

CHASE BANK AT ROMA

MAJOR PLAN 2025-104

Planning Commission, 3/12/2026

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TO: PLANNING COMMISSION

FROM: Kent Baird, AICP, Director of Development

SUBJECT: CHASE BANK AT ROMA
MAJOR PLAN 2025-104
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 2025-104

Location and Intent

An application to further develop the property located at 1603 N. Cedar Crest Boulevard, PIN No. 548734864802. The plan is proposing land development review for the addition of the dumpster and the connection to the Cedar Crest Boulevard right-of-way, on the 1.36-acre tract with an existing bank building. The property is served by existing public water and public sewer and zoned GC-1 General Commercial District. Roma II Revocable Trust - Elizabeth Roma Swallow, Trustee, is the owner and Bohler Engineering, PA LLC (Authorized Agent) is the applicant.



Previous Township Consideration

Approved as Commerce Bank/Pennsylvania, N.A. Major Subdivision (2005-104) on September 7, 2005, by Resolution No. 2005-53.

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 general and Policy and Information.

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 Consultant

The comments of the Township Geotechnical Consultant are contained in Mr. Christopher Taylor's review dated February 16, 2026. His comments pertain to sinkhole mitigation.

Township Lighting Consultant

The comments of the Township Lighting Consultant are contained in Ms. Erin Hilbert's review dated March 4, 2025. Her comments pertain to mounting height of fixtures and light spillage.

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.

Public Safety Committee

The comments of the Public Safety Commission, 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 Stroehler's review dated February 25, 2026. Their comments pertain to grass, shrubs and shade trees.

Parks and Recreation Board

The comments of the Parks and Recreation Board are contained in Christopher Stroehler'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 have not been received at this time.

Lehigh County Conservation District

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

Pennsylvania Department of Transportation

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

Lehigh and Northampton Transit Agency (LANTA)

The comments of the Lehigh and Northampton Transportation Agency are contained in Ms. Molly Wood's review dated February 24, 2026. She has no comments at this time as they do not serve the frontage directly. LANTA appreciates the inclusion of sidewalks and pedestrian connectivity.

South Whitehall Planning Document Review

The comments of the South Whitehall Township Planning Document Review are contained in Mr. Christopher Stroehler's review dated March 3, 2025. His comments pertain to Official Ma, Parks and Recreation Plan, Township Landscapes Plan, Transportation Plan and Township Comprehensive Plan.

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 parking.

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: July 9, 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
Chase Bank
1603 N. Cedar Crest Boulevard
Major Plan #2025-104
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

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

Ms. Amanda Albano, P.E.
Project Manager
Bohler Engineering PA, LLC

Ms. Elizabeth Roma Swallow
Trustee
Roma II Revocable Trust

(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:

Renovation to the existing Chase Bank at 1603 N. Cedar Crest Boulevard;

Development consists of:

Dumpster addition south of the existing building;

Sidewalk connection from the Bank site to the sidewalk along N. Cedar Crest Boulevard; and

Minor changes to the parking area and pavement striping (no change in impervious surface is proposed).

GC-1 General 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 March 4, 2026.

Recommendation:

Engineering approval recommended subject to the following comments being addressed.

mjg/laf

Enclosures

THE PIDCOCK COMPANY

South Whitehall Township
Chase Bank
1603 N. Cedar Crest Boulevard
Major Plan #2025-104
Preliminary/Final Plan Review

