

# PARKLAND SCHOOL DISTRICT –TRANSPORTATION CENTER-LAND DEVELOPMENT

MAJOR PLAN 2025-106

Planning Commission, March 12, 2026

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Landscape and Shade Tree Commission

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# Memorandum

**TO:** PLANNING COMMISSION

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

**SUBJECT:** Parkland School District – Transportation Center  
Major Plan 2025-106  
Preliminary/Final Plan REVIEW

**DATE:** MARCH 12, 2026

**COPIES:** BOARD OF COMMISSIONERS, T. PETRUCCI, L. PEREIRA, ESQ., J. ALDERFER, ESQ, A. TALLARIDA, E. BET, D. MANHARDT, APPLICANT, SUB. FILE 2025-106

## Location and Intent

An application to further develop properties located at 4434 Orefield Road, 4362 Orefield Road, 2675 PA Route 309 and 2619 Stadium Drive, PINs 547801127956, 547801824720, 547800509889, and 547719272143. 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 this Transportation Center Land Development application. The parcel located at 2675 PA Route 309, being approximately 43.4 acres, contains the existing Orefield Middle School and surrounding recreation fields and stadium. The parcel located at 2619 Stadium Drive, being approximately 8.7 acres, contains the recently constructed Operation Center. The plan is proposing a new maintenance building, being 17,547 sf, and improvements include a fueling area, vehicle wash area, and district vehicle parking for buses and vans, as well as employee parking. The site is the current location of two garage buildings and parking. The existing garages are to remain. 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 Planning, General, Stormwater Management, Traffic 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. His comments pertain to water lines and allocation.

### Township Geotechnical Consultant

The comments of the Township Geotechnical Consultant are contained in Mr. Christopher Taylor's review dated February 26, 2026. His comments pertain to applicable sections of the Township Code related to Stormwater Management.

### Township Lighting Consultant

The comments of the Township Lighting Consultant are contained in Ms. Erin Hilbert's review dated March 4, 2026. The plan conforms to the Township Ordinance.

## Public Works Department

The comments of the Township Public Works Department are contained in Mr. Herb Bender's review dated March 4, 2026. His comments pertain to water line, water allocation, cueing, snow easement for snow scraper, and spill protection for fuel island.

## 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 fire hydrant, bus snow scraper, emergency vehicle access, two gates, roadway access, Nexus 78 project, warning lights, right turn in/out, and traffic flow.

## Landscape and Shade Tree Commission

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

## Parks and Recreation Board

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

## Lehigh Valley Planning Commission

The comments of the Lehigh Valley Planning Commission 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 September 15, 2025. She has no comments at this time as it does not serve the location.

## 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 3, 2026. His comments pertain to Official Map, Parks and Recreation Plan, Township Landscapes Plan, Historic Resources, Open Space, 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 5, 2026. His comments pertain to uses buffering and berms.

## Community Development Department Recommendation

The Department recommends that the applicant utilize the comments of the reviewing agencies and those of the Planning Commission to assist in the preparation of the preliminary plans.

**Deadline dates to act on the plan:      June 3, 2026**

# Township Engineer Review

# THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING

ARCHITECTURE

LAND SURVEYING

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

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

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

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

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

## MEMORANDUM

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

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

**SUBJECT:** South Whitehall Township  
Parkland School District  
Transportation Center  
Major Plan #2025-106  
Preliminary/Final Plan Review

**DATE:** March 4, 2026

**COPIES:** Mr. Thomas R. Petrucci, MPA  
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.

(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 it 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:

Development on consolidated parcel consists of:

Fueling Area;

Snow Scraper area;

Storage Building (5,200± square feet);

Car/van parking (219 parking spaces);

Bus Parking (166 parking spaces);

Pavement expansion and a driveway connection to Orefield Road;

1 existing garage, pole barn and accesses to Stadium Drive to remain.

R-3 Low Density Residential Zoning District;

RR-2 Rural Residential – 2 Zoning District;

Water and Sewer services to be discussed with the Department of Public Works.

We have limited our review to the portion of the site containing the Transportation Center area (e.g., former Lots 1 and 2). A Lot Consolidation Plan has previously been submitted for this project under separate cover. The Lot Consolidation is integral for this project to proceed. As requested by the Township Staff, our review assumes that the overall Lot Consolidation (4 tracts) will be incorporated into the current Land Development Plan set.

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  
Major Plan #2025-106  
Preliminary/Final Plan Review

March 4, 2026

## **REVIEW COMMENTS**

### **A. Planning**

1. We understand that this submission considers and relies on the consolidation of 4 tracts as proposed under a separate application. Any approval of this Plan should be conditioned on approval of the Lot Consolidation Plans. Future submissions will incorporate the Lot Consolidation Plans which will create a single lot containing multiple uses (Middle School, Stadium, Operations Center, Transportation Facility, etc.); and
2. Any comments from the Township Geotechnical Consultant should be addressed as they relate to filling in/stabilizing the existing quarry grades, SALDO §312-12.B(42).

### **B. General**

1. The following improvements along the property frontage are required (as applicable) along the Stadium Drive, Orefield Road, Route 309, and Lime Kiln Road frontages: right-of-way dedication (if applicable), cartway widening, curb, sidewalk, monuments, shade trees etc. (SALDO §312-26.A, §312-35.B, §312-35.B(3)(a)[1], §312-35.B(3)(a)[2], §312-12.B(27), and §312-40 pertain), and should be shown on the Plans. Notably, show Stadium Drive right-of-way dedication and improvements along the western side of the lot and adjust the setbacks accordingly (see Comment A.7 in the Transportation Center Lot Consolidation review memo dated March 4, 2026). Also show any improvements along Route 309 and Lime Kiln Road on the Overall Site Plan (Sheet C-302);
2. Obtain easements for any grading proposed off the property (e.g., grading appears to be proposed on Haas and Welch properties), SALDO §312-12.B(42) and §312-27.A(3);
3. The slope of the revised grading on the western portion of the side (2 to 1) exceeds the 3 to 1 maximum slope permitted by SALDO §312-35.B(3)(a)[8][a][ii][B];
4. Identify the centerline distance of the proposed driveway on Orefield Road to the nearest intersection, SALDO §312-36.C(4)(b);
5. Show the R-3/NC and the R-3/RR-2 Zoning District boundaries on the plan, SALDO §312-12.B(13);
6. Expand the Zoning Table to include the type of proposed water and sanitary sewage disposal services, SALDO §312-12.B(8)(d), §312-12.B(8)(e), and §312-12.B(8)(f);

7. Provide sheet numbering in accordance with SALDO §312-12.B(3);
8. Check the Graphic/Written Scales on the Overall Existing Conditions Plan, Sheet C-203, SALDO §312-12.B(4)(b);
9. Update the Project Narrative to include the Lot Consolidation information (e.g., 65-acres, frontage streets, etc.) and all information required per SALDO §312-12.B(40) (e.g., RR-2 Zoning District, number of proposed parking, etc.);
10. The following are comments concerning 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. Provide an accessible route from the accessible parking space to the building entrance. Accessible spaces should be located on the shortest accessible route of travel from the parking space to the building entrance, IBC Section 1106.6. Confirm the proposed locations are acceptable with the Building Code Official; and
  - b. Provide details of the ADA ramps at the driveway crossings along Stadium Drive.

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.

11. We note the following relating to the proposed retaining walls:
  - a. Check the top and bottom of wall elevations (GL, GH) of the western wall as they do not appear to be consistent with the proposed grading;
  - b. Confirm whether a retaining wall is still proposed along the northeast parking area. The Grading Plan (Sheet C-401) shows top- and bottom-of-wall elevations; however, it appears that the wall itself may have been removed from the current design;
  - c. Retaining walls as high as 15± feet are proposed. Building Permits are required by the PAUCC, Section 403.42.iii, for walls greater than 4 feet in height. Details of the proposed vehicle guard rails, pedestrian guard, and supporting foundation should comply with the applicable sections of the International Building Code and should be reviewed by the Township Building Code Official; and
  - d. We note that proposed retaining walls are in close proximity to the site storm sewerage systems. Impacts of the drainage systems on wall anchoring systems should be confirmed by the Design Engineer subject to the review of the Township Geotechnical Consultant.

