

**TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA**

PLANNING COMMISSION

March 12, 2026

7:00 PM

4444 WALBERT AVENUE, ALLENTOWN, PA 18104
GoToMeeting <https://global.gotomeeting.com/join/757430189>

AGENDA

AGENDA ITEM #1 – CALL TO ORDER

AGENDA ITEM #2 – PLEDGE OF ALLEGIANCE/ROLL CALL/MEETING RULES

AGENDA ITEM #3 – APPROVAL OF MINUTES

Minutes of December 11, 2025, meeting

AGENDA ITEM #4 - SUBDIVISION REVIEW

Review Process for Each Subdivision and/or Land Development Application:

- | | | |
|-----------------------------------|-----------------------------------|---------------------------------|
| 1. Township Staff Presentation | 3. Applicant Presentation | 5. Audience Questions/Comments |
| 2. Township Engineer Presentation | 4. Planning Commission Discussion | 6. Planning Commission Decision |

A. Chase Bank

Major Plan 2025-104

Request for Preliminary/Final Plan Review

B. CANCELED

~~St. Joseph's Solar~~

~~Major Plan 2025-103~~

~~Request for Preliminary/Final Plan Review~~

C. CANCELED

~~Parkland School District Transportation Center—Lot Consolidation~~

~~Major Plan 2025-101~~

~~Request for Preliminary/Final Plan Review~~

D. CANCELED

~~CANCELED~~

~~Parkland School District Transportation Center—Land Development~~

~~Major Plan 2025-106~~

~~Request for Preliminary/Final Plan Review~~

AGENDA ITEM #5 – TRANSPORTATION INFRASTRUCTURE UPDATE

AGENDA ITEM #6 – DRAFT ANNUAL REPORT

AGENDA ITEM #7 – REVIEW DRAFT COMPREHENSIVE PLAN REEXAMINATION REPORT

AGENDA ITEM #8 - COURTESY OF THE FLOOR

AGENDA ITEM #9 – ADJOURNMENT

TOWNSHIP OF SOUTH WHITEHALL
PLANNING COMMISSION
LEHIGH COUNTY, PENNSYLVANIA

REGULAR SESSION **MINUTES** **December 11, 2025**

The Regular Session of the South Whitehall Township Planning Commission was held on the above date in the Township Municipal Building located at 4444 Walbert Avenue, Allentown, Lehigh County, Pennsylvania.

Members in attendance:

- David Wilson, Chairman
- Brian Hite, Vice-Chairman
- Timothy Dugan, Secretary
- Trevor Dombach
- Diane Kelly
- Todd Fahringer
- Mark Leuthe

Staff members in attendance:

- David Manhardt, Director of Community Development
- Christopher Stroehler, Long Range Planner
- April Wilk, Land Development Coordinator-Minute Taker
- Erinn Bet, Assistant Township Engineer
- Karley Biggs Sebia, Esq., Assistant Solicitor

AGENDA ITEM #1 – CALL TO ORDER

AGENDA ITEM #2 – PLEDGE OF ALLEGIANCE/ROLL CALL/MEETING RULES

AGENDA ITEM #3 – APPROVAL OF MINUTES

Mrs. Diane Kelly made a motion to approve November 13, 2025, minutes, Mr. Brian Hite seconded the motion, and it passed unanimously, 5-0 with two abstentions.

AGENDA ITEM #4 – SUBDIVISION REVIEW

- A. **REMOVED FROM AGENDA**
 ~~Chase Bank at Roma~~
 ~~Major Plan 2025-104~~
 ~~Request for Sketch Plan Review~~

Chairman Wilson announced Chase Bank at Roma was removed from the agenda.

**B. Al Ahad Islamic Center
Major Plan 2025-108
Request For Sketch Plan Review**

Township Staff introduced the project which is a sketch plan.

Erinn Bet, Assistant Township Engineer, reviewed the engineering memo dated December 5, 2025.

Parties for the applicant presented the Project: Engineer Don Peters, Bohler and Attorney Erich Schock, Fitzpatrick, Lentz & Bubba. The applicant plans to consolidate three lots totaling about 8 acres to build a school-like education center with 20 classrooms and supporting facilities adjacent to the mosque. The education center will combine 12 elementary and 8 secondary classrooms at full build-out, with phased occupancy but full building construction upfront.

The commission provided detailed feedback on the sketch plan for the proposed education center and place of worship at 1500, 1504, and 1410 Ridgeview Drive, focusing on zoning, traffic, and site layout concerns.

The project requires a zoning variance because the ordinance prohibits having a school and place of worship on the same lot in residential districts, despite both uses being individually permitted.

Township staff and commissioners agreed that the variance request is reasonable given common practice elsewhere, but zoning board approval is necessary.

The applicant intends to pursue the variance and incorporate feedback on layout before zoning hearings.

Traffic and circulation were highlighted as critical factors due to existing congestion near the Ridgeview Drive and Route 309 intersection, especially during peak hours.

