4) Place of worship.  
*“(A) Definition: A building or group of buildings, including customary ancillary buildings, designed for public worship and other activities customarily associated with public worship, including but not limited to administration of the place of worship and associated activities, religious teaching, religious ceremonies, nonprofit and/or charity-related community gatherings and events, but excluding schools.”*
2. Clarify the intended use of “PROPOSED TWO STORY SCHOOL, OFFICES AND FELLOWSHIP HALL” identified on the plans for consistency with “other activities” identified above (§350-48(p)(4)(A)). A use variance may be required as a school (§350-48(s)(4) School, elementary and/or secondary) is not listed as a permitted use in the NC Zoning District, ZO §350 24(c)(9);
3. Check/revise the allowable building height. Per ZO §350-42(h)(2)(A)(ii) an appurtenance shall not exceed 140 percent of the maximum permitted building (resulting in 70 feet permitted; 78 feet listed in the Site Data Table);
4. Identify the building setback where the height exception is being proposed in accordance with ZO §350 42(h)(2)(A)(iii);
5. Provide clarification of the office/fellowship hall/classroom required parking calculation as 1 space per 200 square feet (s.f.) of total floor area was used. Based on ZO §350-48(p)(4)(D), it appears that the parking calculation should be revised to be 1 space per 70 square feet of assembly area for the office/fellowship hall/classroom portion of the facility. Additionally, check the total square footage used with this portion of the parking calculation as a 2 story building is proposed (13,425 s.f. x 2 = 26,850 s.f. required; 13,425 s.f. used in the calculation);
6. Expand the Site Data Table to include the Accessory Storage Building setbacks per ZO §350-24(c)(9);
7. Provide Large off-street loading spaces as necessary, ZO §350-48(p)(4)(D);

8. Dimension the parallel parking spaces, ZO §350-48(o)(2)(E)(iii)[2][a][ii]. Confirm that the spaces meet the required 22-foot by 9-foot dimensions;
9. Provide a buffer strip from the residential properties to the south and, ZO §350-48(o)(2)(E)(v)[1] and §350-42(b)(1); and
10. The square footage of the accessory storage building (1,600 s.f.) exceeds the 300 s.f. gross area maximum requirement per ZO §350-48(s)(17)(E)(i). A variance may be required.

Respectfully submitted,



**David Manhardt, AICP**  
**Interim Zoning Officer, Community Development**

## Applicant's Correspondence

Project Narrative

Waiver Request Letter

Waiver Response Letter

Date: 11/06/25

Project: St. Paul Orthodox Church (Non-Residential 1-Lot)

670 S. Cedar Crest Blvd., South Whitehall Township

### **Project Narrative**

The subject parcel located at 670 S. Cedar Crest Blvd., is located in the Neighborhood Commercial (NC) zoning district. The frontage street of the parcel is Cedar Crest Blvd. (SR 1019) owned by PennDOT. The parcel owner and applicant are both St. Paul Orthodox Church. Currently the parcel is an existing vacant lot containing a storage building and parking lot. The lot was previously used as a nursery. The proposed use of the lot is an Orthodox Church. The area of the lot is 8.28 acres and the proposed number of lots is to remain at one. The size of the proposed buildings are as follows; 10,870 square foot sanctuary, 600 square foot chapel, 13,425 square foot fellowship hall, and a 1,600 square foot storage building. The total building area is proposed to be 26,495 square feet. The total number of parking spaces proposed is 153, 77 parking spaces provided for the sanctuary and 76 parking spaces provided for the fellowship hall. The site is proposed to be served by public water and sanitary sewer, as both a water main and sanitary sewer main run through the site in an easement. The BMPs proposed to be used for stormwater management are a spray irrigation system and a detention basin.



## Waiver/Deferral Request Letter

November 6, 2025

South Whitehall Township  
Board of Commissioners  
444 Walbert Avenue  
Allentown, PA 18104-1699

Re: **St. Paul Orthodox Church**  
**670 S. Cedar Crest Blvd.**  
Preliminary/Final Land Development

Members:

The following waivers and deferrals are hereby requested from South Whitehall Township's Subdivision and Land Development Ordinance for the St. Paul Orthodox Church Land Development:

### WAIVERS

1. §312-35B(3)(a)[1][b]: CURBS ARE REQUIRED IN ALL INTERNAL DRIVEWAYS AND PRIVATE STREETS OR ROADWAYS AND OFF-STREET PARKING FACILITIES WITH THE EXCEPTION OF A SINGLE DETACHED DWELLING AND TWO-UNIT DWELLINGS.

A waiver from this requirement is requested for installation of curb along the entirety of the private driveway and the entirety of the off-street parking facilities due to grading and drainage constraints on the site.

2. §312-35B(3)(a)[1][a]: CURBS ARE REQUIRED ON ALL PUBLIC AND PRIVATE STREETS.