**C. Stormwater Management**

1. Provide a downstream analysis of the ultimate discharge point of the proposed storm sewer connection at Route 309. We note that the proposed improvements direct the runoff from the site to a storm sewer system in Route 309 and south to an existing closed quarry. Additional justification should be provided to ensure that the runoff from Drainage Area 2 is tributary to the existing storm sewer on Route 309. The effects of the additional runoff volume from the site on the quarry and any potential necessary approvals from impacted property owners should be addressed, SMP §296-11.F and §296-18.R(1)(c);
2. The proposed Managed Release Concept (MRC), in lieu of traditional volume control, should be fully documented on the Plans and in the Report. The analysis should be in accordance with the PADEP guidance documents related to the MRC dated August 2025. We note that Lehigh County Conservation District is responsible for the review and approval of the MRC as part of the NPDES Permit process;
3. Revise the pre-development analysis to consider the effects of the closed depressions located just north of the adjacent Haas property, SMP §296-17.I;
4. Provide further information (e.g., row length, number of rows, etc.) on the Plans regarding the CULTEC Recharger configurations for each underground basin to verify the stage-storage calculations in the Report. Additionally, verify the stone dimensions (e.g., length and width) of the Dry Extended Detention Basin (SCM-1) and the Subsurface MRC Basin (SCM-3) to confirm consistency between the Plans and Pond Report information, SMP §296-21.C(5);
5. Provide consistency between the Plan information and the Report for the dimensions of the stone envelope for SCM-1. Additionally, revise the Cap Storage for SCM-1 and SCM-3 in the Report to provide consistency with the DC-780 Technical Specifications on the Plans;
6. Provide additional water quality volume calculations in accordance with SMP §296-15.B(1);
7. Provide two acceptable BMPs in series for each discharge location as infiltration of the entire water quality runoff volume is not proposed. Additionally, provide documentation that these BMPs will account for the post-development increase in runoff volume, SMP §296-15.E and §296-15.O;
8. Provide justification for the 'Volume Route to SCM' for POA 001 and 002 within the DEP Spreadsheet. The value should be the least amount of volume from the 2-year storm event inflow volume, storage volume, and spray irrigation volume, as applicable, SMP §296-15.B;
9. Provide an analysis to confirm that the proposed storm sewer connection to the existing storm sewer structure on Route 309 will not affect the downstream pipe network. Additionally, verify the proposed storm sewer connection to the PennDOT system as it does not appear to intersect with the existing storm sewer located in Route 309, SMP §296-18.R(1)(c);

10. Revise the Existing Culvert Capacity analysis for the existing 18" CMP culvert beneath School District Way to convey the post-development flow rates. We understand that the pre- to post-development rates are reduced as a result of SCM-1, however, the SCM-1 discharge pipe from this facility is immediately upstream of this existing culvert, SMP §296-11.R;
11. Provide storm sewer profiles for all proposed storm sewers (e.g., Inlet A-130 to Inlet A-135, etc.), SALDO §312-12.B(33) and §312-12.B(34);
12. Verify the tributary areas for Inlets A-340 and A-360. It appears that a portion of the Inlet A-360 tributary area does not consider the proposed curb line, SMP §296-18.R(1)(e);
13. Revise the storm sewer runoff calculations worksheet to reflect all soil and cover types to be consistent with the overall stormwater runoff analysis. We note that the D soils for Meadow, Lawn range from 0.33-0.43 dependent on the slope range, SMP §296-18.R(2)(b);
14. Revise the storm sewer calculations to consider A-388 as a proposed inlet as shown on the Plans;
15. Revise the downstream starting Hydraulic Grade Line (HGL) elevations for the storm sewer calculations to begin at the calculated water surface elevations for the downstream condition (e.g., SCM-1, SCM-3, etc.). All storm sewer HGL calculations should consider junction losses and inlet control at each structure, SMP §296-18.R(2)(f). Additionally, check the starting HGL elevation for Endwall A-330 as it is 20+ feet above the crown of School District Way which ultimately will create a non-draining condition of SCM-1;
16. Provide inlet grate capacity calculations in the Report for all proposed inlets (e.g., Inlets A-270, A-280, etc.) within the footprint of SCM-1, SMP §296-18.R(2)(j);
17. Provide additional inlet grate capacity calculations in the Report to confirm that parking lot ponding depth is not exceeded during the 25-year storm event, SMP §296-11.U;
18. Provide trench drain capacity calculations in the Report, SMP §296-21.C(2);
19. Verify the information provided in the Stormwater Master Irrigation Summary in the Report to provide consistency with the Spray Irrigation Plans. We note that the spray irrigation fields should consider the SCM-1 outlet pipe, SMP §296-21.C(5);
20. The proposed grading of the southeast portion of the retaining wall (north of the Haas property) creates closed depressions along the face of the wall. The grading should be revised to provide positive drainage to its intended discharge point, SMP §296-18.R(1)(f);
21. Clarify if pretreatment of the stormwater runoff from the fueling station and vehicle maintenance building is proposed, SMP §296-15.P. Additionally, we defer to the Township Geotechnical Consultant regarding the use of infiltration BMPs on hot spot land use areas as the stormwater runoff from the fueling station and vehicle

maintenance building is utilized for the proposed spray irrigation system, SMP §296-15.Q;

22. We defer to the Township Solicitor and/or the Township Director of Legal Affairs to review the acceptability of the Stormwater Management Blanket Access Easement note on the Cover Sheet, SMP §296-21.B(13); and
23. A BMP Operations and Maintenance Plan, describing the proposed procedures, identifying the person responsible, and noting any applicable easements, should be provided, SMP §296-21.D and §296-41. The Plan should include a statement, signed by the property owner, acknowledging that stormwater BMPs are fixtures that cannot be altered or removed without approval by the Township, SMP §296-21.D and §296-39. Additionally, an Operations and Maintenance Agreement should be executed for the proposed stormwater BMPs, SMP §296-40.

**D. Traffic**

1. Highway Occupancy Permits will be required for the proposed driveway along Orefield Road, as well any frontage improvements, SALDO §312-36.C(1). All correspondence with PennDOT should be provided to South Whitehall Township and our office;
2. The applicant's response letter references Traffic Impact Study correspondence on December 2, 2025. The Pidcock Company is not in receipt of this correspondence;
3. Clarify the Sign Tabulation and plan information to clearly differentiate existing and proposed signage. Provide a stop sign on the driveway accessing Orefield Road;
4. Each existing sign should be labeled on the plans including the PennDOT series (if applicable), size, and message (e.g., the existing no parking signs are not shown on the plans);
5. Provide additional details on the operations of the gates. Queuing at the Orefield driveway is of concern given the short queue storage length; and
6. 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).

**E. 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 x 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. We understand that Legal Descriptions will be provided with the Lot Consolidation Plan;

2. Based on the municipal boundary shown, a small portion of the project is located in North Whitehall Township, SALDO §312-11.B(2)(A). Any comments from North Whitehall Township should be addressed to their satisfaction. Confirm the necessity of providing signature blocks for North Whitehall Township with the Township Solicitor and/or the Township Director of Legal Affairs;
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. Address any concerns of the Landscape and Shade Tree Commission, SALDO §312-12.B(28);
5. Provide copies of all correspondence, including all data submitted to outside agencies regarding required permits and approvals to the Township and our office;
6. Remove all references to The Pidcock Company from the Construction Details (e.g., Sheet C-903);
7. Address any concerns of the Township 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;
8. The street address should ultimately be shown on the Plans, SALDO §312-14.B(6);
9. Discuss matters pertaining to the water distribution and sanitary sewerage systems with the Department of Public Works, SALDO §312-12.A(6)(c) and §312-12.A(7)(c);
10. 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;
11. We defer to the Township Geotechnical Consultant for review of all geotechnical aspects of the design including, but not limited to, the basin liner details, the sinkhole mitigation/repair details, environmental assessment studies, walls, etc.; and
12. 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). Also, per Lehigh County Recorder of Deeds requirements wherever a Parcel ID is shown, an associated suffix (Parnum) should also be included (e.g., 547677593477 1).

