

## ST. JOSEPH'S SOLAR

MAJOR PLAN 2025-103

Planning Commission, 3/12/2026

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Site Plan

# Memorandum

**TO:** PLANNING COMMISSION

**FROM:** Kent Baird, AICP, Director of Development

**SUBJECT:** ST. JOSEPH'S SOLAR  
MAJOR PLAN 2025-103  
PRELIMINARY/FINAL PLAN REVIEW

**DATE:** March 6, 2026

**COPIES:** BOARD OF COMMISSIONERS, T. PETRUCCI, D. MANHARDT, J. ZATOR, ESQ.,  
J. ALDERFER, ESQ, A. TALLARIDA, E.BET, APPLICANT, SUB. FILE 2025-103

## Location and Intent

An application to further develop the property located at 1879 Applewood Drive, 1915 Applewood Drive & Clauser Road, PIN Nos. 546781173891, 546772519145 & 546781520384. The plan proposes to consolidate three (3) lots into one (1) lot as well as install a solar array for the church property, Lot 1, containing 8.5272 acres; Lot 2, containing 3.5687 acres, and Lot 3, containing 5.31 acres; The electricity produced by the solar array would be solely for the church property's use with the intention of reducing onsite consumption of utility supplied electricity. Lot 1 is served by existing public water and public sewer and zoned R-3 Low Density Residential. St. Joseph the Worker Parish Charitable Trust is the owner and applicant.



## Previous Township Consideration

A Waiver from Subdivision and Land Development Review and Approval was approved by the Board of the Commissioners on May 15, 2024, pursuant to Resolution No. 2024-78.

## Reviewing Agencies Comments Summaries

### Township Engineer

The comments of the Township Engineer are contained in Mr. Anthony Tallarida's review dated March 4, 2026. His comments pertain to waiver requests, general, stormwater management, 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 March 4, 2026. He has no comments at this time.

### Township Geotechnical Engineer

The comments of the Township Geotechnical Engineer are contained in Mr. Christopher Taylor's review dated February 25, 2026. His comments have been adequately addressed.

### Township Lighting Consultant

The comments of the Township Lighting Consultant are contained in Ms. Erin Hilbert's review dated November 5, 2025. She has no comments as the project does not indicate lighting will be included.

### Public Works Department

The comments of the Township Public Works Department are contained in Mr. Herb Bender's review dated March 4, 2026. He has no comments at this time.

### Fire Marshal

The comments of the Fire Marshall are contained in Mr. John Frantz's review dated February 16, 2026. He has no comments at this time.

### Landscape and Shade Tree Commission

The comments of the Landscape and Shade Tree Commission are contained in Christopher Strohler's review dated February 25, 2026. Their comments pertain to trees and shrubs.

### Parks and Recreation Board

The comments of the Parks and Recreation Board are contained in Christopher Strohler's review dated March 3, 2026. Their previous comments pertain to open space fees. The current plan will be reviewed at their upcoming meeting on March 9, 2026.

## Lehigh Valley Planning Commission

The comments of the Lehigh Valley Planning Commission are contained in Mr. Joseph Dotta's review dated August 7, 2025. His comments pertain to addition of bicycle rack, surface depressions, site improvements, geotechnical testing, and environmental impacts.

## 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 July 8, 2025. She has no comments at this time as it does not affect routing or current/future bus stops.

## South Whitehall Planning Document Review

The comments of the South Whitehall Township Planning Document Review are contained in Mr. Christopher Stroehler's review dated February 23, 2026. His comments pertain to open space and recreation, lot consolidation, waivers and deferrals.

## Zoning Review

The comments of the South Whitehall Township Zoning Officer are contained in Mr. Kent Baird's review dated March 4, 2026. His comments pertain to waivers, zoning data table and buffer strips and screening requirement.

## 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 them once they have been fully resolved.

**Board of Commissioners deadline to act on the plan: August 3, 2026**

# Township Engineer Review

# THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING

ARCHITECTURE

LAND SURVEYING

Oxford Drive at Fish Hatchery Road  
2451 Parkwood Drive Allentown, Pennsylvania 18103-9608  
Telephone: 610-791-2252  
Telefacsimile: 610-791-1256  
E-mail: info@pidcockcompany.com  
Website: www.pidcockcompany.com

Established 1924  
J. Scott Pidcock, P.E., R.A.

Bruce E. Anderson, P.E., LEED AP  
Brian A. Dillman, P.E.  
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)

## MEMORANDUM

**TO:** Mr. Kent A. Baird, AICP via e-mail  
Director of Development & Zoning Officer  
South Whitehall Township

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

**SUBJECT:** South Whitehall Township  
St. Joseph the Worker Church  
Lot Consolidation and Solar Array  
Major Plan #2025-103  
Preliminary/Final Plan Review

**DATE:** March 4, 2026

**COPIES:** Mr. Thomas R. Petrucci, MPA, ICMA-CM  
Township Manager  
South Whitehall Township

Mr. David Manhardt, AICP  
Director of Planning  
South Whitehall Township

Mr. Herb Bender  
Director of Township Operations  
South Whitehall Township

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

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

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

Lisa A. Pereira, Esq.  
Alternate South Whitehall Township Solicitor  
Broughal & DeVito, LLP

Mr. Victor Finelli  
Applicant  
St. Joseph the Worker Parish Charitable Trust

Mr. Jason W. Buchta, R.L.A., ASLA  
Senior Landscape Architect  
Ott Consulting Inc.

(all via e-mail)

Mr. Ronald J. Gawlik, PE, Township Engineer

REPORT:

South Whitehall Township Ordinances:

Zoning Ordinance (ZO)

Subdivision and Land Development Ordinance (SALDO)

Stormwater Management Plan (SMP)

See attached list for documents reviewed.

Proposal:

Consolidation of 3 lots into a single 17.4± acre tract on the east side of Applewood Drive between Clauser Road and Snow Drift Road;

220 foot stone access path (12-foot wide);

Construction of a new solar panel array (7 bank array) as an accessory use to the place of worship and associated improvements;

Right-of-way dedication (1.15± acres) proposed along Applewood Drive and Clauser Road;

RR-3 Rural Residential-3 Zoning District; and

R-3 Low Density Residential Zoning District.

Waivers/Deferrals/Variances Granted:

A Waiver/Deferral Request Response Letter has been issued under separate cover, dated March 4, 2026.