March 4, 2026

REVIEW COMMENTS

A. General

1. Expand the plan information to clearly show the adjacent road network including centerlines, PennDOT and Township rights-of-way, and half-widths of both Walbert Avenue and Cedar Crest Boulevard adjacent to the site, SALDO §312-12.B(21). Additionally, verify that the required frontage improvement (right-of-way dedication, cartway widening, curb, sidewalk, shade trees, etc. (SALDO §312-26.A, §312-35.B(3)(a)[1], §312-35.B(3)(a)[2], §312-12.B(27), and §312-40 pertain), have been met. Any improvements along Cedar Crest Boulevard and along Walbert Avenue within PennDOT right-of-way should be reviewed and permitted by PennDOT;
2. Clarify the easement information shown along Cedar Crest Boulevard. Include dimension labels for any existing/proposed easements and right-of-way labels, SALDO §312-12.B(25) and §312-12.B(26). Also, we note that work is proposed within several easements (e.g., Water, Drainage and Utility, Sidewalk, etc.). Any correspondence from the easement owners related to review of work proposed within their respective easements should be provided to the Township. Further, provide copies of any deed restrictions associated with the easements, SALDO §312-12.A(16);
3. Show the existing storm sewer and its pipes located in the existing Drainage & Utility Easement on the Plans;
4. The following comment concerns accessibility on the land development site plans. The review is based on Chapter 11, Appendix E and related accessibility provisions of the 2018 International Building Code (IBC) adopted by the Pennsylvania Construction Code Act 45 as amended (PAUCC), Accessible and Usable Buildings ICC A117.1 2017 (ICC A117.1) referenced in the IBC, and the Pennsylvania Department of Transportation Publication RC-67M (PennDOT RC-67M):
 - a. We understand that the proposed sidewalk connections to existing features are to be field-surveyed prior to construction. Once obtained, these elevations should be confirmed with the proposed improvements to verify the above referenced standards are met;
 - b. Confirm any modifications at the existing sidewalk connections as a turning space should be provided; and
 - c. 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. Review with the Code Official the details of the ramps, and landings, as well as the locations and exterior grades of accessible means of egress.

5. Expand the Sheet Index to include the plan date and latest revision date, SALDO §312-14.B(1) and check the Sheet Index and Plans for consistency (e.g., Garbage Truck Circulation Plan, Sheet C-303, Landscape Details, etc.);
6. Update the Location Map to include all information required by SALDO §312-12.B(9) (e.g., Zoning district boundary);
7. Provide contour data within 400 feet of the site, SALDO §312-12.B(15);
8. Provide concrete monuments per SALDO §312-12.B(27) and §312-36(F);
9. We note the following traffic related comments:
 - a. Revise the Fire Truck Circulation Plan, to avoid impacting parking spaces (as shown on the plan), SALDO §312-12.B(42);
 - b. Provide sight distance triangles for the driveway entrance along Walbert Avenue, SALDO §312-12.B(24), §312-12.B(36), and §312-35.A(6)(f); and
 - c. Revise the handicapped parking space detail to identify a white symbol with an optional square blue background, in accordance with PennDOT standards (a blue symbol on a white background is proposed).

B. 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 the plan recording and the type of easement/right-of-way. For dedication to South Whitehall Township, legal descriptions for each easement/right-of-way, along with an 8 ½ inch by 11 inch plan, must be provided for incorporation into Deeds of Dedication (if applicable) 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 may include, but may not necessarily be limited to:
 - a. PennDOT, SALDO §312-12.A(11) and §312-14.A(7); and
 - b. 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. List an anticipated completion date of any public improvements on a recorded plan, SALDO §312-14.B(7);
6. Provide the following notes (as applicable) 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. 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;
 - c. All construction within Township right-of-way shall be in accordance with Township Specifications and Standards for construction; and
 - d. Highway Occupancy Permit note in accordance with SALDO §312-12.A(9).
7. Address any concerns of the Landscape and Shade Tree Commission, SALDO §312-12.B(28). Also, check the Plant Schedule and plan information for consistency (e.g., "PVN" not shown on schedule);
8. 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;
9. 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;
10. We defer to the Township Geotechnical Consultant for review of all geotechnical aspects of the design;

11. Provide Plan Preparer's and Applicant's Statements along all applicable Signature Blocks (e.g., Planning Commission, Board of Commissioners, LVPC, Recorder of Deeds, etc.) in accordance with SALDO §312-12.B(5), §312-14.B(2), §312-13(d)(2) and §312-13(e). A waiver has been requested from recording the plan (see our Waiver Response Letter dated March 4, 2026); and
12. 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).

