

PARKLAND SCHOOL DISTRICT –TRANSPORTATION CENTER-LOT CONSOLIDATION

MAJOR PLAN 2025-101

Planning Commission, March 12, 2026

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Memorandum

TO: PLANNING COMMISSION

FROM: Kent Baird , AICP, Director of Development

SUBJECT: Parkland School District – Transportation Center
Major Plan 2025-101
PRELIMINARY/FINAL PLAN REVIEW

DATE: MARCH 6, 2026

COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, L. PEREIRA, ESQ., J. ALDERFER, ESQ, A. TALLARIDA, E. BET, D. MANHARDT, APPLICANT, SUB. FILE 2025-101

Location and Intent

An application to further develop a property located at 4434 Orefield Road, 4362 Orefield Road, 2675 PA Route 309 and 2619 Stadium Drive, PINs 547801127956, 547801824720, 547800509889, and 547719272143. The plan is proposing to consolidate four tracts owned and operated by the district. The parcel located at 4362 Orefield Road, being approximately 11.1 acres, exists with bus parking and maintenance buildings utilized by the school district. The parcel located at 4434 Orefield Road, being approximately 7.6 acres, exists in an undeveloped condition, previously utilized for mining. The parcel located at 2675 PA Route 309, being approximately 42.6 acres, contains the existing Orefield Middle School and surrounding recreation fields and stadium. The parcel located at 2619 Stadium Drive, being approximately 2.8 acres, contains the recently constructed Operation Center. The parcels associated with the Transportation Center and Orefield Middle School are located within the R-3 Low Density Residential Zoning District. The parcel associated with the Operation Center is located within the RR-2 Rural Residential-2 Zoning District. Three of the parcels are served by water and sewer and the fourth parcel being the vacant lot is not currently served by water or sewer. Parkland School District is the owner. Alloy5, LLC is the applicant.



Previous Township Consideration

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

Reviewing Agencies Comments Summaries

Township Engineer

The comments of the Township Engineer are contained in Mr. Anthony Tallarida's review dated March 4, 2026. His comments pertain to general, zoning, property boundary information, Stadium Drive, water distribution and sanitary sewage, frontage, SALDO sections, open space fees, and plan clarity, 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 18, 2026. He has no comments at this time.

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.

Public Safety Committee

The comments of the Public Safety Committee are contained in Mr. John Frantz's review dated March 4, 2026. Their comments pertain to maintaining township right-of-way along Stadium Drive.

Landscape and Shade Tree Commission

The comments of the Landscape and Shade Tree Commission are contained in Christopher Strohler's review dated February 23, 2026. They have no comments at this time.

Parks and Recreation Board

The comments of the Parks and Recreation Board are contained in Christopher Strohler's review dated March 3, 2026. 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 Transit Agency are contained in Ms. Molly Wood's review dated August 20, 2025. Her comments pertain to Land Development and will be provided in once a Land Development Plan is submitted.

South Whitehall Planning Document Review

The comments of the South Whitehall Township Planning Document Review are contained in Mr. Christopher Strohler's review dated March 4, 2026. His comments pertain to Official Map, 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 definitions, non-conformities, lot configurations, zoning sections, variance, and use schedules.

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..

Deadline date to act on the plan May 14, 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
Parkland School District
Transportation Center
Lot Consolidation
Major Plan #2025-101
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

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

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

Mr. Tony M. Ganguzza, P.E.
Vice President Preconstruction Services
Boyle Construction, Inc.

Matthew T. Tranter, Esq.
KingSpry

Mr. Randy Cope
Township Manager
North Whitehall Township

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

Mr. David Alban, Jr., P.E.
Keystone Consulting Engineers, Inc.

(all via e-mail)

Mr. Ronald J. Gawlik, PE, Township Engineer

REPORT:

South Whitehall Township Ordinances:

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

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

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

See attached list for documents reviewed.

Proposal:

Consolidation of 4 Tracts (70± acres total) bounded by Route 309, Lime Kiln Road, PA Turnpike, and Orefield Road;

Right-of-way dedication along Orefield Road, Lime Kiln Road, Route 309, and Stadium Drive;

R-3 Low Density Residential Zoning District;

RR-2 Rural Residential – 2 Zoning District.