The proposed left turn lane improvements on Ridgeview Drive extend approximately 800 feet and will impact the southern driveway location, requiring coordination with township engineers and PennDOT.

Commissioners emphasized the need for a comprehensive traffic study to address school drop-off, bus queuing, and peak congestion, referencing current issues at nearby schools like Springhouse Middle School.

The design includes a one-way internal road to maximize parking and reduce traffic conflicts, with potential for temporary directional changes during drop-off hours.

The applicant expects approximately 20 staff members and several hundred students at full build-out; exact bus and vehicle count remains to be clarified.

Site layout raised safety and operational concerns, including fire department access and pedestrian infrastructure.

The current plan lacks full access around the building for emergency vehicles, particularly between the two main structures, requiring reinforced driving surfaces.

Sidewalks along Ridgeview Drive must be completed with frontage improvements as per ordinance, especially given the school use and nearby bus stop.

Pedestrian crossings and internal walkways should be designed to connect parking, school entrances, and adjacent developments safely.

The applicant will need to address these infrastructure details in future plan submissions.

The building design is substantial, with up to three stories and large indoor amenities including a gymnasium, auditorium, and indoor/outdoor pickleball courts.

The size and mix of uses create potential for high traffic volumes not only during school hours but also evenings and weekends, raising parking and circulation management concerns.

The applicant has reserved space for 28 additional parking spots to be built if needed, with the township retaining authority to require construction based on demand.

The recreation fields shown are intended to be private, not open for public or township programming, to limit weekend traffic impacts.

Commissioners noted the facility resembles a community center more than a traditional school, increasing the need to carefully monitor usage patterns and traffic.

Zoning and Regulatory Path

- Commissioners affirmed their role in focusing on site design and operational issues rather than use approval.
- The applicant must resolve zoning issues prior to preliminary plan approvals.
- The township expects the applicant to incorporate feedback on driveway placement, traffic flow, and infrastructure in their next filings to improve plan viability.

Diane Kelly clarified that the zoning hearing board will handle all use-related variances, but the planning commission's feedback on layout and traffic is valuable for refining the applicant's submission before zoning review.

Resident Mike Weinstein of Barrington Drive highlighted severe afternoon traffic issues at the Ridgeview and 309 intersections, worsened by school buses, commercial trucks, and warehouse shift changes.

Director Manhardt added that we do have provisions in our zoning ordinance that talks about buffering between residential and non-residential uses.

AGENDA ITEM #5 – TRANSPORTATION INFRASTRUCTURE UPDATE

Erinn Bet presented and indicated the Tilghman interchange project is ongoing with utility work in winter; paving is paused due to cold weather.

Director Manhardt reported progress and concerns in local transportation projects affecting development and safety. Sidewalk construction near Dorney Park is active, with grading and street light installation underway; concrete pouring awaits warmer weather. An ARLE grant is funding intersection upgrades at Hamilton and Lincoln, including improved signals, ADA pads, and bus stop parking. A recent rise in accidents at the Tilghman Street, Hausman, and Cetronia Road intersection was noted, likely tied to ongoing construction and holiday traffic.

Staff recommended monitoring this hotspot and potentially reviewing traffic patterns once Tilghman project is complete.

AGENDA ITEM #6 – 2026 MEETING DATES

Director Manhardt discussed 2026 meeting dates.

AGENDA ITEM #7 – ELECTION OF OFFICERS

Assistant Solicitor Biggs Serbia opened the Election of Officers. She requested a nomination for the office of Chairman for 2026.

Mr. Brian Hite nominated Mr. David Wilson.

Mr. Todd Fahringer seconded.

Hearing no further nominations, Solicitor Biggs Serbia closed the nominations and called for a vote.

Mr. Wilson was elected on a vote of 7-0.

Solicitor Biggs Serbia requested a nomination for the office of Vice-Chairman for 2026.

Mr. Todd Fahringer nominated Mr. Brian Hite.

Mrs. Diane Kelly seconded.

Hearing no further nominations, Solicitor Biggs Serbia closed the nominations and called for a vote.

Mr. Hite was elected on a vote of 7-0.

Solicitor Biggs Serbia requested a nomination for the office of Secretary for 2026.

Mrs. Diane Kelly nominated Mr. Timothy Dugan.

Mr. Todd Fahringer seconded.

Hearing no further nominations, Solicitor Biggs Serbia closed the nominations and called for a vote.

Mr. Dugan was elected on a vote of 7-0.

Solicitor Biggs Serbia closed the Election of Officers.

AGENDA ITEM #8 – COURTESY OF THE FLOOR

Director Manhardt indicated that the agenda items for the January Planning Commission meeting are St. Joseph’s Solar and St. Paul’s Church both Resubmission and an Application for Chase Bank at Roma a Sketch Plan.

Director Manhardt indicated that he will be providing a draft copy of the Annual Report at the next meeting.