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
Chase Bank
1603 N. Cedar Crest Boulevard
Major Plan #2025-104
Preliminary/Final Plan Review

List of Plans and Supplemental Information
(contained in the February 13, 2026, download link from the Township Staff)
Prepared by Bohler Engineering PA, LLC
and dated or last revised February 3, 2026, except as noted

1. Cover Sheet, Sheet C-101;
2. General Notes, Sheet C-102;
3. Existing Conditions/Demolition Plan, Sheet C-201 (cursory review only);
4. Aerial Plan, Sheet C-202 (cursory review only);
5. Benchmark Plan, Sheet C-203 (cursory review only);
6. Site Plan, Sheet C-301;
7. Delivery Truck Circulation Plan, Sheet C-302 (cursory review only);
8. Garbage Truck Circulation Plan, Sheet C-303 (cursory review only);
9. Fire Truck Circulation Plan, Sheet C-304 (cursory review only);
10. Grading Plan, Sheet C-401;
11. Soil Erosion and Sediment Control Plan; Sheet C-801 (cursory review only);
12. Erosion and Sediment Control Notes and Details, Sheet C-802 (cursory review only);
13. Construction Details, Sheet C-901;
14. Landscape Plan, Sheets L-101 and L-102 (cursory review only);
15. Lighting Plan; Sheet L-201 (cursory review only);
16. Lighting Notes and Details, Sheet L-202 (cursory review only);
17. ALTA/NSPS Land Title Survey Plan, prepared by Gallas Surveying Group, last revised June 24, 2025 (cursory review only);
18. Letter of Transmittal/Comment response, dated February 6, 2026; and
19. Waiver request letter, dated February 6, 2026.

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

1. Subdivision & Land Development Review Application, dated February 6, 2026;
2. Owner Authorization Form, dated January 23, 2026;
3. Letter of Transmittal to LANTA, dated February 6, 2026; and
4. Letter of Transmittal to USPS, dated February 6, 2026.

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: Chase Bank at ROMA
Land Development #2025-104
SSM File 103400.0128

Dear Mr. Baird:

This correspondence provided as a review of the Preliminary/Final Plan for the above referenced project dated 2/03/2026. We have the following comments regarding the water and sanitary sewer utilities:

Water Comments:

1. No comments at this time.

Sanitary Sewer

1. No comments at this time.

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

Sincerely,
Spotts, Stevens and McCoy



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

cc: SWT, PW

Township Geotechnical Consultant



HanoverEngineering

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

December 2, 2025

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

RE: Geotechnical Engineering Review of
Provided Documents
Chase Bank at Roma
Major Plan 2025-104
South Whitehall Township, Lehigh County,
Pennsylvania
Hanover Project SWT25-11(011)

Dear Mr. Manhardt:

Hanover Engineering has reviewed the information received on November 14, 2025, via email. Reviewed documents pertaining to the geotechnical aspects of the proposed project at the above-referenced site consisted of the following, as prepared by Bohler Engineering:

1. Transmittal cover letter referenced as "Minor Sketch Plan Initial Submission" with a Project Narrative section, dated June 23, 2025.
2. Engineering Plan set entitled "Sketch Plans for Corestates, Inc", Sheets C-101, C-102, C-201, C-301, and C-401, dated June 19, 2025, unrevised.

Based on our review, it is our understanding that the subject property currently exists as a single tax parcel 1.36 acres in size located at 1603 Cedar Crest Boulevard, adjacent to the Roma Corporate Center. The property contains an existing bank building to remain. The Transmittal Letter/Project Narrative states that interior and exterior renovations are proposed to the bank building. The exterior renovations include creation of an ADA pathway from the bank building to the Cedar Crest Boulevard right-of-way with associated milling and overlay of adjacent paved areas. The other exterior renovation entails the addition of a dumpster and construction of curbing in the immediate area of the dumpster.