Recommendation:

Engineering approval not recommended at this time.

mjg/laf

Enclosures

# THE PIDCOCK COMPANY

South Whitehall Township  
St. Joseph the Worker Church  
Lot Consolidation and Solar Array  
Major Plan #2025-103  
Preliminary/Final Plan Review

March 4, 2026

## **REVIEW COMMENTS**

### **A. General**

1. If waivers or deferrals for the proposed improvements are not granted, the improvements should be shown on the plans and designed per Township Standards;
2. Revise the Applewood Drive Pavement Cross-Section detail on Sheet C-9.2 to be consistent with the Township Standard Construction Documents, and include a typical cross section of Applewood Drive (collector road) showing proposed right-of-way, pavement widening, etc. as applicable, SALDO §312-12.B(32);
3. Provide signed and sealed legal descriptions for the right-of-way area to be dedicated; and
4. Check the labelling of the monument on the southern side of the northern site entrance, SALDO §312-36.F (e.g., monument found).

### **B. Stormwater Management**

1. All stormwater comments from our January 7, 2026, review memo remain applicable. We recently received an updated stormwater report which has not been reviewed as part of this submission (we understand from the Township that the updated stormwater report is to be included as part of a subsequent plan submission).

### **C. Policy and Information**

1. A list of all easements/rights-of-way necessary to support the planned development should 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, etc.). The previously submitted legal descriptions should be signed and sealed for further processing. Further, evidence of all easement dedications to or from third parties must be provided to the Township prior to plan execution and recording;
2. Confirm the acceptability of Survey Note 4 (Sheet 2) "This survey was prepared without the benefit of a Title Report", with the Township Solicitor and/or the Township Director of Legal Affairs;
3. General Note 5 (Sheet 1) indicates that the Applicant shall provide a fee in-lieu of open space dedication. The fee should be determined by the Township Staff, SALDO §312-34.D and §312-36.D;

4. Continue to provide copies of all correspondence, including all data submitted to outside agencies regarding required permits and approvals, to the Township and our office. Adjust the Outside Agency Permits and Approvals Notes as necessary;
5. Address any concerns of the Public Safety Commission. We have not reviewed and defer to the Township Fire Marshal and emergency response personnel regarding the acceptability of emergency access and fire protection requirements;
6. We defer to the Township Solicitor and/or the Township Director of Legal Affairs as it relates to the acceptability of the Owner's Certifications (Site Plan and Lot Consolidation Plan) as they do not correspond with any required certifications in the SALDO; and
7. Provide Applicants' Statements per SALDO §312-12.B(6) and §312-14.B(2). Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable.

The comments noted above are the result of our engineering review. We have not reviewed items associated with zoning, 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. Joseph the Worker Church  
Lot Consolidation and Solar Array  
Major Plan #2025-103  
Preliminary/Final Plan Review

List of Plans and Supplemental Information  
(contained in the February 13, 2026, download link from the Township Staff)  
Prepared by Ott Consulting Inc.  
dated or last revised February 12, 2026, except as noted

1. Site Plan, Sheet 1 of 7;
2. Existing Features Plan; Sheet 2 of 7 (cursory review only);
3. Erosion and Sediment Pollution Control Plan (2 sheets), Sheets 3 and 4 of 7 (cursory review only);
4. PCSM Plan, Sheet 5 of 7;
5. PCSM Details, Sheet 6 of 7;
6. PCSM Watershed Plan, Sheet 7 of 7;
7. Lot Consolidation Plan, Sheet 1 of 1;
8. Lot Coverage Plan, Drawing PV-006, prepared by US Solar Development (cursory review only);
9. Stormwater Management and PCSM Report last revised February 9, 2026;
10. Township Engineer Review Response Letter;
11. Waiver/Deferral Request Letter;
12. Letter of Transmittal; and
13. Project Narrative.

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

1. Proposed "Center of Learning" Record Plan, Sheet 2 of 16, prepared by McTish, Kunkel & Associates, last revised April 23, 1997;
2. Geotechnical Consultant Review Response Letter;
3. Landscape and Shade Tree Commission Review Response Letter;
4. Township Community Development Department Review Response Letter; and
5. Township Zoning Review Response Letter.

# Township Water & Sewer Engineer Review



March 4, 2026

Mr. Kent Baird, AICP  
Director of Development  
South Whitehall Township  
4444 Walbert Avenue  
Allentown PA 18104

Re: St Joseph the Worker Church, Lot Consolidation and Solar Array  
Land Development #2025-103  
Review of Preliminary/Final Plan  
SSM File 103400.0125

Dear Mr. Baird:

This correspondence is provided as a review of the Preliminary Final plan for the above referenced project submitted to the Township on February 12, 2026. We have the following comments regarding the water and sanitary sewer utilities:

Water Comments:

1. No comment at this time.

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

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

February 25, 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. Joseph's Solar  
Major Plan 2025-103  
South Whitehall Township, Lehigh County,  
Pennsylvania  
Hanover Project SWT25-11(007)

Dear Mr. Manhardt:

Hanover Engineering has reviewed the information received on February 13, 2026 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 Ott Consulting Inc:

1. Document referenced as "St. Joseph the Worker Church – Solar, Township Engineer Review", dated February 12, 2026.
2. Document referenced as "St. Joseph the Worker Church – Solar, Township Geotechnical Consultant Review", dated February 12, 2026.
3. Report entitled "Stormwater Management & PCSM Report for St. Joseph the Worker Solar Array", dated June 20, 2025, last revised February 9, 2026.
4. Engineering Plan set entitled "St. Joseph the Worker Catholic Church Solar Array", Sheets 1 of 7 through 7 of 7, dated June 20, 2025, last revised February 12, 2026.

Based on our review, it is our understanding that the subject property currently exists as two (2) tax parcels. Lot 1 is 8.512 acres in size and contains the existing church campus, consisting of the church building and attached rectory, parish center, maintenance building, barn, and two (2) sheds along with appurtenant access driveways and parking areas. Lot 2 is 3.5687 acres in size and is vacant. Both lots are owned by St. Joseph the Worker Parish Charitable Trust. The applicant proposes to complete a lot consolidation by deleting the existing lot line between the parcels. The applicant further proposes to construct a solar energy array on current Lot 2 consisting of 644 modules arranged in seven (7) rows, along with appurtenant equipment, security fencing, and stone access driveway connecting to an existing site driveway servicing the church campus. The applicant states that the electricity produced would be solely for the church property's use and will not connect to the public distribution system.