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

# THE PIDCOCK COMPANY

South Whitehall Township  
Parkland School District – Transportation Center  
Major Plan #2025–106  
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. Cover Sheet, Sheet C-101;
2. General Notes and Legend, Sheet C-102;
3. Existing Conditions/Demolition Plan, Sheet C-201 (cursory review only);
4. Aerial Plan, Sheet C-202;
5. Overall Existing Conditions Plan, Sheet C-203 (cursory review only);
6. Site Plan, Sheet C-301, last revised February 11, 2026;
7. Overall Site Plan, Sheet C-302;
8. School Bus Turning Plan, Sheet C-303;
9. Fire Truck Turning Plan, Sheet C-304;
10. Refuse Truck Turning Plan, Sheet C-305;
11. Grading Plan, Sheet C-401;
12. ADA Grading Plan, Sheet C-402;
13. Pre Development Drainage Area Map, Sheet C-403;
14. Post Development Drainage Area Map. Sheet C-404;
15. Inlet Drainage Area Map, Sheet C-405;
16. Utility Plan, Sheet C-501;
17. Storm Profiles, Sheets C-601 and C-602;
18. Post Construction Stormwater Management (PCSM) Plan, Sheet C-701;
19. PCSM Notes and Details, Sheets C-702 and C-703;
20. Soil Erosion and Sediment Control Plan, Sheet C-801 (cursory review only);
21. Erosion and Sediment Control Notes and Details, Sheets C-802 through C-804 (cursory review only);
22. Construction Details, Sheets C-901 through C-903;
23. Landscape Plan, Sheet L-101 (cursory review only);
24. Landscape Details, Sheet L-102, last revised February 11, 2026 (cursory review only);

25. Lighting Plan, Sheet L-201, last revised February 11, 2026 (cursory review only);
26. Lighting Details, Sheet L-202, last revised February 11, 2026 (cursory review only);
27. PCSM Overall Site Plan, Sheet I-01, dated September 18, 2025, and prepared by Aqua-Mist Irrigation;
28. PCSM Site Plan, Sheet I-02, dated September 18, 2025, and prepared by Aqua-Mist Irrigation;
29. PCSM Data & Details Plan, Sheet I-03, dated September 18, 2025, and prepared by Aqua-Mist Irrigation;
30. PCSM Pump & Details Plan, Sheet I-04, dated September 18, 2025, and prepared by Aqua-Mist Irrigation;
31. PCSM Detail Plan, Sheet I-05, dated September 18, 2025, and prepared by Aqua-Mist Irrigation;
32. PCSM O&M Schedule Plan, Sheet I-06, dated September 18, 2025, and prepared by Aqua-Mist Irrigation;
33. Stormwater Management Report;
34. Project Narrative;
35. Waiver request letter; and
36. Letter of Transmittal

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

1. Subdivision & Land Development Review Application, dated January 30, 2026.

# Township Water & Sewer Engineer Review

February 17, 2026

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

Re: PSD Transportation Center  
Land Development #2025-106  
Review Land Development Plan  
SSM File 103400.0121

Dear Mr. Baird:

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

Water Comments:

1. Verify the need for a 2-inch water service line. In our opinion, the 2-inch line seems large for a storage building use and low chlorine residuals may be an issue without proper turnover of the water in the lines.
2. Provide estimated flows for the proposed building for allocation purposes.
3. **Construction Detail Sheet Number C-501** – “Tie into Existing Private Water Line” should read “Tie into Existing 2” copper Private Domestic Water Line”

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  
Manager, Construction Management Services  
Environmental Engineering  
[jason.newhard@ssmgroup.com](mailto:jason.newhard@ssmgroup.com)

cc: SWT, PW

# Township Geotechnical Consultant Review



# HanoverEngineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944

Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

February 26, 2026

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

RE: Geotechnical Engineering Review of  
Provided Documents  
Parkland School District – Transportation Center –  
Land Development  
Major Plan 2025-106  
South Whitehall Township, Lehigh County,  
Pennsylvania  
Hanover Project SWT25-11(009)

Dear Mr. Baird:

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 A unless otherwise noted:

1. Letter entitled “Project Narrative”, dated February 12, 2026.
2. Waiver request letter referenced as “Transportation Center”, dated February 12, 2026.
3. Response letter referenced as “Proposed Transportation Center Expansion”, dated February 12, 2026.
4. Report entitled “Stormwater Management Report”, dated August 7, 2025, last revised February 12, 2026.
5. Plan set entitled “Post Construction Stormwater Management System”, prepared by Aqua-Mist Irrigation, dated September 18, 2025, unrevised.
6. Engineering Plan set entitled “Preliminary/Final Land Development Plans for Proposed Transportation Center”, Sheets C-101 to L-202 (32 sheets total), dated August 7, 2025, last revised February 12, 2026.

Based on our review, it is our understanding that the subject property currently exists as two (2) separate but contiguous tax parcels which are approximately 7.6 acres and 11.1 acres in size. Both are currently owned by the Parkland School District. The front of the eastern parcel contains two (2) garage buildings with a paved parking lot between them and a separate paved parking lot for bus parking. The back of the eastern parcel contains an open grass field used for soccer. The western parcel contains a quarry which appears to be inactive. The property currently utilizes private water service and private sanitary sewer service. The applicant proposes to consolidate the parcels into a single parcel, to maintain the existing garage buildings, and to construct a new storage building along with a vehicle fueling area and district parking for buses and vans as well as employee parking. Other appurtenant improvements include stormwater management facilities, utilities, lighting, and

landscaping. Stormwater management facilities will consist of two (2) subsurface detention basins. The eastern basin is proposed to be constructed under a parking area and discharge to a spray irrigation system. The western basin is proposed to be constructed under a parking area and discharge via Managed Release Concept to an existing stormwater system in Stadium Drive. Provision of private water and sewer services is proposed to be maintained.

This is a second submission of these documents to this office for review. We offer a review of comments issued in our letter of September 25, 2025, repeated below in italics, and any new comments generated by this submission:

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.*

This comment has not been fully addressed. A note has been added to Sheet C-203 which identifies a “closed depression” on the site. The SALDO section specifically lists “quarry holes” as a significant feature and this verbiage should be provided on the plan.

2. *SALDO Section 312.12(B)(22): Provide soil types and mapped limits on the plans. It appears that only soil boundaries are depicted on the Existing Conditions plan. Soil types shall be added, and a data table of characteristics shall be provided.*

This comment has been adequately addressed.

3. *A stormwater spray irrigation system is proposed, with the spray area divided into two (2) zones situated on the steep slope area along School District Way. The applicant shall provide spray irrigation design plans, details, specifications, and calculations for this proposal. The calculations shall quantify the slopes present in the proposed spray areas and demonstrate that spray irrigation is feasible and will not cause soil erosion or runoff onto School District Way.*

Spray irrigation design plans have been provided. A slope reduction calculation for each zone has been provided as requested. The consultant has acknowledged in their response letter that the site layout depicted on the spray irrigation plans will be revised to match the land development plans. The consultant shall clarify the source of the maximum rate of irrigation listed in Chart 2 (0.125 inches per hour) and Chart 3 (0.5 inches per hour) by identifying the permeability tests and safety factors used in the calculation of these rate.

4. *Two (2) retaining walls are depicted and labeled on the site plans. The applicant shall provide design plans, details, specifications, and calculations for each wall. Each wall shall be identified with a unique label on the site plans (i.e. – Retaining Wall 1, Retaining Wall 2) with the same designation used on the design plans.*

This comment has been partially addressed. The consultant has removed one of the walls from the plans and has identified the remaining wall with a number label. The consultant has not provided or acknowledged the requested design data. Additionally, the consultant shall provide top and bottom of wall elevations along the retaining wall.