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

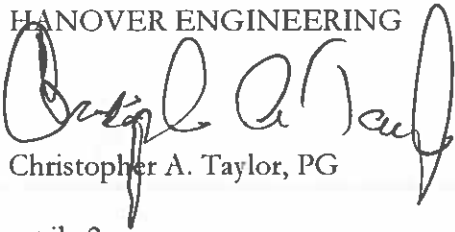
1. SALDO Section 312.12(B)(18): Provide and label the location of all significant features listed or provide a note stating which features do not exist on the site.
2. SALDO Section 312.12(B)(22): Provide soil types and mapped limits on the plans. A data table of characteristics shall be provided.

3. Provide sinkhole mitigation details/notes/specifications and the procedures to be followed upon sinkhole discovery.

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:jlw2

S:\Projects\Municipal\WhitehallTownship\Swt25-11(011)-ChaseBankAtRomaMajorPlan2025-104\Docs\12-02-25-GeotechnicalEngReviewLtr.doc

cc: Mr. Herb Bender, Director of Township Operations (via email)
Ms. April Wilk, Land Development Coordinator (via email)
Mr. Anthony Tallarida, PE, The Pidcock Company (via email)
Mr. Mark Gnall, PE, The Pidcock Company (via email)
Ms. Amanda Albano, PE, Authorized Agent, Bohler Engineering
Mr. Matthew Kearse, PE, Bohler Engineering

Township Lighting Consultant

March 4, 2026

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

Attn: Mr. David Manhardt

Re: Chase Bank at ROMA

Dear Mr. Manhardt:

I have reviewed the Information submitted for the project Chase Bank at ROMA located at 1603 N. Cedar Crest Blvd in the Township. The following plan was submitted containing the lighting information:

- Sheet L-201 – Lighting Plan, last revised 02/03/2026
- Sheet L-202 – Lighting Details, last revised 02/03/2026

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

- (1) The fixtures proposed have a mounting height of 24' 6". Township ordinance mandates all fixtures within 300 feet of a residential property shall not exceed a height of 20 feet.
- (2) There is light spillage onto Walbert Ave that exceeds the township ordinance lighting levels of 0.5 footcandles.

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

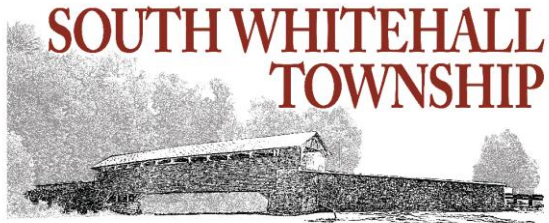
Very Truly Yours,

Erin Hilbert

Erin Hilbert
Snyder Hoffman Associates, Inc.

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

Public Works Department Review



INTEROFFICE MEMORANDUM

TO: KENT BAIRD, DIRECTOR OF DEVELOPMENT
FROM: HERB BENDER, PUBLIC WORKS MANAGER
DATE: MARCH 4, 2026
SUBJECT: 2025-104 CHASE BANK AT ROMA

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

1. No Comment

Public Safety Department

From: [John G. Frantz](#)
To: [April Wilk](#)
Subject: Chase Bank at Roma - 2025-104
Date: Monday, February 16, 2026 8:31:22 AM

April,

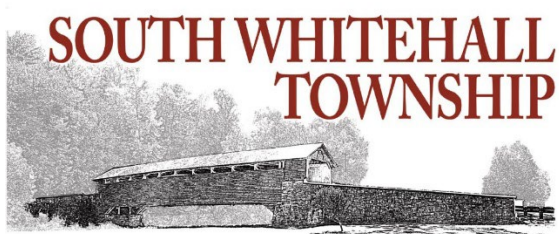
I have no comments to the plan.

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

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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
Chase Bank at Roma
Major Plan 2025-104 (Preliminary/Final)
Plan Dated February 3, 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:

Four grasses or shrubs identified as “PVN” are depicted surrounding the trash enclosure but not identified in the Plant Schedule. Please add the species identified as “PVN” to the Plant Schedule.