This is a fourth submission of documents to this office for review. We offer the following review of comments issued in our letters dated July 23, 2025, November 4, 2025, and December 30, 2025, repeated below in italics, and any new comments generated by this submission:

1. *The plans propose eight (8) "filter strips", numbered 001 through 008, coincident with the location of the solar array rows. Eight (8) shaded boxes are depicted on Plan Sheet 2. Clarify if these boxes are intended to depict the limits of each filter strip and clearly identify them by label or legend. Provide dimensions for each filter strip to confirm the square footages contained in the Stormwater Management Report.*

This comment has been adequately addressed.

2. *Identify how the filter strips are to be constructed and provide plan view and cross section details and specifications for the construction. Provide any proposed grading and clarify how this arrangement will promote infiltration, particularly directly beneath the solar panels. Clarify how this proposal ensures the volume of infiltration utilized in the calculations. It appears that the Limit of Disturbance delineated for each row of the solar array is smaller than the shaded boxes depicting the filter strips. Please clarify.*

*The Township Engineer has issued Stormwater Management Comments 1 and 2 similar to the above comments and has requested documentation that the proposed configuration will meet the filter strip design standards and has also requested that hydrographs be provided. This office will await the satisfactory response to the Township Engineer's comments before evaluating the adequacy of the response to Comment 2 above, as design changes may be necessary.*

This comment has been adequately addressed.

3. *The Stormwater Management Report utilizes an infiltration rate of 0.1 inches per hour for each filter strip location. Provide the basis for the use of this value. Provide any permeability test results which justify this value.*

*This comment has been partially addressed. Permeability testing has been conducted and coordinated with this office for witnessing. The testing results and associated calculations for Filter Strips 1 through 8 have been reported by Geo-Technology Associates, Inc in new Attachment G of the Stormwater Management & PCSM Report. The consultant shall provide similar information for the Retentive Grading Berm as appropriate: raw infiltration rate, safety factor applied, design rate, area, and recharge volume.*

This comment has been adequately addressed.

4. *On Plan Sheet 4, NOI Checklist Note 3 references the use of "capture/reuse BMPs". No such facilities are found on the plans. Please clarify.*

This comment has been adequately addressed.

5. *The project narrative states that the solar array will not be connected to the electrical distribution system. The plan by US Solar Development uses the term "Grid-Tied" in the title block. Please clarify.*

This comment has been adequately addressed.

New Comments (November 4, 2025)

6. *The report by Geo-Technology Associates Inc contains only test pit soil logs, a summary table of test results, and a location plan with the data pages labeled as "Draft". The consultant shall provide a final report with text which contains detailed information on all site investigation and testing requirements contained in Chapter 296 Stormwater Management of the South Whitehall Township Code. The requirements of Appendix G of that document shall be fully addressed. The field readings for all permeability tests conducted shall be provided. The report shall be signed and sealed by the licensed professional responsible for preparing it.*

This comment has been adequately addressed.

7. *The applicant shall demonstrate compliance with the horizontal and vertical setback distance requirements contained in Section 296-15.I.*

This comment has been adequately addressed.

8. *It was noted during the Community Development Department review that the Township Official Map depicts steep slopes on the rear of the property to be developed. Depict the typical ranges of slope values present on the property to be developed (8% to 15%, 15% to 25%, and over 25%) and identify them by legend symbol. Provide measures to ensure the stability of steep slope areas.*

This comment has been adequately addressed.

New Comments (December 30, 2025)

9. *In the Stormwater Management and PCSM Report, please address the following:*

- a. *In the Pond Report for Pond No. 1 – Berm 1, the exfiltration rate has been changed from 0.00 to 10.00 inches/ hour. Clarify the source of this figure – which tests were used to determine it and what safety factor was applied.*

This comment has been adequately addressed.

- b. *On the Filter Strip Calculations worksheets, the calculations for Filter Strip 8 have been removed. Please confirm that Filter Strip 8 has been eliminated from the design.*

This comment has been adequately addressed.

- c. *On the Water Quality Volume worksheet, the proposed infiltration volume was previously listed as 7,477 square feet (sf), which is what the area of Filter Strips 1 through 8 previously added up to. This value is now listed as 12,233 sf. Clarify how this figure was arrived at, as the contour area listed for Pond No. 1 – Berm 1 does not appear to make up this difference, especially with the removal of Filter Strip 8.*

This comment has been adequately addressed.

10. *The Stormwater Infiltration Report states (Section 4.2) that an amended soil may be required to slow infiltration and increase water quality. The Compliance Narrative states that amended soils will be incorporated into the design of the eight (8) proposed soil amendment areas to reduce raw infiltration rates where necessary and ensure that effective permeability remains within the acceptable range of 0.5 to 12.0 inches per hour.*

*Specifications shall be provided on the plans for the composition, placement method, and location of amended soils to be used. A requirement to conduct permeability testing in the amended soils following placement shall also be included on the plans to confirm that the required permeability rate range of 0.5 to 12.0 inches per hour has been achieved.*

This comment has been adequately addressed.

This submission has not generated any new comments.

Mr. David Manhardt, AICP  
Director of Community Development

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February 25, 2026

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\Swit25-11(007)-StJoseph'sSolarMajorPlan2025-103\Docs\2026-02-25-SWTGeotech,StJosephTheWorkerParishSolarGeotechRevCmtMemo4.doc

cc: Mr. Kent A. Baird, AICP, Director of Development and Zoning Officer (via email)  
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. Victor Finelli, St. Joseph the Worker Parish Charitable Trust  
Mr. Jason Buchta, RLA, Ott Consulting Inc.

# Township Lighting Consultant

**From:** [Erin Hilbert](#)  
**To:** [April Wilk](#)  
**Cc:** [Rob Malehorn](#); [David Manhardt](#); [mgnall@pidcockcompany.com](mailto:mgnall@pidcockcompany.com); [Anthony F. Tallarida](#)  
**Subject:** RE: SWT - PLANNING COMMISSION MEETING MATERIALS - November 13, 2025  
**Date:** Wednesday, November 5, 2025 9:30:12 AM  
**Attachments:** [image002.png](#)  
[2025.10.20 PSD Review Letter.pdf](#)

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April,

We do not have any review comments for the “PSD Proposed Transportation Center – Lot Consolidation” and “St. Joseph’s Solar”. These projects do not indicate lighting will be included for the proposed projects.