5. *Two (2) subsurface stormwater management basins are proposed. The Subsurface Detention Basin (SCM-1) is proposed under the eastern parking lot area and will collect stormwater to be disposed of via the spray irrigation system. The Subsurface MRC Basin (SCM-3) is proposed under the western parking lot area and will collect stormwater to be disposed of via managed release. Each basin is proposed to contain Culltec R-360HD Stormwater Chambers. Cross section and profile details for the chambers have been provided. The following comments shall be addressed:*

- a. *The detail notes are somewhat ambiguous regarding the placement of Non-Woven Geotextile (NWG) on the bottom of the crushed stone surrounding the chambers. Clarify that NWG is required on the bottom, as well as the top and sides as currently labeled.*

This comment has not been addressed. The consultant states in their response letter that coordination with the chamber/basin manufacturer is ongoing.

- b. *The use of 40 mil PVC liner is referenced in footnotes at the bottom of the elevation tables below the chamber details. Additionally provide and label the liner on the cross section and profile details for clarity.*

This comment has not been addressed. The consultant states in their response letter that coordination with the chamber/basin manufacturer is ongoing.

- c. *For each subsurface basin, provide a plan view detail with labels showing the following:*

- *All critical dimensions, including overall basin size, offset to chambers along basin edges and end, offset between chamber rows, etc.*
- *The number of chamber rows.*
- *The number of chamber units in each row.*

The above comments have not been addressed. The consultant states in their response letter that coordination with the chamber/basin manufacturer is ongoing.

- d. *Notes on the details state "The design engineer is responsible for ensuring that the required bearing capacity of sub-grade soils has been met". For each basin, quantify the required bearing capacity assuming that it is fully loaded with water and clarify how this value will be achieved and measured. This information shall be provided in a report by the project Geotechnical Engineer and labeled in notes in the detail block.*

This comment has not been addressed. The consultant acknowledges this comment in their response letter and states that additional coordination with the Geotechnical Engineer will be provided.

- e. *In addition to the issue of bearing capacity, provide specifications for subgrade preparation in a note or label in the detail block (level; free of large coarse fragments, organics, and other deleterious materials; degree of compaction, etc.).*

This comment has not been addressed. The consultant acknowledges this comment in their response letter and states that additional coordination with the Geotechnical Engineer will be provided.

- f. *Clarify if an underdrain is required for either basin. If so, provide and label on the details.*

This comment has not been fully addressed. The consultant states in their response letter that underdrain is required and that coordination with the chamber/basin manufacturer is ongoing.

6. *The presence of "uncharacterized fill" in the abandoned quarry is detailed in several of the project documents. According to descriptions provided in the soil boring logs contained in the Kleinfelder report, this fill includes brick, concrete, asphalt, wood debris, leaves and PVC and extends to at least the maximum depth of exploration of forty feet (40'). Construction debris was also encountered in all eleven (11) of the test pits conducted both within and outside the quarry limits. This creates a concern for subsurface stability over all portions of the site shown to contain this fill. The project geotechnical engineer shall provide a report to the Township which compiles the subsurface data from the various existing reports and which provides remedial measures and design information for addressing the issue of subsurface stability. This is especially critical in the area of the existing quarry, where removal of unsuitable fill and replacement with suitable material may be required to create a stable subgrade. Details and specifications for fill material and placement procedures shall be provided. The project geotechnical engineer shall conduct construction observation inspections and reporting of this work. These requirements shall be included in the plan notes. The requirement for a geotechnical report is consistent with plan "Grading Notes", Item 2, which references a geotechnical report.*

This comment has not been addressed. The consultant acknowledges this comment in their response letter and states that additional coordination with the Geotechnical Engineer will be provided.

7. *This proposal includes a vehicle fueling facility on the site. A separate design and reporting shall be provided for this facility, prepared by a qualified professional or firm with experience in such designs. The designer shall demonstrate compliance with all applicable State and Federal regulations. Leak detection and spill prevention design and monitoring measures shall be the most robust available in order to prevent contamination of the environment given that the site is located in a carbonate geology area. A responsible party shall be named to conduct inventory tracking as a leak detection measure.*

This comment has not been addressed. The consultant acknowledges this comment in their response letter without further comment.

8. *This proposal includes a vehicle wash area on the site. The applicant shall clarify what cleaning materials and methods will be use here and demonstrate how wash water will be collected, treated and disposed in order to prevent contamination of the environment.*

This comment is no longer applicable. The consultant has removed the vehicle wash area from the plans and states in their response letter that the vehicle wash station is no longer proposed.

9. *On Plan Sheet C-702, a note states that Selenium was detected in a soil boring on site at a concentration exceeding the applicable Act 2 standard. The applicant shall clarify what remedial work is required prior to site development in order to address this issue.*

This comment has been adequately addressed. The consultant states in their response letter that a Health and Safety plan specifically related to the site shall be prepared and made available to the contractor.

10. *The GTA Report, Section 3.5 references "the following considerations" but does not list any items. Please clarify.*

This comment has not been addressed. The consultant states in their response letter that the applicant is coordinating with the Geotechnical Engineer and will provide complete considerations at a future time.

11. *The GTA Report contains sinkhole mitigation details and notes. The sinkhole details and notes on the plan set should be revised to be consistent with these.*

This comment has been adequately addressed. The consultant has added a note to the plan details referencing the report.

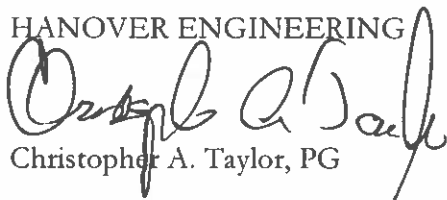
New Comments (February 26, 2026)

12. Stormwater Management Ordinance Chapter 296-15.P: Stormwater runoff from Hot Spot Land Uses shall be pretreated. The current proposal includes the following recognized Hot Spot Land Uses: vehicle fueling stations; and fleet storage yards. The prescribed Pretreatment Methods for these uses shall be provided, with adequate details and specifications.
13. Stormwater Management Ordinance Chapter 296-18(R)(4)(b) Detention Basins: A minimum longitudinal slope of two percent (2%) shall be provided across the basin floor. The applicant has requested a waiver from this requirement. We have no objection to the granting of this waiver for both proposed basins.
14. The storm sewer run between structures A-510 and A-520 crosses the proposed retaining wall. Provide a plan view detail, cross section detail, and specifications to clarify how these improvements will be constructed and to demonstrate that the wall stability will not be compromised. Provide similar information for any other areas where where storm sewer or other utilities may affect the retaining wall due to close proximity.
15. The plans indicate that the proposed storage building is to be served by water and sewer connections. Clarify the plumbing fixtures/facilities and usage proposed here and quantify the design sewage flows to be generated. Document that adequate sewage conveyance and treatment capacity exist or will be provided.

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(009)-ParklandSchoolDistrict-TransportationCenter-LandDevelopment\MajorPlan2025-106\Docs\2026-02-26-SWTGeotech,PSDTransportationCenterLDPlanGeotechRevCmtLtr2.doc

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

# Township Lighting Consultant

March 4, 2026

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

Attn: Mr. David Manhardt

Re: Parkland School District Transportation Center

Dear Mr. Manhardt:

I have reviewed the Information submitted for the project Parkland School District Transportation Center located at 4362 & 4434 Orefield Road in the Township. The following plan was submitted containing the lighting information:

- Sheet L-201 – Lighting Plan, last revised 02/11/2026
- Sheet L-202 – Lighting Details, last revised 02/11/2026

The plan as submitted conforms to the latest Township Ordinance.

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

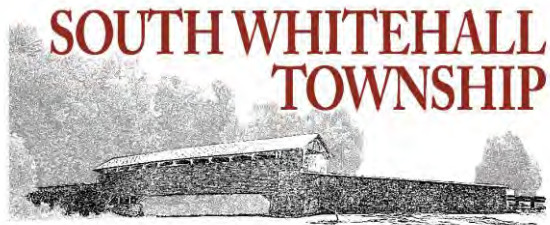
Very Truly Yours,

*Erin Hilbert*

Erin Hilbert  
Snyder Hoffman Associates, Inc.