Waivers Granted:

A Waiver 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
Parkland School District
Transportation Center
Lot Consolidation
Major Plan #2025-101
Preliminary/Final Plan Review

March 4, 2026

REVIEW COMMENTS

A. General

1. The proposed consolidation will create a single lot containing multiple uses within 2 zoning districts (Middle School, Stadium, Operations Center, and Transportation Facility). This and any other resultant zoning issues should be resolved to the Township's satisfaction prior to advancement of the plan, SALDO §312-34.E(2);
2. If waivers or deferrals are not granted, full frontage improvements should be shown and designed to Township Standards;
3. Check the existing impervious surface percentage listed in the Site Data Table for Lots 1 and 2 (the calculation appears to be based on the proposed impervious surface associated with the concurrently submitted Land Development Plans), SALDO §312-12.B(8)(i);
4. The property boundary does not close with an acceptable error of closure, SALDO §312-12.B(14). Check the boundary information and provide closure reports with future submissions;
5. Completely define all proposed rights-of-way intended to be dedicated to the Township with metes and bounds. Provide closure reports as necessary, SALDO §312-12.B(25);
6. Identify the existing Stadium Drive right-of-way along the Haas, Weaver, and Welch properties west of existing Lot 2, SALDO §312-12.B(21);
7. Show proposed right-of-way dedication for Stadium Drive along the existing Lot 1 frontage, SALDO §312-26.A;
8. Provide the following information on the Plans:
 - a. Contour information within 400 feet of the site, SALDO §312-12.B(15);

- b. Required and available intersection sight distance information at the Route 309/Lime Kiln Road intersection. Additionally, revise the sight triangle at the Stadium Drive/Lime Kiln Road intersection to be in accordance with AASHTO intersection Sight Distances, SALDO §312-35.A(6)(F) and §312-12.B(24); and
 - c. Setback labels/dimensions along all street, side, and rear property lines, SALDO §312-12.B(29).
9. Expand the Sheet Index to identify which plans are proposed to be recorded, SALDO §312-14.B(1).

B. Policy and Information

1. Provide a list of all easements/rights-of-way necessary to support the planned development on a plan to be recorded that shows the locations of the areas in question with a corresponding legend. The list should include identification of the grantor and grantee at the time of plan recording and the type of easement/right-of-way (e.g., sanitary sewer, roadway, etc.). For dedications to SWT, legal descriptions for each easement/right-of-way, along with an 8½-inch by 11-inch plan, must be provided for incorporation into Deeds of Dedication prior to plan recording. Further, evidence of all easement dedications to or from third parties must be provided to the Township prior to plan execution and recording;
2. Provide documentation clarifying the nature of the property interest by which the existing Stadium Drive right-of-way has been dedicated (e.g., fee simple, easement, or other). Additionally, indicate the type of property interest proposed for dedication for the new Stadium Drive right-of-way and confirm the acceptability of lot consolidation across a dedicated road right-of-way. Address any comments or concerns raised by the Township Solicitor and/or the Township Director of Legal Affairs to their satisfaction, SALDO §312-12.B(42);
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. Confirm the necessity of the additional Owner's Certification with the Township Solicitor and/or the Township Director of Legal Affairs;
5. Discuss any matters pertaining to the design of water distribution and sanitary sewerage systems with the Public Works Department; and
6. Upon submission of plans for recording, sign, seal/notarize all Statements and Certifications as applicable, SALDO §312-12.B(6) and §312-14.B(2).

The comments noted above are the result of our engineering review. We have not reviewed items associated with legal, geotechnical, lighting, water/sanitary sewerage systems, environmental, building code, public safety, zoning, and other non-engineering issues, which should be reviewed by the appropriate Township Staff and Consultants.

THE PIDCOCK COMPANY

South Whitehall Township
Parkland School District Transportation Center Lot Consolidation
Major Plan #2025-101
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 12, 2026, except as noted

1. Lot Consolidation Plan, Sheet S-101;
2. Existing Conditions Plan, Sheet S-102;
3. Project Narrative;
4. Waiver request letter; and
5. Letter of Transmittal with review comment responses.