The review letter for “2024-103 – PSD HS Expansion” is attached.

Please let us know if you have any questions.

**Erin Hilbert**  
Electrical CAD/Revit Drafter  
**Snyder Hoffman Associates, Inc.**

---

**From:** April Wilk <wilka@southwhitehall.com>  
**Sent:** Friday, October 10, 2025 3:00 PM  
**To:** Rob Malehorn <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>; Lisa Pereira <lisapereira@broughal-devito.com>  
**Subject:** SWT - PLANNING COMMISSION MEETING MATERIALS - November 13, 2025

Good afternoon,

We received submission materials for St. Joseph’s Solar, PSD HS Expansion, and PSD Proposed Transportation Center-Lot Consolidation for the November 13, 2025, Planning Commission Meeting and I have uploaded those materials to One Drive for your review via the link below.

[SWT 2025.11.13 PLANNING COMMISSION MEETING](#)

**Comments are required by 12:00 p.m. on Wednesday, November 5, 2025, for the November 13, 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 Tuesday, October 14, 2025.

Thank you.

Best,

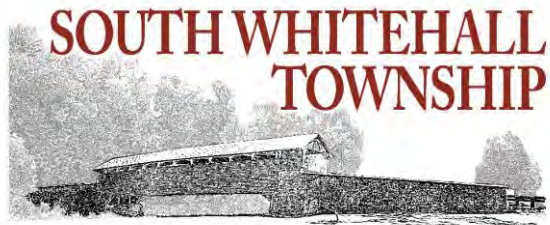
**April Wilk, Paralegal**

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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# Public Works Department Review



## INTEROFFICE MEMORANDUM

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**TO: KENT BAIRD, DIRECTOR OF DEVELOPMENT**  
**FROM: HERB BENDER, PUBLIC WORKS MANAGER**  
**DATE: MARCH 4, 2026**  
**SUBJECT: 2025-103 ST. JOSEPH SOLAR**

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

1. No Comment

Fire Marshal

**From:** [John G. Frantz](#)  
**To:** [April Wilk](#)  
**Subject:** St. Joseph Solar, 2025-103  
**Date:** Monday, February 16, 2026 8:42:53 AM

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April,

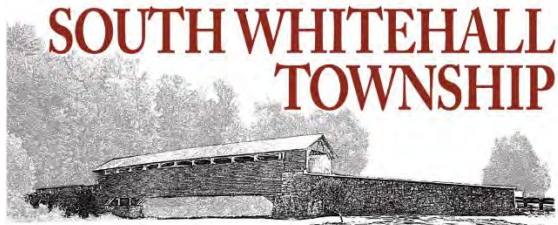
I have no comments to the plan.

**John G. Frantz, CFEI, BCO**

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

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# Landscape and Shade Tree Commission



## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Chris Strohler, Long-Range Planner  
**DATE:** February 25, 2026  
**SUBJECT:** Subdivision Plan Review  
St. Joseph's Solar  
Major Plan 2025-103 (Preliminary/Final)  
Plan Dated February 12, 2026

**COPIES:** K. Baird, D. Manhardt, A. Wilk, A. Tallarida, E. Bet, J. Alderfer,  
Esq., Applicant

At their February 23, 2026, meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and determined the following:

The Commission determined the buffer surrounding the solar array is acceptable.

The Commission supports a waiver of SALDO §312-12(b)(36) requiring the submission of a separate landscape plan, noting that all relevant information is shown on Drawing No. C-1.1 and C-9.2.

The Commission supports a waiver of SALDO §312-40 requiring the planting of shade trees but only for Parcel 546781173891-1 because shade trees are already in place and Parcel 546772519145-1 noting that the applicant is planting a vegetative buffer between the road and the solar array.

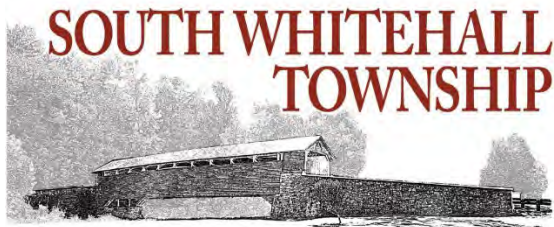
The Commission does not support a waiver of SALDO §312-40 to plant shade trees on Parcel 546781520384-1 where the soccer fields are located and recommend shade trees be planted along Clauser Road. Specifically, the Commission recommends the applicant create a tree line along Clauser Road similar to the western side of Applewood Drive. Due to the presence of overhead utilities, the location of these trees may be permitted on the berm, outside of the public right-of-way similar to the tree line along Clauser Road on the western side of Applewood Drive.

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:** March 3, 2026  
**SUBJECT:** Subdivision Plan Review  
St. Joseph's Solar  
Major Plan 2025-103 (Preliminary/Final)  
Plan dated February 12, 2026

**COPIES:** K. Baird, D. Manhardt, A. Wilk, A. Tallarida, E. Bet, J. Alderfer,  
Esq., Applicant

At their January 12, 2026 meeting, the Parks and Recreation Board reviewed the plan dated December 11, 2025 and made the following comments:

The Parks and Recreation Board determined there was not a significant change to the open space or recreation impacts since the previous land development review and continue to recommend that the applicant pay fees-in-lieu of common open space land dedication to meet the open space and recreation requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. For nonresidential developments the fee shall be Fifty Cents (\$0.50) per square foot of additional proposed impervious coverage (post-development impervious surface minus pre-development impervious surface) in lieu of the requirement for public dedication of land.

The February 12, 2026 plan will be submitted to the Parks and Recreation Board for their review at their March 9, 2026 meeting. A follow-up memo will be provided to the applicant after their review.

Respectfully submitted,

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

# Lehigh Valley Planning Commission



# Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO  
Chair

CHRISTINA V. MORGAN  
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

August 15, 2025

David Manhardt, Director of Community Development  
South Whitehall Township  
4444 Walbert Avenue  
Allentown, PA 18204

**Re: St. Joseph the Worker Church Solar Array  
South Whitehall Township  
Lehigh County**

Dear Mr. Manhardt,

The application proposes to consolidate two lots into one as well as install a solar array for the St. Joseph the Worker Church property, located at 1879 Applewood Drive (Parcel Identification Numbers 546781173891 and 546772519145). The electricity produced by the solar array would be solely for the church property's use and will not connect to the public electrical distribution system. The proposal also includes a 12' wide stone access path from the church property to the solar array and an 8' tall chain-link fence surrounding the array.