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

# Public Works Department Review



## INTEROFFICE MEMORANDUM

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**TO: KENT BAIRD, DIRECTOR OF DEVELOPMENT**

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

**DATE: MARCH 4, 2026**

**SUBJECT: 2025-106 PARKLAND SCHOOL DISTRICT TRANSPORTATION CENTER LAND DEVELOPMENT**

---

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

1. How will the 2" domestic water line have enough turnover for the chlorine residuals.
2. How much water allocation will be required.
3. Provide cueing details at Orefield Rd driveway.
4. Provide a snow easement for snow scraper.
5. Provide a spill protection plan for the fuel island.

# Public Safety Committee

**From:** [John G. Frantz](#)  
**To:** [April Wilk](#); [Kent Baird](#)  
**Subject:** PSD Transportation Center, Land Development, 4362 and 4434 Orefield Road, 2025-108  
**Date:** Wednesday, March 4, 2026 10:20:14 AM

---

April, Kent,

The following are the comments from the PSC regarding the plan.

**a. Fire Marshal Review**

Mr. Frantz indicated that this plan has changed since its last review by Commission. A proposed building at the north corners of the existing bus garage and transportation office buildings has been eliminated. This area is now proposed as a vehicle parking area.

A vehicle fuel island and storage building are indicated on the north side of the property near Orefield Road. A fire hydrant is not indicated within three-hundred feet of these buildings.

A fire apparatus turning radius plan was provided. The travel path includes the roadway to Orefield Road. A bus snow scraper is indicated on this road. No details are provided concerning the clearance height of the snow scraper. The scraper will also generate a large accumulation of snow on the roadway below the scraper which will affect emergency vehicle access. Construction details should be provided for the snow scraper, and the snow scraper should be relocated to an area outside of the emergency vehicle access roadways.

Two gates are being proposed to limit access on the new road through the property. No details are provided for the gates. These gates should be designed to be siren-openable for emergency vehicles.

**b. Fire Company Review**

Chief Strock indicated that he is familiar with the operation of the bus snow scraper and that it clears approximately two-hundred and forty square feet of snow several inches deep from a single bus. This will hinder emergency vehicle access on the road at the scraper. He does not see an area to receive the snow when it is pushed off the road. He indicted that the bus snow scraper should be relocated to an area that does not interfere with traffic flow.

Chief Strock indicated that the roadway access gates should be siren-openable for emergency vehicles.

Chief Strock indicated that there is a concern regarding the roadway access onto Orefield Road. Visibility there is limited by a hump on Orefield Road. A bus that can be up to thirty-eight feet in length would take time turning left out of the roadway across eastbound traffic onto westbound Orefield Road. The turning radius for turning right out of the roadway onto eastbound Orefield Road crosses the centerline of Orefield Road. This roadway access configuration could be negotiated by up to seventy buses, two times a day, sometimes in darkness.

Vice Chairman Snyder inquired how the previously proposed Nexus 78 project would impact this subdivision.

Chief Strock indicated that he believes that Nexus 78 was denied by North Whitehall Township, but that denial is currently under appeal in the court system. He and Vice Chairman Snyder are concerned that truck traffic generated by the Nexus 78 project would add to safety concerns of the school district access road connection to Orefield Road.

Vice Chairman Snyder inquired if warning lights could be installed on Orefield Road to alert traffic to the school district entrance during high traffic times.

Mr. Frantz indicated that Orefield Road is a PENNDOT roadway and that the requirement for warning lights would be under their review.

**c. Emergency Management Review**

Coordinator Kelly indicated that he would like to have a right turn in, right turn out roadway configuration for the access road onto Orefield Road.

**d. Police Review**

No comments.

**e. Emergency Medical Services Review**

No comments.

**f. Parkland School District Review**

Dr. Naradko Indicated that he cannot envision that left turns out of the access roadway onto westbound Orefield Road will work. Traffic flow utilizing Stadium Drive to Lime Kiln Road would be more appropriate.

Director Bender inquired about what times the access gate on the roadway near Orefield Road would be open. Vehicles coming off Orefield Road needing to stop at a closed gate could cause traffic queueing issues onto Orefield Road.

**g. Motion for Recommendation**

Vice Chairman Snyder made a motion, seconded by Chief Strock, and followed by a unanimous affirmative vote, that the Commission make the following recommendations to the plan.

1. A SALDO compliant fire hydrant should be provided for the fuel island and storage building
2. Construction details should be provided for review for the bus snow scraper.
3. The bus snow scraper should be relocated to an area that is not designated for emergency vehicle access and provides an area for the piling of snow.
4. The roadway vehicle access gates should be designed for activation by emergency vehicle sirens.
5. The roadway access onto Orefield Road should be designed as a right in, right out configuration.
6. The roadway access onto Orefield Road should be configured to provide sufficient width for fire apparatus to negotiate the turn without needing to cross lanes of travel.
7. The location of the vehicle access gate on the roadway near Orefield Road should be reconfigured to eliminate the potential for traffic queueing onto Orefield Road.
8. The impact of traffic generated by the Nexus 78 subdivision should be evaluated for its effect on this subdivision.

## John G. Frantz, CFEI, BCO

Fire Marshal, Building Code Official

South Whitehall Township

4444 Walbert Avenue

Allentown PA 18104-1699

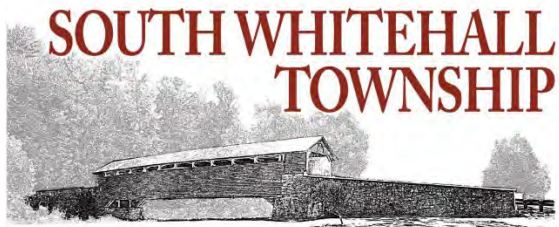
610-398-0401 (office)

610-398-1068 (fax)

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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  
PSD Transportation Center – Land Development  
Major Plan 2025-106 (Preliminary/Final)  
Plan Dated February 12, 2026

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

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

The Commission notes the applicant's intent to keep existing vegetation bordering the property. Understanding the extensive grading proposed for this site, the Commission requests more detailed information on the types of existing vegetation to remain and how it will be protected during land development to ensure that it can satisfy necessary shade tree and buffering requirements.

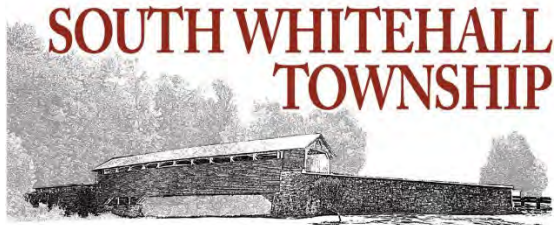
The Commission notes a mixture of decorative shrubs proposed in front of the large retaining wall. The Commission recommends the applicant consider additional groupings of large trees and understory vegetation in areas on the southern side of the property near Stadium Drive to add more of a visual and auditory buffer where existing vegetation is sparse.

Respectfully submitted,

A handwritten signature in cursive script that reads "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  
PSD Transportation Center – Land Development  
Major Plan 2025-106 (Preliminary/Final)  
Plan dated February 12, 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:** RE: SWT - PLANNING COMMISSION MEETING MATERIALS - OCTOBER 9, 2025  
**Date:** Monday, September 15, 2025 10:49:20 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

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Thank you April. LANTA does not have any comments this month. While LANTA does not serve at the locations of PSD Transportation Center and PPL Hausman, respectively, we're glad to see sidewalks proposed. For Willows at Calvary Temple, LANTA does serve westbound on Winchester and we're glad to see sidewalks proposed along the property frontage to make the corridor more walkable.

I appreciate you sharing the plans.

Thanks again,  
Molly



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

Planner/Land Use Specialist

Lehigh and Northampton Transportation Authority

1060 Lehigh Street, Allentown, PA 18103

PH: 610-439-1376

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

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

---

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

**Sent:** Friday, September 12, 2025 3:39 PM

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

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

**Subject:** SWT - PLANNING COMMISSION MEETING MATERIALS - OCTOBER 9, 2025

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 submission materials for PPL Hausman, Willows at Calvary Temple, and PSD Proposed Transportation Center-Land Development for the October 9, 2025, Planning Commission Meeting and I have uploaded those materials to One Drive for your review via the link below.