AGENDA ITEM #9 – ADJOURNMENT

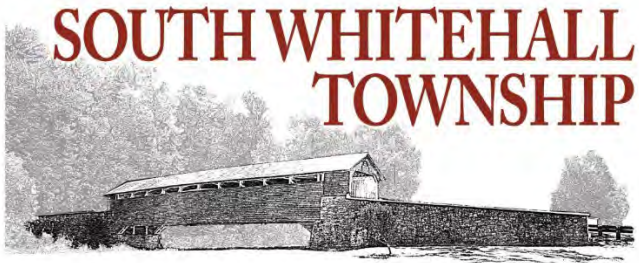
Mrs. Diane Kelly motioned to adjourn at 8:03 P.M., Mr. Trevor Dombach seconded the motion, and the motion passed unanimously, 7-0.

ADOPTED THIS DATE:

ATTEST:

Secretary

Chairman



CHASE BANK AT ROMA

MAJOR PLAN 2025-104

Planning Commission, 3/12/2026

Attachments

Memorandum

Location and Intent

Previous Township Consideration

Reviewing Agencies Comments Summaries

Community Development Department Recommendation

Township Engineer Review

Township Water & Sewer Engineer Review

Township Geotechnical Consultant

Township Lighting Consultant

Public Works Department Review

Public Safety Department

Landscape and Shade Tree Commission

Parks and Recreation Board

Lehigh and Northampton Transit Agency (LANTA)

South Whitehall Planning Document Review

Zoning Review

Applicant's Correspondence

Project Narrative

Waiver Request Letter

Waiver Response Letter

Site Plan

Memorandum

TO: PLANNING COMMISSION

FROM: Kent Baird, AICP, Director of Development

SUBJECT: CHASE BANK AT ROMA
MAJOR PLAN 2025-104
PRELIMINARY/FINAL PLAN REVIEW

DATE: MARCH 6, 2026

COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, D. MANHARDT, J. ZATOR, ESQ., J. ALDERFER, ESQ, A. TALLARIDA, E. BET, APPLICANT, SUB. FILE 2025-104

Location and Intent

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



Previous Township Consideration

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

Reviewing Agencies Comments Summaries

Township Engineer

The comments of the Township Engineer are contained in Mr. Anthony Tallarida's review dated March 4, 2026. His comments pertain to general and Policy and Information.

Township Water & Sewer Engineer

The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard's review dated March 4, 2026. He has no comments at this time.

Township Geotechnical Consultant

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

Township Lighting Consultant

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

Public Works Department

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

Public Safety Committee

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

Landscape and Shade Tree Commission

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

Parks and Recreation Board

The comments of the Parks and Recreation Board are contained in Christopher 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 February 24, 2026. She has no comments at this time as they do not serve the frontage directly. LANTA appreciates the inclusion of sidewalks and pedestrian connectivity.

South Whitehall Planning Document Review

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

Zoning Review

The comments of the South Whitehall Township Zoning Officer are contained in Mr. Kent Baird's review dated March 4, 2026. His comments pertain to parking.

Community Development Department Recommendation

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

Board of Commissioners deadline to act on the plan: July 9, 2026

Township Engineer Review

THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING

ARCHITECTURE

LAND SURVEYING

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

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

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

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

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

MEMORANDUM

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

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

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

DATE: March 4, 2026

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

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

Mr. Herb Bender
Director of Township Operations
South Whitehall Township

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

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

Mr. John G. Frantz, CFEI, BCO
Fire Marshal, Building Code Official
South Whitehall Township

Jennifer R. Alderfer, Esq.
Director of Legal Affairs
South Whitehall Township

Ms. April Wilk
Land Development Coordinator
South Whitehall Township

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

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

Ms. Elizabeth Roma Swallow
Trustee
Roma II Revocable Trust

(all via e-mail)

Mr. Ronald J. Gawlik, PE, Township Engineer

REPORT:

South Whitehall Township Ordinances:

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

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

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

See attached list for documents reviewed.

Proposal:

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

Development consists of:

Dumpster addition south of the existing building;

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

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

GC-1 General Commercial Zoning District;

TND – Commercial Retrofit Overlay District;

Public water and sewer services.

Waivers/Deferrals/Variances Granted:

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

Recommendation:

Engineering approval recommended subject to the following comments being addressed.

mjg/laf

Enclosures

THE PIDCOCK COMPANY

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

March 4, 2026

REVIEW COMMENTS**A. General**

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

Official to confirm the above comments and any other applicable accessibility requirements. Review with the Code Official the details of the ramps, and landings, as well as the locations and exterior grades of accessible means of egress.