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

1. Subdivision & Land Development Review Application, dated January 30, 2026;
2. Boundary and Existing Conditions Survey for Parcel 547719272143, Sheet 1 of 1 prepared by Colliers Engineering & Design, dated September 29, 2025;
3. Boundary and Topographic Survey for Parcel 547800026189-1, Sheets 1 and 2 of 2 prepared by Colliers Engineering & Design, last revised October 6, 2025; and
4. Boundary and Topographic Survey for Parcel 547801824720 and Parcel 547801127956, Sheet 1 of 1 prepared by Colliers Engineering & Design, last revised October 6, 2025.

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: PASD Transportation Center
Lot Consolidation Plan #2025-101
Review of Preliminary/Final Plan
SSM File 103400.0121

Dear Mr. Baird:

This correspondence provided as a review of the Preliminary/Final Plan for the above-referenced project dated February 12, 2026. We have the following comments regarding the water utilities:

Water Comments:

1. No Comments at this time.

Sanitary Sewer Comments:

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

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

Jason M. Newhard, CCM, LO
Director, Environmental Engineering
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 18, 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
Parkland School District – Transportation
Center Lot Consolidation Plan 2025-101
South Whitehall Township, Lehigh County,
Pennsylvania
Hanover Project SWT25-11(001)

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 Bohler:

1. Document entitled “Project Narrative”, dated February 12, 2026.
2. Response letter dated February 12, 2026.
3. Waiver request letter dated February 12, 2026.
4. Engineering Plan set entitled “Lot Consolidation Plans for Parkland School District”, Sheet Numbers S-101 and S-102, dated August 7, 2025, last revised February 12, 2026.

Based on our review, it is our understanding that the subject property for this proposal currently exists as four (4) separate but contiguous tax parcels identified on the Lot Consolidation Plan as Lot 1, Lot 2, Lot 3, and Lot 4. The area of these lots is listed on the plan as 7.6 acres, 11.1 acres, 43.4 acres, and 8.7 acres in size, respectively. All lots are currently owned by the Parkland School District. Lot 1 exists in an undeveloped condition but was previously used for mining. Lot 2 contains two (2) garage buildings with a paved parking lot between them and a separate paved parking lot for bus parking. The back of Lot 2 contains an open grass field. Lot 3 contains the existing Orefield Middle School and surrounding recreational fields and sports stadium. Lot 4 contains the recently constructed Operations Center. The subject property currently utilizes or has available public water and public sanitary sewer. The applicant proposes to consolidate the parcels into a single parcel approximately 70.97 acres in size. The narrative states that there are no physical improvements to the four (4) lots as part of this application, beyond the consolidation of the lots.

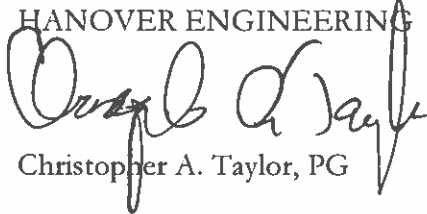
In February 2025 a plan entitled Transportation Center Sketch Plan 1 was submitted by a different consultant involving Lots 1 and 2 as referenced above. Under that plan, the applicant proposed to construct a new bus wash building 3,424 square feet (sf) in size and a new repair garage 20,785 sf in size, along with additional parking that would provide 153 bus parking spaces and 271 car/van parking spaces. The current submission is not a continuation of that proposal but rather has an entirely different scope. This is a third submission relative to the proposal for lot consolidation.

As with the first two (2) submissions, since there are no physical improvements proposed by this application, we have no geotechnical review comments at this time.