 [SWT 2025.10.09 PLANNING COMMISSION](#)

**Comments are required by 12:00 p.m. on Wednesday, October 1, 2025, for the October 9, 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.

Thank you.

Best,

**April Wilk, Paralegal**

Land Development Coordinator

Zoning Coordinator

South Whitehall Township

4444 Walbert Avenue

Allentown PA 18104

610-398-0401, x234

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



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# South Whitehall Planning Document Review

# SOUTH WHITEHALL TOWNSHIP

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

March 4, 2026

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

**RE: *PSD Transportation Center – Land Development  
Major Plan #2025-106  
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. The applicant shall address any comments of the Township's Geotechnical Consultant.
2. The Official Map depicts a wetland on Parcel 547801127956. This comment has been addressed per the Township Planning Document Review letter dated October 2, 2025.

## **Parks & Recreation Plan**

1. Recommendation D.1 of the Parks & Recreation Plan encourages continued collaboration with Parkland School District to offer recreational programs at school district facilities. This plan will be forwarded to the Parks and Recreation Board to weigh in on this project's consistency with the Township's Parks & Recreation Plan and determine compliance with Section 312-36(d)(4) of the Subdivision and Land Development Ordinance.

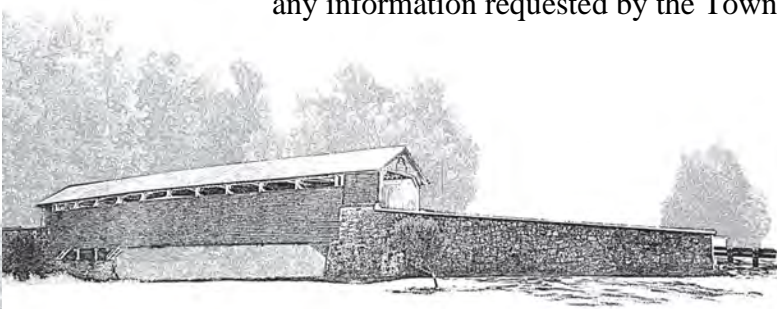
## **South Whitehall Landscapes Plan**

### **Agricultural Resources**

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

### **Natural Resources**

1. Several stands of mature trees are located on the subject property to remain. The applicant shall address any comments of the Township Landscape & Shade Tree Commission related to existing vegetation.
2. The project proposes the construction of a new fueling pad. The applicant shall provide any information requested by the Township Engineer or MS4 Coordinator related to spill



prevention and containment. The applicant shall also address comments of the Township Geotechnical Consultant regarding leak detection and appropriate design of this facility.

### **Historic Resources**

1. This property does not contain any known historic resources. No further review required.

### **Open Space**

1. No open space is proposed as part of this land development. The Parks and Recreation Board will review this plan's compliance with Section 312-36(d)(4) of the SALDO.

### **Transportation Plan**

1. Staff acknowledge and commend the applicant for the inclusion of sidewalks along Stadium Drive to create a safer pedestrian connection in an area with heavy bus use.
2. No pedestrian infrastructure is depicted along Orefield Road. Phase II of the South Whitehall Transportation PLAN identifies Orefield Road as a potential example of a "Rural Collector". The recommended pedestrian infrastructure for Rural Collectors is a 10-wide Shared-Use-Path. Staff recommend the applicant consider a Shared-Use-Path along the frontage of Orefield Road or document this omission in a deferral request for consideration by the Township Planning Commission.

### **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
  - Incentivizing the utilization of Conservation Subdivisions.

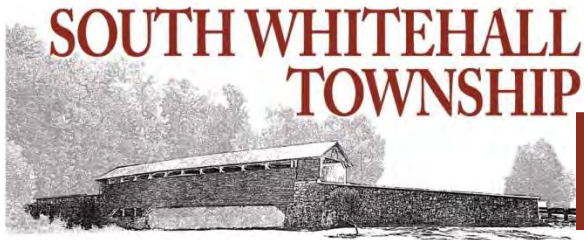
This project proposes the conversion of a closed quarry into a bus parking and maintenance center. While this particular use does not directly forward the land use goals of the Jordan Valley, it is redevelopment to support an existing use. This project is considered **CONSISTENT** with the Comprehensive Plan.

Sincerely,



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

# Zoning Review



## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Kent A. Baird, AICP, Zoning Officer  
**DATE:** March 5, 2026  
**SUBJECT:** Preliminary/Final Land Development Plan  
Parkland School District Transportation Center  
Major Plan 2025-101  
**COPIES:** J. Alderfer, T. Petrucci, A. Wilk, J. Zator, A. Tallarida, E. Bet, M. Gnall

### Background

Parkland School District seeks **Preliminary/Final Land Development Plan** Approval for the development of a Bus Transportation Center to be located on District owned land located on the north side of Stadium Drive, in the immediate vicinity of Orefield Middle School. The subject property of the proposed land development consists of four (4) parcels separated, in part, by Stadium Drive, and located in two unique zoning districts.

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. Development of Property Post Lot Consolidation— Consolidating parcels with different zoning districts typically requires creating a new unified parcel which is thereafter governed by the most restrictive of the two district regulations. Another option may be to request a rezoning or variance. In any particular case, and especially if a consolidation creates a conflict, the matter is put before the Zoning Hearing Board.

An initial review of the restrictions found in the Zoning Ordinance suggests further discussion with the Zoning Hearing Board is truly warranted. Prior to the proposed development, the applicant proposes to consolidate four parcels, three

of which are located in the R-3 District and the remainder parcel in the RR-2 District. Applicant further proposes to develop a Bus Transportation Center on school property and for the benefit of the regionwide Parkland School District but on a parcel now regulated by the R-3 District. It is unclear if the School District requests to apply the zoning regulations of the parcel in the R-3 District or for the regionwide district operations run from the Operations Center, in the Rural Residential RR-2. Using the common practice of applying the more restrictive of the two districts, it seems there is not much difference, in general categories of use. However, it hasn't been put before the Zoning Hearing Board which District to apply to any remainder consolidated parcel.

Low Density Residential (R-3)								
Category	Maximum Dwelling Units per Gross Acre	Min. Lot Area Per Use	Min. Frontage (feet)	Min. Front to Street Ultimate Right-of-Way Line (feet)	Min.Sides to Lot Lines (feet)	Min. Rear to Lot Lines (feet)	Max. Units per Building	Max. Height of Building Structure (feet)
Schools, elementary and/or secondary	3 acres	200	75	50	50			50
Off-street parking	Subject to the provisions of § 350-48(o)(2)							
Signs			10	25	25			25
Storage building				4	4			15

Rural Residential-2 (RR-2)								
Category	Maximum Dwelling Units per Gross Acre	Min. Lot Area Per Use	Min. Frontage (feet)	Min. Front to Street Ultimate Right-of-Way Line (feet)	Min.Sides to Lot Lines (feet)	Min. Rear to Lot Lines (feet)	Max. Units per Building	Max. Height of Building Structure (feet)
Schools, elementary and/or secondary	5 acres	300	75	50	50			50
Off-street parking	Subject to the provisions of § 350-48(o)(2)							
Signs			10	25	25			25
Storage building				4	4			15

2. ZO §350-05(d) Definition of terms. School, elementary and/or secondary—per the ordinance, a school is “Any public, parochial, or private place of instruction licensed or accredited by the state or lawfully constituted ecclesiastical governing body for education up to grade 12, and where standards of instruction meet the requirements of the Commonwealth of Pennsylvania. The use may include the accessory use "recreation fields," which requires special exception use review.

Comment: the definition of school does not include a ‘Bus Transportation Center,’ regardless of lot consolidation.

3. 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.

4. 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.

5. 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.

6. 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 is 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.