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

B. Policy and Information

1. A list of all easements/rights-of-way necessary to support the planned development is to be provided on a plan to be recorded that shows the locations of the areas in question with a corresponding legend. The list should include identification of the grantor and grantee at the time of the plan recording and the type of easement/right-of-way. For dedication to South Whitehall Township, legal descriptions for each easement/right-of-way, along with an 8 ½ inch by 11 inch plan, must be provided for incorporation into Deeds of Dedication (if applicable) prior to plan recording. Further, evidence of all easement dedications to or from third parties must be provided to the Township prior to plan execution and recording;
2. Provide copies of the deed for the subject property, SALDO §312-12.A(4) and §312-14.A(4);
3. The Township should determine whether open space, or fees in lieu thereof, will be required, and an appropriate note added to the plan to be recorded, SALDO §312-34(d) and §312-36(d);

4. Provide a note listing all required outside agency permits and approvals on a plan to be recorded. These Agencies/permits may include, but may not necessarily be limited to:
 - a. PennDOT, SALDO §312-12.A(11) and §312-14.A(7); and
 - b. LANTA, SALDO §312-12.A(14) and §312-14.A(10).

Copies of all correspondence, including all data submitted to outside agencies regarding required permits and approvals, should be provided to the Township and our office;

5. List an anticipated completion date of any public improvements on a recorded plan, SALDO §312-14.B(7);
6. Provide the following notes (as applicable) on a sheet to be recorded:
 - a. The location of existing utilities is the responsibility of the Developer/Design Engineer and the locations of such facilities have not been reviewed by The Pidcock Company or the Township. The Developer/Design Engineer is responsible for confirming the location of all utilities and to avoid conflicts of the same with proposed improvements. Significant efforts to resolve such conflicts, including but not necessarily limited to redesign, construction delays, utility relocations, etc., may result if conflicts with existing utilities are encountered during construction;
 - b. Details are a minimum standard for all construction within the Township, and that incorporation of portions or all of the Township Standard Construction Details on the Plans constitutes an acceptance of and endorsement of those standards by the Developer and the Developer's Engineer;
 - c. All construction within Township right-of-way shall be in accordance with Township Specifications and Standards for construction; and
 - d. Highway Occupancy Permit note in accordance with SALDO §312-12.A(9).
7. Address any concerns of the Landscape and Shade Tree Commission, SALDO §312-12.B(28). Also, check the Plant Schedule and plan information for consistency (e.g., "PVN" not shown on schedule);
8. Address any concerns of the Public Safety Commission. We have not reviewed and would defer to the Township Fire Marshal and emergency response personnel regarding the acceptability of emergency access and fire protection requirements;
9. We defer to the Township Electrical Consultant to review the proposed site lighting. The Design Engineer should confirm that the proposed light standard foundations will be adequate to support the proposed light standards;
10. We defer to the Township Geotechnical Consultant for review of all geotechnical aspects of the design;

11. Provide Plan Preparer's and Applicant's Statements along all applicable Signature Blocks (e.g., Planning Commission, Board of Commissioners, LVPC, Recorder of Deeds, etc.) in accordance with SALDO §312-12.B(5), §312-14.B(2), §312-13(d)(2) and §312-13(e). A waiver has been requested from recording the plan (see our Waiver Response Letter dated March 4, 2026); and
12. Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable, SALDO §312-12.B(6) and §312-14.B(2).

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

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

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

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

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

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

Township Water & Sewer Engineer Review



March 4, 2026

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

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

Dear Mr. Baird:

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

Water Comments:

1. No comments at this time.

Sanitary Sewer

1. No comments at this time.

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

Sincerely,
Spotts, Stevens and McCoy

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

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

cc: SWT, PW

Township Geotechnical Consultant



HanoverEngineering

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

December 2, 2025

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

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

Dear Mr. Manhardt:

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

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

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

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

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

Mr. David Manhardt, AICP
Director of Community Development

2

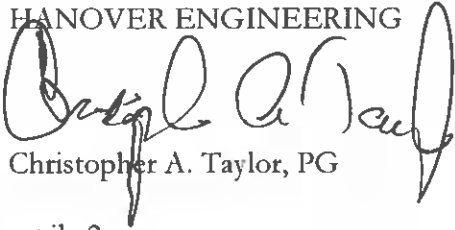
December 2, 2025

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

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

Respectfully,

HANOVER ENGINEERING



Christopher A. Taylor, PG

cat:jlw2

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

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

Township Lighting Consultant

March 4, 2026

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

Attn: Mr. David Manhardt

Re: Chase Bank at ROMA

Dear Mr. Manhardt:

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

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

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

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

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

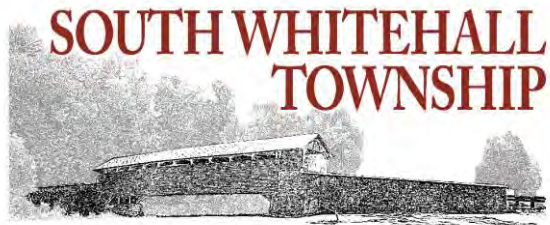
Very Truly Yours,

Erin Hilbert

Erin Hilbert
Snyder Hoffman Associates, Inc.