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

Respectfully,

HANOVER ENGINEERING



Christopher A. Taylor, PG

cat:cat/sas

S:\Projects\Municipal\WhitehallTownship\Swt25-11(001)-ParklandSchoolDistrict-TransportationCenterSketchPlan2025-101\Docs\2026-02-18-SWTGeotech,PSDTransportationCenterLotConsPlan
GeotechRevCmtLtr3.doc

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

Township Lighting Consultant

From: [Erin Hilbert](#)
To: [April Wilk](#)
Cc: [Rob Malehorn](#); [David Manhardt](#); 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](#)

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,

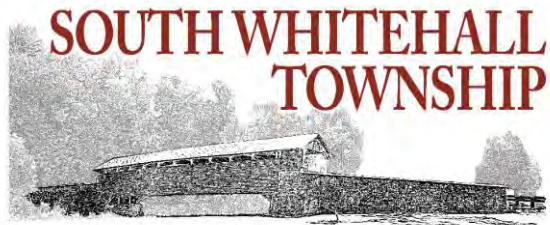
April Wilk, Paralegal

Land Development Coordinator
Zoning Hearing Board Coordinator
South Whitehall Township
4444 Walbert Avenue
Allentown PA 18104
610-398-0401, x234
www.southwhitehall.com



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Public Works Department Review



INTEROFFICE MEMORANDUM

TO: KENT BAIRD, DIRECTOR OF DEVELOPMENT

FROM: HERB BENDER, PUBLIC WORKS MANAGER

DATE: MARCH 4, 2026

SUBJECT: 2025-101 PSD TRANSPORTATION CENTER LOT CONSOLIDATION

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

1. No Comment

Public Safety Committee

From: [John G. Frantz](#)
To: [April Wilk](#); [Kent Baird](#)
Subject: PSD Transportation Center Lot Consolidation, 4362 and 4434 Orefield Road, 2025-101
Date: Wednesday, March 4, 2026 7:58:36 AM

April, Kent,

The following are the PSC review comments to the plan.

a. **Fire Marshal Review**

Mr. Frantz explained that this plan submission indicates that the ownership of Stadium Drive will stay with the township maintaining its status as a public road. Township easements and right-of-way along Stadium Drive will be maintained.

b. **Fire Company Review**

No comments.

c. **Emergency Management Review**

Coordinator Kelly questioned the lot lines being provided in the middle of the Stadium Drive.

Mr. Frantz indicated that the plan indicates that the township right-of-way is being maintained along Stadium Drive.

d. **Police Review**

No comments.

e. **Emergency Medical Services Review**

No comments.

f. **Parkland School District Review**

No comments.

g. **Motion for Recommendation**

The Commission made no recommendations 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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Lehigh and Northampton Transit Agency (LANTA)

From: [Molly Wood](#)
To: [April Wilk](#)
Subject: RE: RE: SWT Material for September 13, 2025 Planning Commission Meeting
Date: Wednesday, August 20, 2025 11:31:41 AM
Attachments: [image003.png](#)
[image005.png](#)

Hi April,

Thank you for sharing the agenda and submitted plans for September. LANTA does not have any new comments this round. We'll wait for the future land development for the PSD Transportation Center/Orefield Middle School since we have a bus stop fronting the school on 309. We don't have any updated comments for the Nexus 78, as we know that has been back and forth with North Whitehall.

Please continue to keep me posted as projects come in.

Thanks again,
Molly



Molly S. Wood, AICP

Planner/Land Use Specialist

Lehigh and Northampton Transportation Authority

1060 Lehigh Street, Allentown, PA 18103

PH: 610-439-1376

mwood@lantabus-pa.gov

www.lantabus.com

From: April Wilk <wilka@southwhitehall.com>

Sent: Tuesday, August 19, 2025 11:47 AM

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

Cc: David Manhardt <manhardtd@southwhitehall.com>; Tom Petrucci

<petruccit@southwhitehall.com>; Jennifer Alderfer <alderferj@southwhitehall.com>

Subject: RE: RE: SWT Material for September 13, 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,

Please find attached the updated documents for your review, in accordance with the correspondence from Bohler regarding PSD Proposed Transportation Center 2025-101. If you have any questions, please don't hesitate to reach out.