The proposal supports the goal of *FutureLV: The Regional Plan* to mitigate climate change impacts by 'reducing greenhouse gas emissions' and 'supporting renewable energy and diversification of sources' (of Policy 3.4).

### Stormwater Review

The project site is located within the Little Lehigh Creek watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments related to our review of the project's stormwater management plan are included as attachment 1.

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Sincerely,

Mary Grace Collins  
LVPC Community Fellow

cc:

St. Joseph the Worker Parish Charitable Trust, c/o Victor Finelli, Applicant; Ott Consulting Inc, c/o Jason Buchta, R.L.A, Project Engineer/Surveyor; Anthony Tallarida, Township/Borough Engineer

ATTACHMENT 1  
Act 167 Drainage Plan Review  
August 15, 2025

Re: St. Joseph the Worker Church - Solar Array  
Plans Dated June 20, 2025  
South Whitehall Township  
Lehigh County

The proposed storm drainage concept presented in the plans and storm drainage calculations dated June 20, 2025, has been reviewed for consistency with the *Jordan Creek Watershed Act 167 Storm Water Management Ordinance*, May 1992. A checklist of the Act 167 review items is attached for your information. As indicated on the checklist, each item of the Drainage Plan has been reviewed for consistency with the Act 167 Ordinance. A brief narrative of the review findings is as follows:

The proposed development is located within drainage district 116 of the Jordan Creek Watershed as delineated in the Act 167 Plan. As such, the runoff control criteria for the site are a 30% Release Rate for the 2-year storm and a 100% Release Rate for the 10-, 25- and 100-year return period storms. Based on review of the plans and calculations, the following deficiencies are noted. Complete pre- and post-development calculations of runoff peak and volume including the impact of the filter strips needs to be provided. The rational method is used for the hydrographs, but the soil cover complex method 24-hour design storm is used for the infiltration volume calculations for the vegetated filter strips. Infiltration testing should be provided. A long-term maintenance responsibility note for the proposed stormwater best management practices should be displayed on the plans. The proposed drainage design should ensure that there will not be any concentrated discharge leaving the site. Therefore, the Drainage Plan has been found to be inconsistent with the Act 167 requirements.

Note that only those details of the Drainage Plan included on the checklist have been covered by this review. Therefore, notable portions of the Drainage Plan not reviewed include any aspect of the post-construction storm water management plan concerning water quality, the details and design of any proposed water quality BMPs, the Erosion and Sedimentation Control Plan and the details of the runoff collection system (piping). These items are reviewed by the municipal engineer and/or others, as applicable.

Once the outlined issues have been addressed, the revised plans and calculations, completed application form and appropriate review fee will need to be resubmitted to our office. Please call if you have any questions regarding these comments.

Sincerely yours,



Geoffrey A. Reese, PE  
Master Planner and Engineer



Denjam Khadka  
Senior Civil/Environmental Engineer

Attachment

LVPC ACT 167 REVIEW CHECKLIST

Development Name: St. Joseph the Worker Church - Solar Array  
 Municipality: South Whitehall Township  
 Date: August XX, 2025

Watershed: Jordan Creek  
 Reviewer: Denjam Khadka  
 Checked by: Geoffrey A. Reese, PE

Ordinance Reference	Item	Consistency w/Ordinance			Comment
		Yes	No	N/A	

301.A-G. General storm water management requirements		X	/	/	
H. Consideration of volume controls		X	/	/	

302.A,B. Applicable Storm Water Management Provisions

Subarea(s)	116			
Criteria	30%/100% RR			

Criteria Key: RR = release rate; PND = provisional no detention

303.A. Design consistency with applicable provisions from 302.A. and B		/	X	/	See Attachment 1 for details.
B. Mapping of Storm Water Management District Boundaries		X	/	/	
C. Downstream capacity analysis		/	/	/X	
D. Multiple discharge points within a single subarea		/	/	/X	
E,F. Multiple discharge points within multiple subareas		/	/	/X	
G. Documentation of "no harm" downstream		/	/	/X	
H. Regional or subregional detention analysis		/	/	/X	
I. Capacity improvements analysis		/	/	/X	
304.A. Computation method (rational or soil-cover-complex)		X	/	/	Rational method used.
B. Verification of detention design by routing		/	X	/	See Attachment 1 for details.
Check rational method detention volume vs. TR55		/	/	/X	
C. Minimum detention pond freeboard specifications		/	/	/X	
D. Soil-cover-complex method design rainfall		/	/	/X	
E. Rainfall intensities for rational method		X	/	/	
F. Curve Numbers for soil-cover-complex method		/	/	/X	
G. Runoff coefficients for the rational method		/	X	/	See Attachment 1 for details.
H. Manning equation to calculate watercourse capacity		/	/	/X	
403. Drainage Plan Contents		/	X	/	See Attachment 1 for details.

# Lehigh and Northampton Transit Agency (LANTA)

**From:** [Molly Wood](#)  
**To:** [April Wilk](#)  
**Subject:** RE: SWT Material for August 14, 2025 Planning Commission Meeting  
**Date:** Tuesday, July 8, 2025 10:54:00 AM  
**Attachments:** [image001.png](#)

---

Thank you April. We don't have any comments for the two proposed projects this month, LANTA does not have any current or future routing near the respective project sites.

As always I appreciate you sending the plans.

Thanks,  
Molly

---

**From:** April Wilk <wilka@southwhitehall.com>  
**Sent:** Monday, July 7, 2025 9:34 AM  
**To:** rmalehorn@snyderhoffman.com; John G. Frantz <frantzj@southwhitehall.com>; Laura Harrier <HarrierL@southwhitehall.com>; Molly Wood <mwood@lantabus-pa.gov>; Christopher Stroehler <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>  
**Cc:** David Manhardt <manhardtd@southwhitehall.com>; Jennifer Alderfer <alderferj@southwhitehall.com>; Tom Petrucci <petruccit@southwhitehall.com>  
**Subject:** RE: SWT Material for August 14, 2025 Planning Commission Meeting

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:

Good morning,

We received submission materials for St. Joseph's Solar and PPL Hausman Road Sidewalks for the August 14, 2025, Planning Commission Meeting and I have uploaded those materials to One Drive for your review via the link below.