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

Public Works Department Review



INTEROFFICE MEMORANDUM

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

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

1. No Comment

Public Safety Department

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

April,

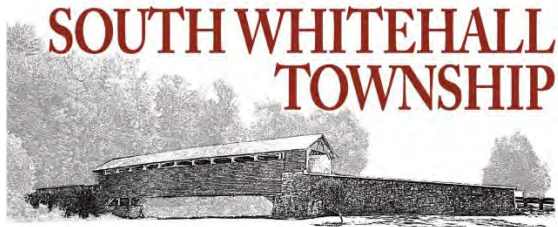
I have no comments to the plan.

John G. Frantz, CFEI, BCO

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

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Landscape and Shade Tree Commission



MEMORANDUM

TO: Planning Commission
FROM: Chris Strohler, Long-Range Planner
DATE: February 25, 2026
SUBJECT: Subdivision Plan Review
 Chase Bank at Roma
 Major Plan 2025-104 (Preliminary/Final)
 Plan Dated February 3, 2026

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

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

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

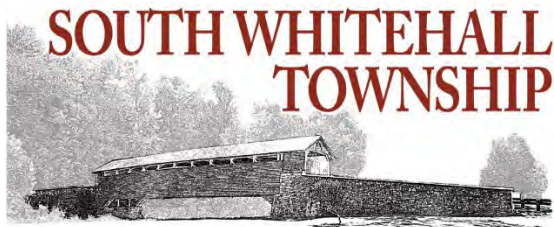
More information is needed to determine compliance with SALDO §312-12(B)(28), §312-12(B)(36), and SALDO §312-40. Please identify the location and type of existing shade trees along Walbert Avenue and N. Cedar Crest Boulevard and/or any shade trees proposed to be planted.

Respectfully submitted,

Christopher Strohler

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

Parks and Recreation Board



MEMORANDUM

TO: Planning Commission
FROM: Chris Strohler, Long-Range Planner
DATE: March 3, 2026
SUBJECT: Subdivision Plan Review
Chase Bank at Roma
Major Plan 2025-104 (Preliminary/Final)
Plan dated February 3, 2026

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

This plan will be submitted to the Parks and Recreation Board for review at their March 9, 2026 meeting to determine compliance with Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. A follow-up memo will be provided to the applicant after their review.

Respectfully submitted,

Christopher Strohler

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

Lehigh and Northampton Transit Agency (LANTA)

From: [Molly Wood](#)
To: [April Wilk](#)
Subject: LANTA Comments to 1603 N Cedar Crest - Chase Bank_2.24.26
Date: Tuesday, February 24, 2026 12:35:11 PM
Attachments: [image003.png](#)
[image004.png](#)

April,

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

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

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

Thank you,
Molly



Molly S. Wood, AICP

Planner/Land Use Specialist

Lehigh and Northampton Transportation Authority

1060 Lehigh Street, Allentown, PA 18103

PH: 610-439-1376

mwood@lantabus-pa.gov

www.lantabus.com

From: April Wilk <wilka@southwhitehall.com>

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

To: rmalehorn@snyderhoffman.com; John G. Frantz <frantzj@southwhitehall.com>; Molly Wood

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

Cc: David Manhardt <manhardtd@southwhitehall.com>; Jennifer Alderfer <alderferj@southwhitehall.com>; Tom Petrucci <petrucit@southwhitehall.com>; Kent Baird <bairdk@southwhitehall.com>

Subject: SWT - PLANNING COMMISSION MEETING MATERIALS -March 12, 2026

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

Good afternoon,

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

 [2026.03.12 SWT PLANNING COMMISSION MEETING](#)

Comments are required by 12:00 p.m. on Wednesday, March 4, 2026, for the March 12, 2026, Planning Commission meeting.

Should you require a hard copy of any of the documents, I will have them for pick-up in Community Development on Monday, February 16, 2026.

Thank you.

Best,

April Wilk, Paralegal

Land Development Coordinator
Zoning Hearing Board Coordinator
South Whitehall Township
4444 Walbert Avenue
Allentown PA 18104

610-398-0401, x234

www.southwhitehall.com



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South Whitehall Planning Document Review

SOUTH WHITEHALL TOWNSHIP³⁹

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

March 3, 2026

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

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

Dear Amanda:

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

Township Official Map

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

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

Parks & Recreation Plan

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

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

South Whitehall Landscapes Plan

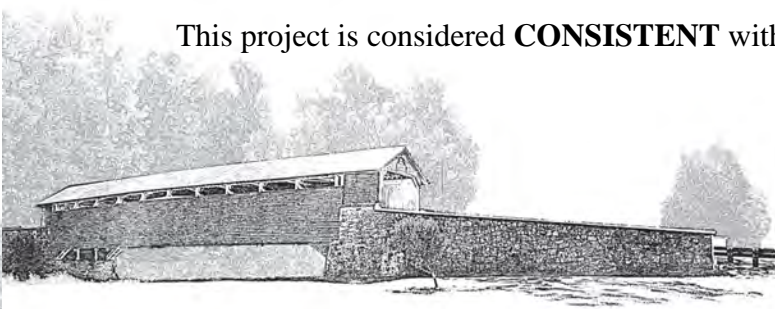
1. This property does not contain any known, significant agricultural, natural, or historic resources. No further review required.