Thank you,

April Wilk

Land Development Coordinator
South Whitehall Township
4444 Walbert Avenue
Allentown PA 18104
610-398-0401, x234
www.southwhitehall.com



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From: April Wilk

Sent: Monday, August 18, 2025 10:06 AM

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

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

Subject: RE: SWT Material for September 13, 2025 Planning Commission Meeting

Good morning,

We received submission materials for Nexus 78, PSD HS Expansion, and PSD Proposed Transportation Center for the September 11, 2025, Planning Commission Meeting and I have uploaded those materials to One Drive for your review via the link below.

[SWT 2025.09.11 PLANNING COMMISSION](#)

Comments are required by 12:00 p.m. on Wednesday, September 3, 2025, for the September 11, 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



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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 4, 2026

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

**RE: *PSD Transportation Center – Lot Consolidation
Major Plan #2025-101
Preliminary/Final Plan Review – Plan Consistency Letter***

Dear Arthur:

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. No earth disturbance is proposed as part of the lot consolidation.
2. The Official Map identifies a wetland on Parcel 547801127956. No disturbance to this wetland is proposed as part of the lot consolidation.

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

Parks & Recreation Plan

1. Recreation fields are located on Parcel 547800509889 and 547801824720. No impacts or additions to these recreation facilities are proposed as part of the lot consolidation.

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

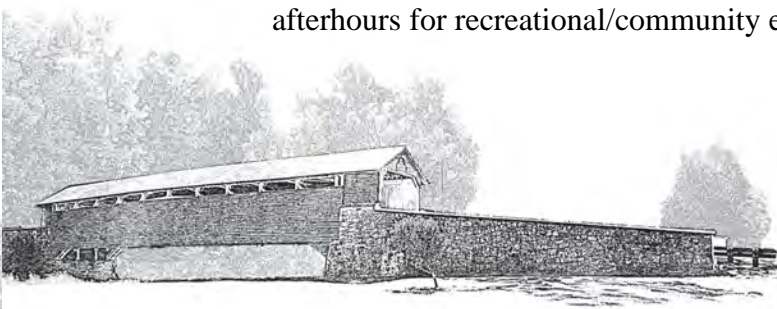
South Whitehall Landscapes Plan

1. No known, significant agricultural or historic features are identified on this property. Natural features including woodlands and the wetland are located on Parcel 547801127956. The scope of this project is a lot consolidation, no disturbance of natural features is proposed. No further review is required at this time.

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

Transportation Plan

1. Improving pedestrian infrastructure at school locations within Parkland School District has been identified as a high priority in the Township's Transportation PLAN and Vision Zero goals. All public road frontages at this location would benefit from sidewalk installation due to the heavy pedestrian use for students during school hours and afterhours for recreational/community events at this facility.



More information on proposed pedestrian infrastructure is necessary to determine consistency with the Transportation Plan.

Comprehensive Plan

1. The Comprehensive Plan envisions the tract within the Jordan Valley Land Use Type. The goal of the Jordan Valley is to preserve the rural and historic character of the Jordan Valley by:
 - Preserving natural resources and important landscapes through incentives and cooperation with landowners
 - Enhancing crossroad villages with attention to the surrounding landscape
 - Encouraging the continuation of active agriculture by allowing uses consistent with operations of working farms
 - And incentivizing the utilization of Conservation Subdivisions for future land development.
 - Jordan Valley Place Type supports Open Space, Agriculture, Rural, and Conservation Subdivision place types.

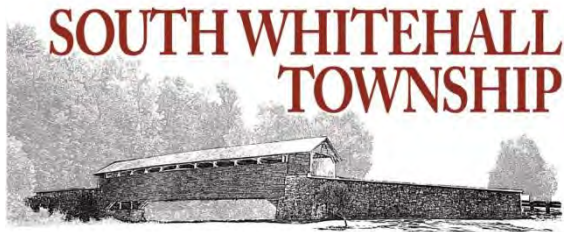
This project proposes the consolidation of four lots into one, with intent to develop a future Transportation Center as part of a separate land development application. As purely a lot consolidation, this project is considered **CONSISTENT** with the Comprehensive Plan.