[SWT 2025.08.14 PLANNING COMISSION](#)

**Comments are required by 12:00 p.m. on August 6, 2025, for the August 14, 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.

Thank you.

Best,

**April Wilk**

Land Development 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

February 23, 2026

Ott Consulting Inc.  
Attn: Jason W. Buchta, R.L.A.  
P.O. Box 386  
Emmaus, PA 18049

**RE: *St. Joseph's - Solar***  
***Major Plan #2025-103 – Plan Dated February 12, 2026***  
***Request For Preliminary/Final Plan Review***

Dear Jason:

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. An Impervious Coverage Calculation table has been added to Drawing No. C-1.1 as requested by the Township. Per the table, the net new increase in impervious coverage is 18,035 sf. Therefore, the fees-in-lieu of open space land dedication shall be \$9,017.50.

## **Lot Consolidation**

1. The project narrative mentions an enclosed Lot Consolidation Plan and Consolidation Deed. Please provide a copy of the Consolidation Deed.

## **Waivers and Deferrals**

1. SALDO §312-12(b)(15) – Applicant requests a waiver to show topographic contours within 400 feet of the site.

**Staff defer to the Township Engineer.**

2. SALDO §312-12(b)(21) – Applicant requests a waiver to show sidewalks, trails, driveways, streets, easements within 400 feet of the site.

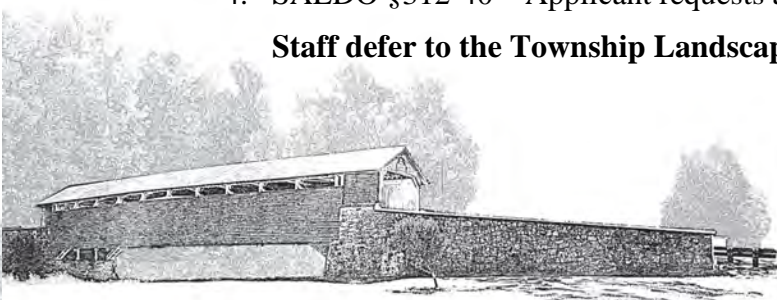
**Staff defer to the Township Engineer.**

3. SALDO §312-12(b)(36) – Applicant requests a waiver to provide a Landscape Plan.

**Staff support the request to waive the requirement of a separate landscape plan, acknowledging the relevant information is already shown on Drawing No. C-1.1 and Drawing No. C-9.2.**

4. SALDO §312-40 – Applicant requests a waiver to plant of street trees.

**Staff defer to the Township Landscape and Shade Tree Commission.**



5. SALDO §312-12(b)(41) – Applicant requests a waiver to provide a Zoning Plan.

**Staff defer to the Township Zoning Review.**

6. SALDO §312-35(b)(3)(a)(ii) – Applicant requests a deferral to provide sidewalks along Applewood Drive (Parcel 546772519145-1) and a continued deferral to provide sidewalks along Applewood Drive and Clauser Road (Parcel 546781520384-1).

**The frontage of Parcel 546772519145-1 along Applewood Drive is not specifically identified as a high priority on the Township’s Active Transportation Plan due to its location at the edge of the network, however the Transportation PLAN notes the importance of sidewalks and pedestrian safety, contributing to a 65%-89% reduction in crashes involving pedestrians when sidewalks are installed. Staff defer to the Township Planning Commission as to whether a deferral of sidewalk installation shall be granted.**

**Staff do not support a continued deferral in front of Parcel 546781520384-1 where the existing soccer fields are located. These sidewalks were deferred as part of the *Proposed “Center of Learning” & Additions Plan* for St. Joseph the Worker R.C. Church recorded on October 1<sup>st</sup>, 1997. The installation of sidewalks on Parcel 546781520384-1 was to be deferred until Phase 3 of said plan (construction of Athletic Fields) was complete or called in prior to the completion of Phase 3 “if deemed necessary by the Township to accommodate other development in the area”. Soccer fields have been installed and actively used on Parcel 546781520384-1 for over twenty years. Sidewalks are installed along all surrounding frontages along Applewood Drive and Clauser Road, except for in front of Parcel 546781520384-1. Staff recommend the applicant install sidewalks and necessary curb ramps to close this gap as part of this land development project. Staff also recommend the applicant work with the Township Public Works Department to determine how best to close the sidewalk gap between Parcel 546781520384-1 and Emerald Drive.**

7. SALDO §312-26(a), 312-35(b), and 312-35(b)(3)(a)(i) – Applicant requests a waiver to widen the cartway and install curbing along Applewood Drive and Clauser Road.

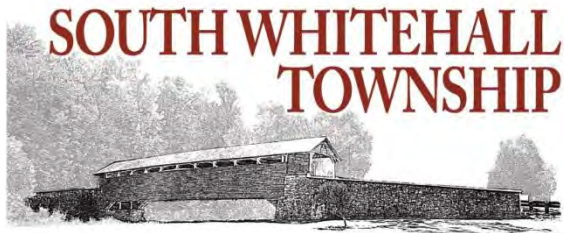
**Staff defer to the Township Engineer.**

Sincerely,



Christopher Strohler, AICP  
Long-Range Planner, Community Development Department  
South Whitehall Township  
610.398.0401  
[strohlere@southwhitehall.com](mailto:strohlere@southwhitehall.com)

# Zoning Review



## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Kent A. Baird, AICP, Zoning Officer  
**DATE:** March 4, 2026  
**SUBJECT:** Land Development Plan Review  
St. Joseph the Worker Church - Lot Consolidation and Solar Array  
Major Plan 2025-103  
Plan Dated June 20, 2025, Revised December 11, 2025  
**COPIES:** A. Wilk, J. Alderfer, Esq., A. Tallarida, Applicant

### Background

St. Joseph the Worker Parish Charitable Trust requests approval of a Lot Consolidation and Final Land Development Approval of the installation of a ground mounted solar systems array at 1879 Applewood Drive. The subject property (PIN # 546772519145), to be consolidated and thereafter improved, consists of 3.47185 acres and is located on the north side of Applewood Drive—immediately adjacent and northwest of the existing St. Joseph the Worker Roman Catholic Church. The subject property is located in the Rural Residential-3 (RR-3) Zoning District.