7. ZO § 350-48(m)(7) Motor Vehicle Repair Facility—while not directly described in the ordinance, the applicant should describe how a Bus Transportation Center does not mirror the activities of a Motor Vehicle Repair Facility, per the ordinance “A motor vehicle repair facility engages primarily in the major repair or replacement of motor vehicle components, including, but not limited to, engine, drive train, exhaust, and frame, as well as body work and painting.”
8. ZO § 350-48(m)(9) Motor Vehicle Service Facility—while not directly described in the ordinance, the applicant should describe how a Bus Transportation Center does not mirror the activities of a Motor Vehicle Service Facility, per the ordinance “....engaging in the.....dispensing of liquid or gaseous motor vehicle fuel, the sale and servicing of tires, batteries, automotive accessories and replacement items; washing and lubrication services; or performance of minor automotive maintenance and repairs..”

#### **Updates to Previous Zoning Officer Comments**

9. 350-24(5) – Low Density Residential District R-3. Schools are a permitted use by right including the accessory use of recreation fields via Special Exception. Motor Vehicle Repair Garages (for the buses), along with the proposed Commercial Carwash for the buses are not permitted uses in the R-3 District and not listed as accessory uses to the school use.

The Use Classification for the school is “Institutional”. The classification for the Car Wash, Motor Vehicle Repair Facility (for the bus repair garage), and Motor Vehicle Service Facility (for the fueling station) is “Commercial”.

**3/5/2025: Clarify how the existing use of the bus parking was approved on the lot with the 2 storage buildings.**

**10/1/2025: Comment does not appear to be addressed.**

10. Section 350-42(a)(1) – Accessory Uses and Structures. Accessory uses or buildings shall observe the front yard setback required for the principle use.

**3/5/2025: Both pole buildings have dimensional nonconformities. Accessory structures are not permitted on a lot without a principle use. Provide the principle use for these buildings at the time of CO issuance for storage pole buildings.**

**10/1/2025: Comment does not appear to be addressed.**

11. Section 350-42(b)(1) – Buffer Strips. In general, between dissimilar types of uses (i.e., residential, commercial, industrial, or institutional), a minimum fifteen-foot-wide buffer strip shall be established and maintained along all lot lines which are not along public street right-of-way lines (including limited access highways) for all uses except single detached dwelling unit dwellings, two-unit dwellings, three-flats, and townhouses.

**3/5/2025: Note: See Section 350-48(o)(2)(E)(iv)(3) which requires the side and rear yard setbacks for parking areas provided for commercial and/or industrial uses shall be double for adjoining residential properties.**

**10/1/2025: Comment does not appear to be addressed.**

12. Section 350-42(b)(4)(A)(i) & (ii) – Screening Requirements. Show and label the screening to be provided within all of the required buffer strips.

**3/5/2025: Note where double buffers are required near adjoining residential properties.**

**10/1/2025: A Landscape Plan has been provided. Landscaping should be reviewed by Shade Tree Commission.**

13. Section 350-42(b)(4)(B) – Screening. Screening as provided in Subsection (b)(4)(A) above shall be required to screen any outdoor storage of material, finished or partly finished goods, dumpsters, unhitched tractor-trailer trailers not parked at loading docks or in loading zones, shipping containers, ground-mounted air conditioning units, electrical transformers, generators or other like-type equipment and similar fixtures which are greater than four feet in any one dimension, when permitted by other provisions of this chapter, from view from adjacent residential properties or from public streets. However, motor vehicle sales facilities shall be permitted a display area free of a buffer strip between the display area and the public street.

**3/5/2025: Show and label the screening required for the outdoor storage of the buses, vans, and dumpster(s).**

**10/1/2025: A Landscape Plan has been provided. Landscaping should be reviewed by Shade Tree Commission.**

14. Section 350-42(d)(4)(B)(i) – Driveways. Show and label the centerline of the new proposed driveway to be located on Orefield Road from the centerline of the intersection. Orefield Road is a PADOT road.

**10/1/2025: Comment does not appear to be addressed.**

15. Section 350-42(d)(4)(D) – Driveways. A driveway that serves a nonresidential use or building shall not be closer to the lot line of a residential use or a lot line in or bordering a residential district than 25 feet. All dimensions should be shown on a plan.

**10/1/2025: Provide dimensions as applicable.**

16. Section 350-45(d) – Reduced Front Yard Setbacks. A reduction for Primary Uses from the required 50 feet may be considered if certain conditions are followed. Show and label on the plan any reduction criteria utilized for Lot 1.

**10/1/2025: Comment may not be applicable.**

17. Section 350-47(d)(2) – Nonconforming Uses. A nonconforming use may be continued but shall not be changed to another nonconforming use, except when conditions are met to the satisfaction of the Zoning Hearing Board.

**3/5/2025: The nonconforming use needs to be established through the Nonconforming Registration form. The Lehigh County Assessment Records list the pole barns as “service repair garages”. Based on this section, the proposed repair garage and carwash would not be permitted. The proposed uses will require Zoning Hearing Board approvals.**

**10/1/2025: Comment does not appear to be addressed.**

18. Section 350-47(d)(6) – Nonconforming Uses. All nonconforming uses shall be required to register with the Township Zoning Officer within one year of the date of the enactment of this chapter.

**10/1/2025: Comment does not appear to be addressed.**

19. Section 350-48(o)(9) – Outdoor Storage. Outdoor storage facilities occupying, in aggregate, more than 4,000 square feet for fuel, raw materials, and/or products; fuel, raw materials, and/or products stored outdoors; and/or any of the following items not owned or leased by the property owner or tenant of the building or structure that are present during non-business hours when no employees of the property owner or tenant of the building or structure are onsite: commercial motor vehicles parked or stored on the property, towed or impounded vehicles, trailers, and construction vehicles and/or equipment. Outdoor storage of less than 4,000 square feet is considered an ancillary use and shall meet all applicable requirements under this chapter.

**3/5/2025: The proposed bus parking terminal is not a permitted use in the R3 district and is not listed as accessory use to a school. A Use variance would be required.**

**10/1/2025: Comment does not appear to be addressed.**

20. Section 350-48(s)(4)(D)– School, Elementary and/or Secondary. Any public, parochial, or private place of instruction licensed or accredited by the state or lawfully constituted ecclesiastical governing body for education up to grade 12, and where standards of instruction meet the requirements of the Commonwealth of Pennsylvania. The use may include the accessory use "recreation fields," which requires special exception use review. This term shall exclude colleges, universities, and any commercial and trade school.

**3/5/2025: The school definition does not mention the proposed uses of bus transportation center (terminal), bus repair garage, bus car wash, fueling station. It needs to be determined how the existing bus lot was approved and was approved.**

**10/1/2025: The school use is not identified on either of the parcels included in this submission. Comment does not appear to be addressed.**

21. Section 350-48(o)(2)(E)(ii)(2) – Off Street Parking, Spaces to Be Provided. The number of off-street parking spaces to be provided for each use and establishment shall be sufficient to accommodate the vehicles of the use, its employees and customers or visitors but not less than the aggregate of the commercial general rule: 1.0 space for each 200 square feet of total floor area.

**3/5/2025: The Zoning Data Table should include the parking criteria for each use, i.e., Commercial Car Wash, Motor Vehicle Repair Facility, Bus Transportation Center, and the existing pole barns uses.**

**10/1/2025: Comment does not appear to be addressed.**

22. Section 350-48(o)(2)(E)(ii)(4) – Off Street Parking, Spaces to Be Provided. Where a building contains a number of uses or activities, the required off-street parking shall be the aggregate, sum of that which would be required for each use individually.

**3/5/2025: Commercial Car Wash, Motor Vehicle Repair Facility, Outdoor Storage, and the existing pole barns uses.**

**10/1/2025: Comment does not appear to be addressed.**

23. Section 350-48(o)(2)(E)(iii)(2) – Parking Space Size. All standard, large, and oversize parking spaces should be shown on the plan.