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, 2026
Subject: Lot Consolidation Plan Review
PSD Transportation Center
Major Plan 2025-101
Plan revised February 12, 2026
Copies: A. Wilk, J. Alderfer, Esq., E. Bet, Applicant

Background

Parkland School District seeks approval for a consolidation of four (4) parcels of land located along Stadium Drive and associated with Orefield Middle School. The subject parcels are located east of PA Route 309 and north of the intersection of Stadium Drive and Lime Kiln Road.

Three of the parcels are located in the Low Density Residential (R-3) Zoning District and one parcel is located in the Rural Residential-2 (RR-2) Zoning District.

- PIN # 547801127956 with 7.37 acres (described as proposed Lot 1)
- PIN # 547801824720 with 8.94 acres (described as proposed Lot 2)
- PIN # 547719272143 with 8.70 acres (described as proposed Lot 3)
- PIN # 547800509889 with 41.4 acres (described as proposed Lot 4)

Zoning Officer Review Comments

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

1. ZO §350-05(d) Definition of terms. Primary Building/Primary Use—per the ordinance, “A use permitted by right provided said use is shown as a primary use in the Zoning District Schedule for the district in which the use is located and the use is in conformance with all other provisions of this chapter. No more than one primary use shall be permitted on a lot, unless otherwise specified herein, such as but not limited to § 350-31, Provisions for Innovation Overlay Districts, § 350-48(c)(10), Coordinated Developments, § 350-05, Definition of terms, for mixed-use, retirement facility, shopping center, etc.[Amended 3-20-2019 by Ord. No. 1044].”

Applicant proposes to consolidate four parcels of land, on which are seemingly different uses of land per parcel, and located in two separate zoning districts.

COMMENT: to consolidate four separate parcels of land with seemingly different primary buildings and primary uses in two separate zoning districts requires an application for zoning relief. Additionally, a public road, Stadium Drive, separates three parcels from one.

2. ZO §350-05(d) Definition of terms. Principal Building/Principal Use—per the ordinance, “The predominant use of a lot, whether a primary use, special exception, conditional use, or nonconforming use.”

Applicant proposes to consolidate four parcels of land, each of which have a different principal building or use. For example, Lot 1 is an undeveloped, reclaimed quarry, Lot 2 shows bus repair and fueling station, Lot 3 exhibits the new office and operations building and Lot 4 is home to the middle school building.

COMMENT: to consolidate four separate parcels of land with seemingly different principal buildings and principal uses, located in two separate zoning districts—each allowing different uses, requires an application for zoning relief. Additionally, a public road, Stadium Drive, separates three parcels from one.

3. ZO § 350-47 (a)(5)(A) & (B) Nonconforming structures, buildings, lots and uses—per the ordinance: (A) “The proposed expansion shall not create new dimensional nonconformities or further increase existing dimensional nonconformities for setbacks or height,” and (B) The cumulative total of all proposed additions and/or extensions permitted under this or any prior Zoning Ordinance or amendments thereto shall not exceed any of the following: (i) Twenty-five percent of the occupied floor area; or (ii) Twenty-five percent of the cubical contents of the building(s) occupied; or (iii) In the case of the use where a major portion is conducted in the open, twenty-five percent of the service capacity or area occupied.”

COMMENT: any request to appeal and/or expand nonconformities is more appropriately put before the Zoning Hearing Board.

4. ZO § 350-16 Zoning Hearing Board (c) Variance—per the ordinance, “the Board Hearing Board shall hear requests for variances where it is alleged that the provisions of this chapter inflict unnecessary hardship upon the applicant.”

COMMENT: this application for Lot Consolidation appears to be more appropriately addressed first in a request for a Use Variance. It may even be more appropriately addressed in a request for a Use Variance for two parcels on the same side of the road and in the same zoning district.

Applicant's Correspondence

Project Narrative

Waiver/Deferral Request

Waiver/Deferral Response

February 12, 2026
Via Hand Delivery & Email
(petrucit@southwhitehall.com)

South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104
Attention: Thomas R. Petrucci, MPA, Township Manager

Re: Proposed Lot Consolidation
4362, 4434 Orefield Road,
2675 PA Route 309 &
2619 Stadium Drive
South Whitehall Township
Lehigh County
PAB250078.00

PROJECT NARRATIVE

Parkland School District is proposing to consolidate four tracts owned and operated by the District. The four lots exist adjacent to one another, with Stadium Drive providing access.