### Zoning Officer Review Comments

The following comments include those presented by current and preceding Zoning Officers:

1. ZO §350-48(s)(12)(A) Solar energy systems, nonresidential—demonstrate conformance with the definition and the primary intention of reducing on-site consumption of utility-supplied electricity.

**Comment has been addressed.** A statement has been added to the plan (refer to Drawing No. C-1.1, General Notes #10).

2. ZO §350-24(c)(1) Zoning District Schedules Rural Residential-3—update the required Zoning Data Table in the plan and applications

**Comment has been addressed.**

3. ZO §350-48(s)(12)(E)(i)(3) Additional Regulations Nonfunctioning solar—provide a note that any non-functioning solar energy system will be removed in accordance with the South Whitehall Township Zoning Ordinance.

**Comment has been addressed.** See note on plan (refer to Drawing No. C-1.1, General Notes #11).

4. ZO §350-48(s)(12)(E)(i)(d) Warning signs—comply with ordinance and submission of sign detail on plan.

**Comments have been addressed** (refer to Drawing No. C-1.1, General Notes #12 and drawing No. C-9.2).

5. §350-48(s)(12)(E)(iii)(e) Additional regulations for ground mounted systems—list the 10-foot solar panel maximum height limitation on the plan.

**Comment has been addressed** (refer to Drawing No. C-1.1, General Notes #3).

6. General Comment—identify any previously granted zoning variances for this property

**Comment has been addressed** (refer to Drawing No. C-1.1, Previously Granted Variances).

7. General Comment—provide the relevant information on a Zoning Plan per SALDO §312-12(B)(41)

**Waiver Request**-applicant requests a waiver from this section.

**Zoning Officer Recommendation**—waiver request not supported.

8. ZO §350-42(b) Buffer Strips—per the ordinance “*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.*”

**Comment/Ordinance Addressed.** Fifteen (15) foot buffers are shown on plan along adjacent residential properties where development is occurring

9. ZO §350-42(b)(4) Screening Requirements—per the ordinance, *(C) Existing natural vegetation a minimum of five feet in height may be substituted for a required buffer strip if the area of natural vegetation is at least 30 feet in depth between the uses to be buffered.*

**Comment/Ordinance Partially Addressed.** Thirty (30) foot natural vegetation buffer strips are shown on the plan. Areas where there is less than 30’ of natural vegetation are shown to be supplemented with Colorado Blue Spruce. The supplemented natural vegetation buffer should be evaluated/ approved after the supplemental plantings installed.

10. General Zoning Consistency—any and all consolidated parcels must remain consistent with the permitted uses, setbacks, and impervious surface requirements of their specific zoning district.

Respectfully submitted,

*Kent A. Baird*

**Kent A. Baird, AICP  
Director of Development and Zoning Officer**

## Applicant's Correspondence

Project Narrative

Waiver/Deferral Request Letter

Waiver/Deferral Response Letter

# OTT CONSULTING INC.

AN ARRO CONSULTING COMPANY

JEFFREY L. OTT, P.E., M.B.A., S.E.O.  
REYNOLD E. PETRE, P.L.S., P.D.C.  
JASON W. BUCHTA, R.L.A., ASLA  
DEVON J. CONTREL, P.E.

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TELEPHONE (610) 928-4690  
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## LEHIGH VALLEY OFFICE

P.O. BOX 386  
EMMAUS, PA 18049

STJC 2501

February 12, 2026

South Whitehall Township  
Attn: SWT Planner  
4444 Walbert Avenue  
Allentown, PA 18104

**Re: St. Joseph the Worker Church – Project Narrative  
South Whitehall Township, Lehigh County, Pennsylvania  
Preliminary / Final Land Development**

Dear Planner:

On behalf of St. Joseph the Worker Parish Charitable Trust, St. Joseph the Worker Church proposes to consolidate two existing lots into one lot and install a solar array on the church property.

- **Lot Information:** Lot 1 (652,513 sq. ft. / 14.9797 ac.) consists of two tax parcel identification numbers (546781173891-1 and 546781520384-1) and lies within the R-3 Zoning District; Lot 2 (155,501 sq. ft. / 3.5698 ac.) consists of one parcel identification number (546772519145-1) and lies within the RR-3 Zoning District. Both Lot 1 and Lot 2 front on Applewood Drive, a Township-owned Road. No historic sites are located nearby. The two existing Lehigh County Tax Parcels (546781173891-1 and 546781520384-1) were consolidated into Lot 1 pursuant to that certain plan entitled “Proposed Center of Learning and Additions to St. Joseph the Worker RC Church”, prepared by McTish, Kunkel and Associates, dated March 20, 1996, last revised April 23, 1997 and recorded in the Lehigh County Recorder of Deeds office in MS. Vol. 10 Page 457. Despite a consolidation being approved and a plan being filed, a consolidation deed was never recorded leaving Lot 1 as having two tax parcel numbers. The enclosed Lot Consolidation Plan and Consolidation Deed propose to fix this error and consolidate all three tax parcel numbers into one parcel and one lot.
- **Offer of Dedication:** A Right-Of-Way Dedication is being offered to the Township (50,244 sq. ft. / 1.1535 ac.).
- **Improvements:** No new buildings or parking modifications are proposed. The solar array will serve only the church located on the consolidated lot and will not interconnect with the public electrical distribution system or other parcels.
- **Utilities:** The property is served by public water and sewer.
- **Stormwater Management:** Runoff from the proposed impervious surfaces will be managed on site in accordance with PADEP guidelines. Best Management Practices will include filter strips and a retentive grading berm.
- **Limits of Disturbance:** The total project disturbance is less than one acre.

St. Joseph the Worker Church – Solar  
SWT Planner

February 12, 2026  
STJC 2501

Thank you for your assistance in this matter. Please feel free to contact the undersigned with any questions or comments.