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

Transportation Plan

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

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



Comprehensive Plan

1. The Comprehensive Plan envisions the tract within a Business District Land Use Type. The goals of Business District areas are to:

- Incentivize infill and redevelopment
- Incorporate residential to create mixed-use developments
- Encourage local connectivity to surround land uses
- Encourage walkability and multiple modes of transportation
- Encourage regional connectivity through transit and multimodal infrastructure and circulation

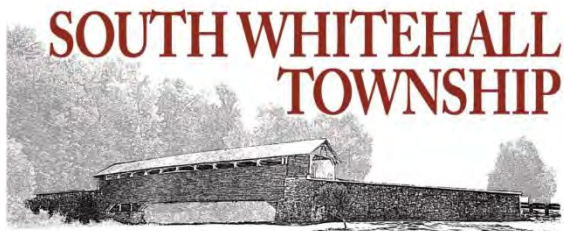
This project proposes renovations of an existing bank building and connecting the building to existing sidewalk. This project is considered **CONSISTENT** with the Comprehensive Plan.

Sincerely,



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

Zoning Review



MEMORANDUM

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

Background

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

The proposed site improvements include:

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

Zoning Officer Review Comments

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

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

Comment addressed

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

Comment addressed

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

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

Previous comment not addressed.

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

Respectfully submitted,

Kent A. Baird

Kent A. Baird, AICP

Director of Development and Zoning Officer

Applicant's Correspondence

Project Narrative

Waiver Request Letter

Waiver Response Letter

June 23, 2025
Via: Fed-Ex Priority

South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104

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

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

Dear South Whitehall Township Community Development Department,

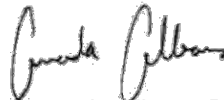
The lessee (JP Morgan Chase) is proposing interior and exterior renovations to the existing bank building. While the building permit was received (202500024) and construction has commenced, it was brought to our attention that land development review is required for the addition of the dumpster and the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

Project Narrative

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

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

Sincerely,
BOHLER ENGINEERING PA, LLC



Amanda Albano P.E; Project Manager

February 6, 2026
Via: FedEx – Priority

South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104

Attention: Board of Commissioners

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

Dear Commissioners:

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

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

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

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

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

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

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

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

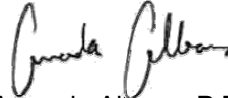
- From **Section 312-27** - the requirement for the agreement or contract and performance security.

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

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

Sincerely,

BOHLER ENGINEERING PA, LLC



Amanda Albano, P.E., Project Manager

AA/jh

\\bohlereng.net\shares\PA-PROJECTS\2024\PAC240167.01\Admin\Correspondence\Township\PAC240167.01_2025-02-06_L (Waiver Letter).doc

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)

March 4, 2026

via e-mail

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

Re: South Whitehall Township
Chase Bank
1603 N. Cedar Crest Boulevard
Major Plan #2025-104
Waiver Request Response

Dear Mr. Baird:

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

1. SALDO §312-12.B(19) – Requiring the provision to show the location, size, and owners of existing buildings, sewer mains, water mains, culverts, storm sewers, petroleum products lines, gas lines, transmission lines including the extent of right-of-way, fire hydrants, underground tanks, wells, septic systems within 100 feet of the tract and other significant man-made features. We provided comments of certain items to be shown on the Plans. As long as that information is provided, we have no engineering objection to the remaining information;
2. SALDO §312-12.B(21) – Requiring the provision to show the location and widths of all sidewalks, trails, driveways, streets, easements, and rights-of-way platted or existing within the subdivision and within 400 feet of any part of the subdivision tract. We provided comments of certain items to be shown on the Plans. As long as that information is provided, we have no engineering objection to the remaining information;

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

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

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

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

If you have any questions, please contact us.

Very truly yours,

THE PIDCOCK COMPANY



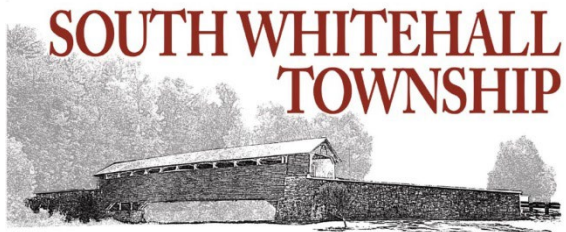
Anthony F. Tallarida, PE
Manager, Municipal Engineering Services

mjg/laf

xc: Mr. Thomas R. Petrucci, MPA, ICMA-CM, MPA, Township Manager
Mr. David Manhardt, AICP, Director of Planning
Mr. Herb Bender, Director of Township Operations
Mr. Mike Elias, Public Works Utility and MS4 Program Coordinator
Ms. Tracy J.B. Fehnel, Insurance Administrator & Executive Assistant
Mr. John G. Frantz, CFEI, BCO, Fire Marshal, Building Code Official
Jennifer R. Alderfer, Esq., Director of Legal Affairs
Ms. April Wilk, Land Development Coordinator
South Whitehall Township via e-mail
Joseph A. Zator, II, Esq., South Whitehall Township Solicitor
KingSpry via e-mail
Ms. Amanda Albano, P.E., Project Manager
Bohler Engineering PA, LLC via e-mail
Ms. Elizabeth Roma Swallow, Trustee
Roma II Revocable Trust via e-mail
Mr. Ronald J. Gawlik, PE, Township Engineer