The parcel located at 4362 Orefield Road, being approximately 11.1 acres, exists with bus parking and maintenance buildings utilized by the school district. The parcel located at 4434, being approximately 7.6 acres, exists in an undeveloped condition, previously utilized for mining. These parcels are included as part of the Transportation Center Land Development application, previously submitted under separate cover. The parcel located at 2675 PA Route 309, being approximately 43.4 acres, contains the existing Orefield Middle School and surround recreation fields and stadium. The parcel located at 2619 Stadium Drive, being approximately 8.7 acres, contains the recently constructed Operation Center.

The parcels associated with the Transportation Center and Orefield Middle School are located within the R-3 Low Density Residential Zoning District. The parcel associated with the Operation Center is located within the RR-2 Rural Residential-2 Zoning District.

The primary use for the existing parcels is School, with all other existing uses being considered ancillary uses to the permitted primary use. There are no physical improvements to either of the four lots as part of this application, beyond the consolidation of the lots.

It is the intent of the applicant to consolidate the four parcels, with the existing Township Right-of-Way for Stadium Drive to remain. Additional Ultimate Right-of-Way along Stadium Drive, Lime Kiln Road, Route 309 and Orefield Road is shown on the plan for dedication.

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

Sincerely,

BOHLER, LLC



Don Peters, P.E.

DP/mb

cc: Lehigh Valley Planning Commission (Letter)
Arthur Oakes, Parkland School District (email)
Jason Monroig, Alloy5, LLC (email)
Tony Ganguzza, Boyle Construction (email)
Matthew Tranter, King Spry (email)

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February 12, 2026
Via Hand Delivery & Email

South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104

Attention: Board of Commissioners

Re: Proposed Lot Consolidation
4362, 4434 Orefield Road,
2675 PA Route 309 &
2619 Stadium Drive
South Whitehall Township
Lehigh County
PAB250078.00

Dear Commissioners:

On behalf of Parkland School District, Bohler, LLC is hereby requesting the following Waivers associated with the Preliminary/Final **Lot Consolidation** Application for the above referenced project:

1. From SALDO §312-12(b)(19) which requires showing manmade features within 100 feet of the site.

In lieu of providing surveyed information, which would require obtaining access to adjoining properties, the Plan set contains an aerial map inset on the Existing Conditions Plan which shows the surrounding properties of the project site.

2. From SALDO §312-12(b)(20) which requires showing the location, character and elevation of any building within 100 feet of the tract.

In lieu of providing surveyed information, which would require obtaining access to adjoining properties, the Plan set contains an aerial map inset on the Existing Conditions Plan which shows the surrounding properties of the project site.

3. From SALDO §312-12(b)(21) which requires showing the locations and widths of all sidewalks, trails, driveways, streets, easements, and right-of-ways platted or existing in the subdivision and within 400 feet of any part of the subdivision tract.

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

4. From SALDO §312-12(b)(23) which requires showing the location of water and sanitary services as applicable.

An Existing Conditions Plan showing the entirety of the four parcels has been provided. Additionally, further detailed survey information for each of the parcels has been provided as a separate plan, prepared by the project surveyor. Any additional information required regarding water and sewer shall be provided at the time of any future Land Development and therefore a waiver is requested of this requirement, as this application does not propose any improvements.

5. From SALDO §312-12(b)(27) which requires location of permanent reference monuments.

In lieu of providing this improvement as part of the Lot Consolidation Plan, it is the intent of the Applicant to provide the required improvements at the time of any future Land Development.

6. From SALDO §312-26(a) which requires improvements, inclusive of right-of-way dedication.

In lieu of providing this improvement as part of the Lot Consolidation Plan, it is the intent of the Applicant to provide the required improvements at the time of any future Land Development. Right-of-way is shown to be dedicated as part of this plan.