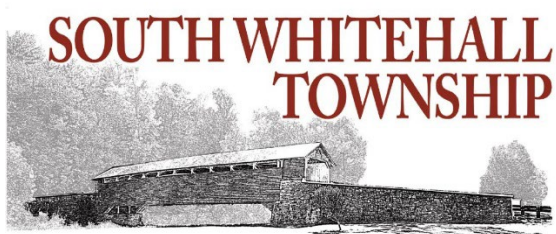
More information is needed to determine compliance with SALDO §312-12(B)(28), §312-12(B)(36), and SALDO §312-40. Please identify the location and type of existing shade trees along Walbert Avenue and N. Cedar Crest Boulevard and/or any shade trees proposed to be planted.

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
Chase Bank at Roma
Major Plan 2025-104 (Preliminary/Final)
Plan dated February 3, 2026
COPIES: K. Baird, D. Manhardt, A. Wilk, A. Tallarida, E. Bet, J. Alderfer,
Esq., Applicant

This plan will be submitted to the Parks and Recreation Board for review at their March 9, 2026 meeting to determine compliance with Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. 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: LANTA Comments to 1603 N Cedar Crest - Chase Bank_2.24.26
Date: Tuesday, February 24, 2026 12:35:11 PM
Attachments: [image003.png](#)
[image004.png](#)

April,

The Lehigh and Northampton Transportation Authority (LANTA) has reviewed the submitted Land Development Plan for the proposed Chase Bank project located at 1603 N Cedar Crest in South Whitehall Township and offers the following comments.

LANTA currently provides public transportation in the immediate vicinity of the project site, with existing bus stops on Walbert Ave, N Cedar Crest Blvd, and Office Center Road. Due to the current circulation of the established routing, there are no bus stops directly located along the property frontages of the project site at N Cedar Crest Blvd and Walbert Ave, respectively. LANTA appreciates the inclusion of sidewalks and pedestrian connectivity along the respective corridors that will provide safer pedestrian access to the existing nearby bus stop locations.

For any questions or follow up, please contact me at mwood@lantabus-pa.gov for further discussion.

Thank you,
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

www.lantabus.com

From: April Wilk <wilka@southwhitehall.com>

Sent: Friday, February 13, 2026 2:50 PM

To: rmalehorn@snyderhoffman.com; John G. Frantz <frantzj@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 <petrucit@southwhitehall.com>; Kent Baird <bairdk@southwhitehall.com>

Subject: SWT - PLANNING COMMISSION MEETING MATERIALS -March 12, 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:

Good afternoon,

We received resubmission materials for Chase Bank at Roma, St. Joseph's Solar and PSD Transportation Center-Lot Consolidation and PSD Transportation Center-Land Development for the March 12, 2026, Planning Commission Meeting and I have uploaded those materials to One Drive for your review via the link below.

 [2026.03.12 SWT PLANNING COMMISSION MEETING](#)

Comments are required by 12:00 p.m. on Wednesday, March 4, 2026, for the March 12, 2026, 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, February 16, 2026.

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



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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

March 3, 2026

Amanda Albano
1515 Market Street, Suite 920
Philadelphia, PA 19102
aalbano@bohlereng.com

**RE: Chase Bank at Roma
Major Plan #2025-104
Preliminary/Final Plan Review – Plan Consistency Letter**

Dear Amanda:

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:

Township Official Map

1. The Official Map depicts the subject parcel in an area with karst geology. Any proposed earth disturbance will be reviewed by the Township's Geotechnical Consultant.

This project is considered **CONSISTENT** with the Township Official Map.

Parks & Recreation Plan

1. No park or recreation facilities are proposed as part of this land development. The plan will be forwarded to the Parks and Recreation Board to determine compliance with Section 312-36(d)(4) of the Subdivision and Land Development Ordinance.

This project is considered **CONSISTENT** with the Parks & Recreation Plan.