Sincerely,  
**OTT CONSULTING INC.**  
AN ARRO CONSULTING COMPANY

*Jason W. Buchta*

---

Jason W. Buchta, R.L.A., ASLA  
Senior Landscape Architect

Cc: File

# OTT CONSULTING INC.

AN ARRO CONSULTING COMPANY

JEFFREY L. OTT, P.E., M.B.A., S.E.O.  
REYNOLD E. PETRE, P.L.S., P.D.C.  
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## LEHIGH VALLEY OFFICE

P.O. BOX 386  
EMMAUS, PA 18049

STJC 2501

June 20, 2025  
Revised: February 12, 2026

Township of South Whitehall  
4444 Walbert Avenue  
Allentown, PA 18104  
Attn: Planning Commission & Commissioners

**Re: St. Joseph the Worker Church – Waiver/Deferral Request Letter  
Lot Consolidation and Solar Array  
South Whitehall Township, Lehigh County, Pennsylvania  
Preliminary/Final Land Development**

Dear Members:

On behalf of the Applicant, St. Joseph the Worker Parish Charitable Trust, we respectfully submit this request for specific waivers and a deferral from the Township's Subdivision and Land Development Ordinance in connection with the Preliminary/Final Land Development Plan for the proposed lot consolidation and solar array. The requested waivers pertain to certain plan content, procedural requirements, and sidewalk improvements that exceed the scope of this limited project. In particular, relief is sought from select provisions of §312-12(b) (Preliminary Plan Drawing Requirements), §312-13(a) (Final Plan Submission Requirements), and related sections, as outlined below:

1. Section 312-12(b)(15) – Waiver – Existing and proposed contour information within 400 feet of the site.
2. Section 312-12(b)(21) – Waiver – Locations and widths of all sidewalk, trails, driveways, streets, easements, and right-of-way within 400 feet of the tract.
3. Sections 312-12(b)(36) and 312-40 – Waiver – Landscape plan. In lieu of a landscape plan satisfying the requirements of Section 312-40, a vegetative buffer is provided between the road and the solar array to soften the impact from the road and neighboring properties.
4. Section 312-12(b)(41) – Waiver – Zoning plan showing historical zoning relief and all zoning requirements, including but not limited to existing and proposed use, lot area, road frontage and setbacks, right-of-way, impervious surface/lot coverage, buffer strips, driveway separations, parking, illumination, and other relevant standards.

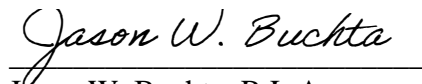
5. Section 312-35B(3)(a)[2] – Deferral – Requiring sidewalks along public streets to provide adequate and proper pedestrian circulation along Applewood Drive frontage. Applicant also requests a continued deferral of the requirement that sidewalks be constructed on Parcel 546781520384-1 (in the area of the athletic fields). By way of background, a deferral on these sidewalks was previously approved. No portion of the subject project is in the vicinity of these athletic fields.
6. Section 312-26(a), 312-35(b), and 312-35(b)(3)(A)(i) – Waiver - Requiring cartway widening and curbing along the Applewood Drive and Clauser Road frontages. The nature of the project does not result in the need for cartway widening and curbing. In addition, the slope and topography of the area along Applewood Drive and Clauser Road does not support cartway widening and curbing in these areas.

We respectfully request approval of these waivers and the noted deferral, as they are consistent with the limited scope of the project, which involves no new buildings or expansion of site activity beyond the solar array installation. Granting these requests will not compromise public health, safety, or welfare, and the intent of the Ordinance is still met through the information provided on the submitted plans.

Thank you for your consideration of this request. Please feel free to contact the undersigned with any questions or comments.

Sincerely,

**OTT CONSULTING INC.**  
AN ARRO CONSULTING COMPANY



---

Jason W. Buchta, R.L.A.  
Senior Landscape Architect

Cc: File

# THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING

ARCHITECTURE

LAND SURVEYING

Oxford Drive at Fish Hatchery Road  
2451 Parkwood Drive Allentown, Pennsylvania 18103-9608  
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Website: [www.pidcockcompany.com](http://www.pidcockcompany.com)

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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)*

March 4, 2026

via e-mail

Mr. Kent A. Baird, AICP  
Director of Development & Zoning Officer  
South Whitehall Township  
4444 Walbert Avenue  
Allentown, PA 18104-1699

Re: South Whitehall Township  
St. Joseph the Worker  
Church Lot Consolidation  
and Solar Array  
Major Plan #2025-103  
Waiver/Deferral Request Responses

Dear Mr. Baird:

In a letter revised February 12, 2026, the Design Engineer has requested waivers/deferrals from the following Subdivision and Land Development Ordinance (SALDO) sections:

1. SALDO §312-12.B(15) – Waiver requested for showing topographic contours within 400 feet of the site. We have requested additional offsite information in our Stormwater Management Comments. Assuming that information is provided, we have no engineering objection to this request regarding the remaining information;
2. SALDO §312-12.B(21) – Waiver requested for showing sidewalks, trails, driveways, streets, easements, and rights-of-way within 400 feet of the site. Based on the information provided, we have no engineering objection to this request;

Mr. Kent A. Baird, AICP  
March 4, 2026

3. SALDO §312-12.B(36) and §312-40 – Waiver requested for providing a Landscape Plan. Clarify this item to identify any requested relief from installation of shade trees along property frontages (we note the absence of shade trees along the solar field site portion of the Applewood Drive frontage and along the Clauser Road frontage). We defer to the Landscape and Shade Tree Commission regarding the need for street trees along the frontages and for a Landscape Plan;
4. SALDO §312-12.B(41) – Waiver requested for providing a Zoning Plan. We defer to the Township regarding the need for a Zoning Plan;
5. SALDO §312-35.B(3)(a)[2] – Deferral requested for requiring sidewalk along public streets. We defer to the Township and Public Works Department regarding the need for the installation of sidewalk on Applewood Drive and Clauser Road; and
6. SALDO §312-26.A, §312-35.B, and §312-35.B(3)(a)[1] – Waiver requested for requiring cartway widening and installation of curbing along the Applewood Drive and Clauser Road frontages. If sidewalk is required, we would recommend curbing and cartway widening be constructed.

In the event waivers or deferrals are granted, expand the Plan Note to include the dates of approval and the Board which took the action.

Mr. Kent A. Baird, AICP  
March 4, 2026

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. David Manhardt, AICP, Director of Planning  
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  
Lisa A. Pereira, Esq., Alternate South Whitehall Township Solicitor  
Broughal & DeVito, LLP via e-mail  
Mr. Jason W. Buchta, R.L.A., ASLA, Senior Landscape Architect  
Ott Consulting Inc. via e-mail  
Mr. Victor Finelli, Applicant  
St. Joseph the Worker Parish Charitable Trust via e-mail  
Mr. Ronald J. Gawlik, PE, Township Engineer

# Site Plan

<https://www.southwhitehall.com/home/showdocument?id=5774>