**3/5/2025: The bus parking spaces should be dimensioned accordingly. Confirm the acceptability of the bus parking spaces by providing the dimensions.**

**10/1/2025: Comment does not appear to be addressed.**

24. Section 350-48(o)(2)(E)(iii)(3) – Access Lanes. Aisle widths should be identified on the plan.

**10/1/2025: Comment appears to be addressed. Dimensions along access aisle have been provided.**

25. Section 350-48(o)(2)(E)(v)(1) – Buffer Strips, Screening, and Landscaping. All improved off-street parking areas required or specified in this chapter and not entirely contained in a garage or building shall have a buffer strip and screening between it and any adjacent residential lot in accordance with § 350-42(b). Such screening shall be augmented as necessary to prevent the glare of headlights from shining on adjacent residential properties.

**10/1/2025: Comment does not appear to be addressed. Provide screening between the parking lot and Orefield Road.**

26 Section 350-48(o)(2)(E)(v)(2) – Parking Area Buffers. Have a buffer strip and screening between it and any adjacent residential lot in accordance with § 350-42(b). Such screening shall be augmented as necessary to prevent the glare of headlights from shining on adjacent residential properties:

**10/1/2025: A Landscape Plan has been provided. Landscaping should be reviewed by Shade Tree Commission.**

**3/5/2026: Buffers are not provided along all adjacent residential lots.**

27. Section 350-48(o)(2)(E)(v)(2) – Parking Lot Shade Trees. Provide one (1) shade tree for every ten (10) parking spaces. Show in the Zoning Table the total number of parking lot trees required. A Landscape Plan should be submitted.

**10/1/2025: A Landscape Plan has been provided. Landscaping should be reviewed by Shade Tree Commission.**

#### **Additional Zoning Comments (10/1/2025)**

1. Uniform Construction Code (UCC) and Zoning permits are required for walls greater than 4 feet. Walls up to 20± feet are proposed, ZO §350-42(e)(1);
2. Provide a dimension of the driveway centerlines along Stadium Road. Per ZO §350-42(d)(4)(C) a 250 foot offset should be provided at the curb line;

3. The Permitted Lot Frontage Requirement listed in the Zoning Table (100 feet) may need to be checked and revised (appears it should be 200 feet), ZO §350-24(c)(5); and
4. Expand the Zoning Table to include the RR-2 Zoning District information, ZO 350 24(c)(2).

**Additional Zoning Comments (3/5/2026)**

1. SECTION 350-48(s)(17) Storage Building (shed)350-48(s)(17)(E)(i) For nonresidential accessory storage buildings, the area of any storage building shall not exceed 300 square feet in gross area or exceed 15% of the area of the building footprint of the associated principal building on the same lot, whichever is smaller.  
**Label all proposed storage buildings for consistency with above standards.**  
**Variances may be required.**

## Applicant's Correspondence

Project Narrative

Waiver Request

Waiver Response

February 12, 2026  
*Revised February 17, 2026*  
Via Hand Delivery & Email  
(petruccit@southwhitehall.com)

South Whitehall Township  
4444 Walbert Avenue  
Allentown, PA 18104

Attention: Thomas R. Petrucci, MPA, Township Manager

Re: Proposed Transportation Center Expansion  
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 improve a portion of the consolidated lot, being the two existing lots located off Orefield Road, located within South Whitehall Township.

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 this Transportation Center Land Development application. The parcel located at 2675 PA Route 309, being approximately 43.4 acres, contains the existing Orefield Middle School and surrounding 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 improvements are isolated to the two parcels off Orefield Road, and include a proposed bus parking facility, along with a storage building, being approximately 5,200 square feet. Additionally, the improvements include a fueling area as well as additional district vehicle parking for buses and vans, as well as employee parking.

The development will also contain related site amenities and improvements, inclusive of landscaping, lighting, utilities and stormwater management facilities. Stormwater management facilities consist of subsurface detention basins, consistent with Township, County and State regulations. The site will be served by private water and sewer, with connections to existing facilities owned and operated by Parkland School District.

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

Sincerely,

**BOHLER ENGINEERING PA, LLC**



Don Peters, P.E.

DP/mb

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

February 12, 2026  
Via Hand Delivery & Email

South Whitehall Township  
4444 Walbert Avenue  
Allentown, PA 18104

Attention: Board of Commissioners

Re: Transportation Center  
4362 Orefield Road  
South Whitehall Township  
Lehigh County, PA  
PAB250078.00

Dear Commissioners:

On behalf of Parkland School District, Bohler Engineering PA, LLC is hereby requesting the following Waivers associated with the **Preliminary/Final Land Development** application for the above referenced project:

1. From SALDO §312-11 & 312-13 to allow concurrent Preliminary/Final plan approval.

*Request to permit a Preliminary/Final submission to be reviewed and considered simultaneously.*

2. From SALDO §312-12(B)(15) which requires showing contours on adjacent land within 400 feet of the site.

*A Waiver is requested to accept the Plans as presented. Additional contours nearby the property have been included on the Aerial Plan.*

3. From SALDO §312-23(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 Plan which shows the surrounding properties of the project site.*

4. From SALDO §312-23(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 Plan which shows the surrounding properties of the project site.*

5. From SALDO §312-35(B)(3)(A)(IV) which requires constructing a concrete driveway apron.

*In lieu of a concrete driveway apron, accessible concrete ramps will be utilized where appropriate.*

6. From SALDO §312-41(A)(1)(A) from providing street lights along Orefield Road and Stadium Drive.

*In lieu of street lights along the roadways, adequate lighting will be provided at the driveway entrances and parking facilities.*

7. From SWM §296-18(R)(4)(b) from the requirement to provide a minimum longitudinal slope of 2% across the basin floor.

*A Waiver is requested to allow the subsurface detention bed to be installed with a flat bottom.*

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](mailto:dpeters@bohlereng.com) or 610-709-9971.

Sincerely,

**BOHLER ENGINEERING PA, LLC**



Don Peters, P.E.

DP/mb

cc: Jason Monroig, Alloy5, LLC (email)  
Tony Ganguzza, Boyle Construction (email)  
Matthew Tranter, King Spry (email)

# THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING

ARCHITECTURE

LAND SURVEYING

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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  
Major Plan #2025-106  
Waiver Requests

Dear Mr. Baird:

In a letter dated February 12, 2026, the Design Engineer has requested waivers from the Subdivision and Land Development Ordinance (SALDO) Stormwater Management Plan (SMP) sections listed below.

1. SALDO §312-11 and §312-13 – To allow for concurrent Preliminary/Final Plan approval. Per SALDO §312-8(d), Preliminary/Final Plan submissions are permitted and this waiver request is not necessary and may be withdrawn;
2. SALDO §312-12.B(15) – Identifying contour information 400 feet of the site. We have requested additional offsite information in our Stormwater Management Comments. Assuming that information is provided, we have no engineering objection to this request regarding the remaining information;
3. SALDO §312-23.B(20) – Identifying the location and character of buildings within 100 feet of the site. Revise the reference to SALDO §312-12.B(20). We have no engineering objection to this request;

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

4. SALDO §312-23.B(21) – Identifying 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. Revise this reference to SALDO §312-12.B(21). We have no engineering objection to this request provided existing/proposed right-of-way and cartway widths of all involved streets (e.g., Orefield Road, Stadium Drive, School District Way, PA Turnpike, etc.) and the municipal boundary and its basis are identified;
5. SALDO §312-35.B(3)(a)[4] – Providing concrete driveway aprons. We do not support this request;
6. SALDO §312-41.A(1)(a) – Providing street lights along Orefield Road. The Township may wish to consider input from the Township Planning and Public Works Departments and the Lighting Consultant; and
7. SMP §296-18.R(4)(b) – Providing a minimum longitudinal slope of 2 percent across the basin floor (flat basin bottom proposed). We defer to the Township Geotechnical Consultant.

In the event waivers or deferrals are granted, update the Waiver/Deferral Note to include the date 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, 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  
Matthew T. Tranter, Esq.  
KingSpry via e-mail  
Mr. Randy Cope, Township Manager  
North Whitehall Township via e-mail  
Mr. Stephen T. Gitch, S.E.O.  
Keystone Consulting Engineers, Inc. via e-mail  
Mr. Ronald J. Gawlik, PE, Township Engineer

# Site Plan

<https://www.southwhitehall.com/home/showdocument?id=5775>