A waiver from this requirement is requested for installation of curb along the entirety of Cedar Crest Blvd. Curb is provided however a waiver from providing 154 LF of curb along the northern portion of Cedar Crest Blvd. due to the transition for the right turn lane.

3. §312-35B(3)(a)[4]: CONCRETE DRIVEWAY APRONS. CONCRETE DRIVEWAY APRONS SHALL BE INSTALLED FOR ALL DRIVEWAYS WHICH WILL CROSS AN EXISTING OR PROPOSED SIDEWALK.

A waiver from this requirement is requested due to maintenance concerns changing from asphalt to concrete.

4. §312-36C(5)(a): DRIVEWAYS FOR MULTIFAMILY RESIDENTIAL, MOBILE HOME PARKS AND ALL NONRESIDENTIAL SUBDIVISIONS SHALL NOT EXCEED 40 FEET IN WIDTH AT THE RIGHT-OF-WAY LINE.

A waiver of this requirement is requested to allow for the proposed driveway to provide proper access to Cedar Crest Blvd. The driveway will have a channelized right turn lane requiring the width to be approximately 80 feet (including the island) at the right-of-way line.

5. §312-12B(15): CONTOURS ON ADJACENT LAND WITHIN 400 FEET OF THE TRACT PLOTTED FROM U.S.G.S. QUADRANGLE MAPS AND AT CONTOUR INTERVALS OF 10 FEET.

A waiver of this requirement is requested to show contours on adjacent land within 200 feet of the tract. 200 feet fits reasonably on the plan sheet and is sufficient for land development coordination.

6. §312-12B(21): THE LOCATIONS AND WIDTHS OF ALL SIDEWALKS, TRAILS, DRIVEWAYS, STREETS, EASEMENTS, AND RIGHTS-OF-WAY PLATTED OR EXISTING WITHIN THE SUBDIVISION AND WITHIN 400 FEET OF ANY PART OF THE SUBDIVISION TRACT.

A waiver of this requirement is requested to the required features on adjacent land within 200 feet of the tract. 200 feet fits reasonably on the plan sheet and is sufficient for land development coordination.

Sincerely,

KEYSTONE CONSULTING ENGINEERS, INC.



Alan R. Fornwalt, P.E.

# THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING

ARCHITECTURE

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*John S. Pidcock, P.E., P.L.S. 1954-1999*  
*Ralph M. Pidcock, P.L.S. 1952-2000 (Retired)*

January 7, 2026

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  
St. Paul Orthodox Church  
670 S. Cedar Crest Boulevard  
Major Plan #2023-104  
Waiver Request Response

Dear Mr. Manhardt:

In a letter dated November 6, 2025, the Design Engineer has requested waivers from the following Subdivision and Land Development Ordinance (SALDO) sections:

1. SALDO §312-35.B(3)(a)[1][b] – Providing curbs in all internal driveways and private streets or roadways and off-street parking facilities with the exception of a single detached dwelling and two-unit dwellings. We do not support this request;
2. SALDO §312-35.B(3)(a)[1][a] – Providing curbs on all public and private streets. A waiver is requested for the installation of 154± feet of curb along Cedar Crest Boulevard north of the northern driveway due to the transition for the right turn lane. As Cedar Crest Boulevard is a State Road, we ultimately defer to PennDOT;
3. SALDO §312-35.B(3)(a)[4] – Providing concrete driveway aprons for all driveways which will cross an existing or proposed sidewalk. As Cedar Crest Boulevard is a State Road, we ultimately defer to PennDOT;

Mr. David Manhardt, AICP  
January 7, 2026

4. SALDO §312-36(c)(5)(a) – Requiring non-residential driveways not to exceed 40 feet in width at the right-of-way line (an 80-foot wide driveway is proposed). As Cedar Crest Boulevard is a State Road we ultimately defer to PennDOT as it relates to the driveway configuration;
5. SALDO §312-12(b)(15) – Showing contours on adjacent land within 400 feet of the tract. Based on the information provided (200 feet around the site), we have no engineering objection to this request; and
6. SALDO §312-12(b)(21) – Showing the locations and widths of all sidewalks, trails, driveways, streets, easements, and rights-of-way platted or existing within the subdivision and within 400 feet of the tract. We have no engineering objection to this request provided the existing utility easement information be shown on the plans.

In the event waivers are granted, revise the Requested Waivers Note to include the dates of approval.

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, ICMA-CM, 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  
Joseph A. Zator, II, Esq., South Whitehall Township Solicitor  
KingSpry via e-mail  
Mr. Joseph Dunski  
St. Paul Antiochian Orthodox Church via e-mail  
Mr. Alan R. Fornwalt, P.E., MBA&E  
Keystone Consulting Engineers, Inc. via e-mail  
Mr. Ronald J. Gawlik, PE, Township Engineer

## Site Plan

<https://www.southwhitehall.com/home/showdocument?id=5561>