South Whitehall Landscapes Plan

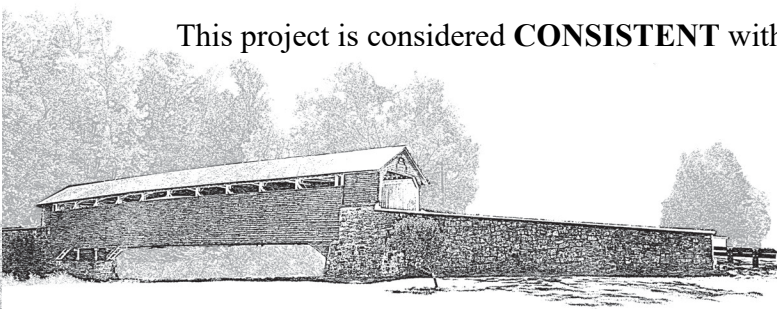
1. This property does not contain any known, significant agricultural, natural, or historic resources. No further review required.

This project is considered **CONSISTENT** with the *South Whitehall Landscapes Plan*.

Transportation Plan

1. The South Whitehall Transportation PLAN identifies both N. Cedar Crest Boulevard and Walbert Avenue as priority corridors for Separated Bike Lanes. The installation of Separated Bike Lanes is under the jurisdiction of PennDOT and would not be considered in the scope of this project.
2. This project includes installation of sidewalk connecting the bank site to existing sidewalks on N. Cedar Crest Boulevard. This connection enhances pedestrian circulation in a busy commercial area and improves pedestrian safety.

This project is considered **CONSISTENT** with the Transportation Plan.



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

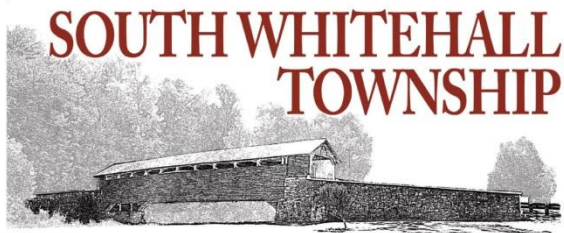
This project proposes renovations of an existing bank building and connecting the building to existing sidewalk. This project is considered **CONSISTENT** with the Comprehensive Plan.

Sincerely,



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

Zoning Review



MEMORANDUM

TO: Planning Commission
FROM: Kent A. Baird, AICP, Zoning Officer
DATE: March 4, 2025
SUBJECT: Preliminary/Final Land Development Approval
Chase Bank at Roma
Major Plan 2025-104
Plan Dated June 16, 2025
COPIES: A. Wilk, J. Alderfer, Esq., A. Tallarida, Applicant

Background

Core States Inc. requests Preliminary/Final Land Development Approval for site improvements at the Chase Bank property, located at 1603 N. Cedar Crest Boulevard, on the southeast corner of the intersection of Cedar Crest Boulevard and Walbert Avenue. The subject property is located in the General Commercial-Special Height Limitation (GC-1) Zoning District.

The proposed site improvements include:

- installation of a new internal crosswalk and walkway to connect to Cedar Crest Boulevard sidewalk,
- development of a new commercial dumpster with required screening and greenery, and
- redesign and restriping of the bank drive-thru to account vehicle stacking and queuing.

Zoning Officer Review Comments

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

1. ZO §350-42(c)—Identify and vehicle queuing/stacking on the plan and confirm dumpster location not impacted by queuing. Confirm the queuing does not impact the location and design of the dumpster.

Comment addressed

2. ZO §350-42(b)(4)(B)—identify new commercial dumpster area with appropriate screening and plantings.

Comment addressed

3. ZO § 350-48 (b)(1) Bank—submitted plan shows table of required parking, including number of spaces proposed. Only 51 parking spaces are proposed but 52 spaces are

required. Previous and current zoning reviews lead to a request of applicant to demonstrate the number of required spaces can be achieved either through compliance with the original Coordinated Development approvals of the entire commercial complex, or through agreements and easements with the adjacent landowner for any parking spaces shared by property or lease boundaries.

Previous comment not addressed.