Site Plan

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



MEMORANDUM

TO: Planning Commission
FROM: Chris Strohler, Long-Range Planner/Special Projects Coordinator
DATE: March 11, 2026
SUBJECT: Subdivision Plan Review
Chase Bank at Roma
Major Plan 2025-104
Plan Dated February 12, 2026
COPIES: Parks and Recreation Board, T. Petrucci, H. Bender, D. Manhardt,
A. Wilk, L. Matula, J. Alderfer, Esq., E. Bet, Applicant

At their March 9, 2026 meeting, the Parks and Recreation Board reviewed the above-referenced plan. As there is no increase in impervious surface proposed, no open space dedication is required. The plan is acceptable.

Respectfully submitted,

Christopher Strohler

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

CHASE BANK AT ROMA

MAJOR PLAN 2025-104

Recommended Conditions of Approval

1. If deemed necessary, prior to plan recording, the applicant shall execute subdivision improvement, security, maintenance and indemnification agreements acceptable to the Township and its Solicitor; that sufficient security in a form acceptable to the Township be posted and that such security shall be available for draws/presentation by either an in-person presentation location no further than 60 miles from the Township's office or by email presentation or facsimile presentation; and evidence of necessary insurance coverage in a form acceptable to the Township shall be provided.
2. Prior to plan recording, the applicant shall address to the satisfaction of the Township Engineer, the comments of Mr. Anthony Tallarida, as contained in his review dated March 4, 2026. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
3. Prior to plan recording, the applicant shall address the satisfaction of the Township Water and Sewer Engineer, the comments of Mr. Jason Newhard, as contained in his review dated March 4, 2026. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
4. Prior to plan recording, the applicant shall address the satisfaction of the Township Geotechnical Consultant, the comments of Mr. Chris Taylor, as contained in his review dated February 16, 2026. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
5. Prior to plan recording, the applicant shall address, to the satisfaction of the Township Lighting Consultant, the comments of Ms. Erin Hilbert, as contained in his review dated March 4, 2026. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
6. Prior to plan recording, the applicant shall address to the satisfaction of the Public Works Department, the comments of Mr. Herb Bender, as contained in his review dated March 4, 2026. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
7. Prior to plan recording, the applicant shall address to the satisfaction of the Public Safety Committee the comments of Mr. John Frantz, as contained in his review dated February

- 16, 2026. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
8. Prior to plan recording, the applicant shall comply with the February 25, 2026 recommendation of the Landscape and Shade Tree Commission. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
 9. The Applicant shall address to the satisfaction of the Parks and Recreation Board, the comments of Mr. Christopher Stroehler, as contained in his review dated March 11, 2026. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
 10. Prior to plan recording, the applicant shall address to the satisfaction of the Lehigh and Northampton Transportation Authority, the comments of Ms. Molly Wood, as contained in her February 24, 2026 review. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
 11. Prior to plan recording, the applicant shall address to the satisfaction of the Zoning Officer, the comments of Mr. Kent Baird, as contained in his review dated March 4, 2026. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
 12. Prior to plan recording, the applicant shall address to the satisfaction of the Community Development Department, the comments of Mr. Christopher Stroehler, as contained in his review dated March 3, 2026.
 13. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.
 14. That the plans are to be revised and deemed to be “clean” prior to them being presented to the Board of Commissioners.
 15. The Applicant shall meet all conditions of the Preliminary/Final Plan approval, and the Record Plan shall be approved for recording by the Township and the required plan sets shall be delivered to the Township for recording within twelve (12) months of Conditional Preliminary/Final Plan approval, and the Applicant agrees that if such conditions are not met, the conditional Preliminary/Final Plan approval will be considered void, and the application for Preliminary/Final Plan approval will be considered void and withdrawn unless otherwise approved by the South Whitehall Township Board of Commissioners.
 16. If for any reason any condition or conditions of this Resolution (or any portion(s) thereof) shall be held by a forum of competent jurisdiction to be invalid, illegal, void, or unenforceable in any respect or to any extent: (i) this Resolution shall automatically be

deemed to be null and void in its entirety and shall be deemed to have been immediately and automatically repealed as if it had never been passed; (ii) this Resolution shall automatically be deemed to be a resolution denying the application due to the fact that the application does not comply with those sections of the SALDO (or other applicable ordinance(s)) listed herein or in any review letters referred to herein, including any section relating to waivers or deferrals; and (iii), the Applicant is waiving any right to proceed with an action seeking a deemed approval of the plan based upon the automatic repeal of this Resolution identified in this condition. The Applicant acknowledges that each and every term and provision hereof is an essential, material component to the Township's approval of the Applicant's plan.