7. From SALDO §312-35(b)(3)(A)(i) which requires curbs on all public and private streets.

In lieu of providing this improvement as part of the Lot Consolidation Plan, it is the intent of the Applicant to provide the required improvements at the time of any future Land Development.

8. From SALDO §312-35(b)(3)(A)(ii) which requires sidewalk along public streets and private ways.

In lieu of providing this improvement as part of the Lot Consolidation Plan, it is the intent of the Applicant to provide the required improvements at the time of any future Land Development.

9. From SALDO §312-40 which requires shade trees.

In lieu of providing this improvement as part of the Lot Consolidation Plan, it is the intent of the Applicant to provide the required improvements at the time of any future Land Development.

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

Sincerely,

BOHLER, LLC



Don Peters, P.E.

DP/mb

cc: Jason Monroig, Alloy5, LLC (email)
Arthur Oakes, Parkland School District (email)
Tony Ganguzza, Boyle Construction (email)
Matthew Tranter, King Spry (email)

THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING

ARCHITECTURE

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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
Parkland School District
Transportation Center
Lot Consolidation
Major Plan #2025-101
Waiver Requests

Dear Mr. Baird:

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

1. SALDO §312-12.B(19) – requiring showing manmade features within 100 feet of the site. Based on the information provided, we have no engineering objection to this request;
2. SALDO §312-12.B(20) – requiring showing the location, character, and elevation of any building within 100 feet of the site. Based on the information provided, we have no engineering objection to this request;
3. SALDO §312-12.B(21) – requiring showing the locations and widths of all sidewalks, trails, driveways, streets, easements, and rights-of-way platted or existing in the subdivision and within 400 feet of any part of the tract. We have no engineering objection to this request provided existing/proposed right-of-way and cartway widths of all involved streets (e.g., Lime Kiln Road, Route 309, Orefield Road, Stadium Drive, School District Way, PA Turnpike, etc.) and the municipal boundary and its basis are identified;

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

4. SALDO §312-12.B(23) – requiring showing the location of water and sanitary services as applicable. Based on the information provided, we have no engineering objection to this request;
5. SALDO §312-12.B(27) – requiring installation of permanent reference monuments. We do not support this request;
6. SALDO §312-26.A – required improvements, inclusive of right-of-way dedication. The Applicant should specifically identify these required improvements for which the waiver request applies. We believe it is appropriate to dedicate right-of-way at this time. If the Township chooses to grant relief from this requirement, we note the Township has historically granted a deferral rather than a waiver;
7. SALDO §312-35.B(3)(A)(i) – requiring the installation of curb along all public and private streets. Revise the reference to SALDO §312-35.B(3)(a)[1]. If the Township chooses to grant relief from this requirement, we note the Township has historically granted a deferral rather than a waiver;
8. SALDO §312-35.B(3)(A)(ii) – requiring the installation of sidewalk along all public and private streets. Revise the reference to SALDO §312-35.B(3)(a)[2]. If the Township chooses to grant relief from this requirement, we note the Township has historically granted a deferral rather than a waiver; and
9. SALDO §312-40 – requiring the installation of shade trees. If the Township chooses to grant relief from this requirement, we note the Township has historically granted a deferral rather than a waiver.

In the event waiver or deferrals are granted, a note should be provided on the Plan to include the dates of approval, the SALDO sections, and a brief description of the ordinance requirements.

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
Mr. Don Peters, P.E.
Bohler Engineering PA, LLC via e-mail
Mr. Arthur J. Oakes, Director of Facilities and Operations
Parkland School District via e-mail
Mr. Tony M. Ganguzza, P.E., Vice President Preconstruction Services
Boyle Construction, Inc. via e-mail
Mr. Randy Cope, Township Manager
North Whitehall Township via e-mail
Matthew T. Tranter, Esq.
KingSpry via e-mail
Mr. Stephen T. Gitch, S.E.O.
Keystone Consulting Engineers, Inc. via e-mail
Mr. David Alban, Jr., P.E.
Keystone Consulting Engineers, Inc. via e-mail
Mr. Ronald J. Gawlik, PE, Township Engineer

Site Plan

<https://www.southwhitehall.com/home/showdocument?id=5776>