4. Additional comments may be provided as new information is received.

Respectfully submitted,

Kent A. Baird

Kent A. Baird, AICP

Director of Development and Zoning Officer

Applicant's Correspondence

Project Narrative

Waiver Request Letter

Waiver Response Letter

June 23, 2025
Via: Fed-Ex Priority

South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104

Attention: SWT Planner, Community Development Department
Phone: (610) 398-0401

Re: Minor Sketch Plan Initial Submission
1603 N Cedar Crest Boulevard
Allentown, PA 180104
South Whitehall Township/ Lehigh County
Bohler Project No. PAC240167.01

Dear South Whitehall Township Community Development Department,

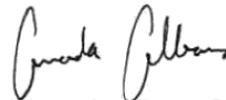
The lessee (JP Morgan Chase) is proposing interior and exterior renovations to the existing bank building. While the building permit was received (202500024) and construction has commenced, it was brought to our attention that land development review is required for the addition of the dumpster and the connection to the Cedar Crest Boulevard right-of-way. As such, this sketch plan application is being submitted to better understand the expectations and requirements of the (assumed) minor plan review. See below for some general project information.

Project Narrative

- **Project Address:** 1603 N Cedar Crest Boulevard, Allentown, PA 18104
- **Zoning District:** GC-1 General Commercial District
- **Street Frontages**
 - Cedar Crest Boulevard (SR 1019)
 - Walbert Avenue (SR 1006)
- **Parcel Owner Name:** Roma II Revocable Trust -Elizabeth Roma Swallow, Trustee
- **Applicant Name:** Bohler (Authorized Agent)
- **Existing And Proposed Uses of the Tract:** Bank
- **Existing and Proposed Lot Area:** 1.36 AC.
- **Proposed Building Size:** +/- 4,129 SF
- **Existing and Proposed Parking Spaces:** 52
- **No Utility Upgrades Are Proposed.**

Upon review, should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,
BOHLER ENGINEERING PA, LLC



Amanda Albano P.E; Project Manager

February 6, 2026
Via: FedEx – Priority

South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104

Attention: Board of Commissioners

Re: Preliminary/Final Plan Submission
Waiver Request Letter
1603 N Cedar Crest Boulevard
Allentown, PA 18104
South Whitehall Township/Lehigh County
Bohler Project No. PAC240167.01

Dear Commissioners:

On behalf of CoreStates, Inc., Bohler Engineering PA, LLC hereby requests the below Waivers for the above referenced project:

- From **Section 312-12-b(19)** - the requirement that the plan show the location, size and owners of existing buildings, sewer mains, water mains, culverts, storm sewers, petroleum or petroleum products lines, gas lines, transmission lines including extent of right-of-way, fire hydrants, underground tanks, wells, septic systems within one-hundred feet of the tract and other significant man-made features.

The property has been field surveyed in key areas of access to existing road and existing utility connections to provide sufficient information for design and construction. It has also been surveyed to provide existing features, as applicable and required by ordinance, within fifty (50) feet of the subject property. It is our opinion that man-made features not shown do not have any impact on the proposed improvements and the information provided would still be consistent with the intent of the SALDO.

- From **Section 312-12-b(21)** - the requirement that the plan show the locations and widths of all sidewalks, trails, driveways, streets, easements, and rights-of way within 400 feet of the tract.

The property has been field surveyed in key areas of access to existing road and existing utility connections to provide sufficient information for design and construction. It has also been surveyed to provide existing features, as applicable and required by ordinance, within fifty (50) feet of the subject property. Due to the fact that a blanket 100' overlap will extend across many private properties and outside of the area of any proposed improvements, we believe the extent of survey provided is adequate information for this development. It is our opinion that man-made features not shown do not have any impact on the proposed improvements and the information provided would still be consistent with the intent of the SALDO.

- From **Section 312-13. F.** – the requirement that the approved final plan bearing the signatures of the applicant and his technical staff, the Township Engineer, the Township Planning Commission, the Township Board of Commissioners, and the Lehigh Valley Planning Commission shall be filed by the property owner in the office of the Lehigh County Recorder of Deeds within 90 days of the later of the date of approval by the Board of Commissioners if the plan is approved without conditions or the date of delivery of an approved plan bearing the signatures of the applicant and his technical staff following satisfaction of all conditions imposed on the approval. Notwithstanding the foregoing, where the final plan is approved with conditions, the applicant shall satisfy all such conditions of the final plan approval, and the final plan shall be recorded within 12 months of date of the conditional final plan approval by the Board of Commissioners, and if such conditions are not so satisfied, the conditional final plan approval shall be considered void without further action of the Township, and the application for final plan approval

shall be considered void and withdrawn unless an extension is approved by the Township Board of Commissioners.

The project scope is limited to the construction of an ADA path from the building to the Cedar Crest Boulevard Right-of-Way, the addition of a dumpster and associated concrete pad, and the addition of landscaping. Given the scope of improvements, the Applicant does not believe a recorded plan is warranted, despite the qualification as a "Major" plan application due to the existing (to remain) use.

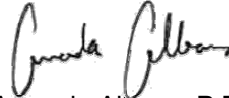
- From **Section 312-27** - the requirement for the agreement or contract and performance security.

The Applicant is proposing a limited scope of site improvements that do not involve the construction of new roadways, driveways, curb cuts, sidewalks, trails, sanitary sewer lines, utility lines, stormwater basins, landscaping, or streetlights. Moreover, the proposed improvements entail a very limited amount of grading to provide a connection from the site to Cedar Crest Boulevard. None of the proposed improvements are marked for dedication to the Township.

Should you have any questions, or require additional information, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC



Amanda Albano, P.E., Project Manager

AA/jh

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THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING

ARCHITECTURE

LAND SURVEYING

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E-mail: info@pidcockcompany.com
Website: www.pidcockcompany.com

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

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

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

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
Chase Bank
1603 N. Cedar Crest Boulevard
Major Plan #2025-104
Waiver Request Response

Dear Mr. Baird:

In a letter dated February 6, 2026, the Design Engineer has requested waivers from the following Subdivision and Land Development Ordinance (SALDO) sections.

1. SALDO §312-12.B(19) – Requiring the provision to show the location, size, and owners of existing buildings, sewer mains, water mains, culverts, storm sewers, petroleum products lines, gas lines, transmission lines including the extent of right-of-way, fire hydrants, underground tanks, wells, septic systems within 100 feet of the tract and other significant man-made features. We provided comments of certain items to be shown on the Plans. As long as that information is provided, we have no engineering objection to the remaining information;
2. SALDO §312-12.B(21) – Requiring the provision to show the location 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. We provided comments of certain items to be shown on the Plans. As long as that information is provided, we have no engineering objection to the remaining information;

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

3. SALDO §312-13.F – Requiring recording of a Final Plan along with the provision that the approved final plan bearing the signatures of the applicant and his technical staff, the Township Engineer, the Township Planning Commission, the Township Board of Commissioners, and the Lehigh Valley Planning Commission shall be filed by the property owner in the office of the Lehigh County Recorder of Deeds within 90 days of the later of the date of approval by the Board of Commissioners if the plan is approved without conditions or the date of delivery of an approved plan bearing the signatures of the applicant and his technical staff following satisfaction of all conditions imposed on the approval. We do not support this request; and
4. SALDO §312-27 – Requiring the necessity of an agreement and posting performance security. It is noted that the Applicant is proposing a limited scope of site improvements and the improvements entail a minor amount of grading to provide a connection from the site to Cedar Crest Boulevard. We do not support this request.

In the event waivers are granted, a note should be added to the plan indicating the sections of the ordinance waived, brief descriptions of the applicable ordinance article requirements, and the dates of approval.

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, MPA, 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
Joseph A. Zator, II, Esq., South Whitehall Township Solicitor
KingSpry via e-mail
Ms. Amanda Albano, P.E., Project Manager
Bohler Engineering PA, LLC via e-mail
Ms. Elizabeth Roma Swallow, Trustee
Roma II Revocable Trust via e-mail
Mr. Ronald J. Gawlik, PE, Township Engineer

Site Plan

<https://www.southwhitehall.com/home/showdocument?id=5773>