17. In the event that the Township becomes involved in litigation of any kind relating to the major/minor subdivision other than a direct appeal by the Applicant of the Township's approval of this Resolution, such as an appeal of this Resolution by an adjoining property owner or a third party, or an attempt to collaterally challenge any conditions of this approval by means other than a timely appeal of this Resolution, the Applicant, on behalf of itself and its agents, representatives, successors and assigns, hereby agrees to exonerate, indemnify, protect, defend (through legal counsel of Township's choice) and save harmless the Township and its boards, committees and commissions (including the individual members thereof), their elected and appointed officers and officials and their employees, contractors, other professional consultants, engineers, solicitors, managers, representatives, advisors, predecessors, successors, agents, independent contractors, insurers and assigns (collectively, the "Township Representatives"), from any and all claims, lawsuits, proceedings, actions, disputes, causes and rights of action, expenses, losses, allegations, demands, charges, injuries, costs (including, without limitation, attorneys' fees, engineers' fees and other costs and expenses incurred, including expert witness fees), damages (including, without limitation, compensatory, consequential or punitive damages), sanctions, and liabilities of every kind, character and manner whatsoever, in law or in equity, civil or criminal, administrative or judicial, contract, tort (including, without limitation, negligence of any kind) or otherwise ("Claims"), pertaining to, relating to, resulting from, caused by or arising out of the Township's approval of the application as evidenced by this Resolution and/or the Township taking any action contemplated by the conditions hereof.

Thursday, January 9, 2025										
Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
2024-103	Parkland High School Expansion	Sketch Plan Review	No Action Taken							46,274 sq. ft. building expansions to existing HS
2023-103	Parkland Manor Phase 5	Sketch Plan Review	No Action Taken							40 assisted living and 40 independent living units in one five story building on 2.306 acre parcel

Thursday, February 13, 2025										
Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
	Meeting Rules - Motion to Adopt	Review	Recommend Approval Unanimously							
2024-102	Tilghman Holdings LLC	Prelim/ Final	Recommended Approval Unanimously	24	6	312-12(a)(6) and 312-12(a)(7)	2	312-26(a)(3)		Expansion of 2 bulidings on 8.5 acre lot
						312-12(b)(15) and 312-12(b)(22)				
						312-12(b)(19) and 312-12(b)(20)				
						312-12(b)(21)		312-26(a)(4)		
						312-35(b)(3)(A)(i)(2)				
						312-40(c)(1)				
Thursday, April 10, 2025										
Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)

	Transportation Plan	Direction and Discussion	No Action Taken							
	Comprehensive Plan/ Reexamination Report	Review	Recommended Approval Unanimously							

Thursday, May 15, 2025										
Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
2024-103	Parkland High School Expansion	Prelim/ Final	No Action Taken							46,274 sq. ft. building expansions to existing HS

Thursday, June 12, 2025										
Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
	Kline's Island Sewer Reginal Act 537 Plan	Review	Recommended Approval Unanimously							

Thursday, July 10, 2025										
Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
	Jordan Valley Overlay	Review	Direction and Discussion							
2024-103	Parkland High School Expansion	Prelim/ Final	No Action Taken		1	312-35(B)(3)(8)(a)(ii)(B)				46,274 sq. ft. building expansions to existing HS

Thursday, September 11, 2024										
Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
2025-105	PPL Hausman Road Sidewalks	Prelim/ Final	No Action Taken							Minor improvements to the 40.78 acre parcel
	Orator Street Vacation	Review	Recommended Approval Unanimously							
	Planned Innovation Research and Technology District	PIRT Ordinance Adoption	Recommended Approval Unanimously							

Thursday, October 9, 2025										
Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
2025-105	PPL Hausman Road Sidewalks	Prelim/ Final	Recommended Approval Unanimously		4	312-12(b)(15) and 312-12(b)(21)	1	312-35(b)(3)(A)(ii)		Minor improvements to the 40.78 acre parcel
						312-12(b)(19) and 312-12(b)(20)				
						312-12(b)(36), 312-12(b)(37) and 312-12(b)(41)				
						312-34(d) and 312-36(d)				
2022-106	Willows at Calvary Temple	Direction/Discussion	No formal action. Plan revisions needed before further consideration.							

Thursday, November 13, 2025									
Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
							312-26(a)(2) and 312-35(b)(3)(C)		
							312-26(a)(3), 312-26(a)(4), 312-35(b)(3)(A)(i)(1), and 312-35(b)(3)(A)(ii)(1)		
							312-26(a)(13) and 312-40		
							312-26(a)(2) and §312-35(b)(3)(C)		
					312-35(B)(3)(8)(a)(ii)(B)		312-26(a)(3), 312-26(a)(4), 312-35(b)(3)(A)(i)(1), and 312-35(b)(3)(A)(ii)(1)		

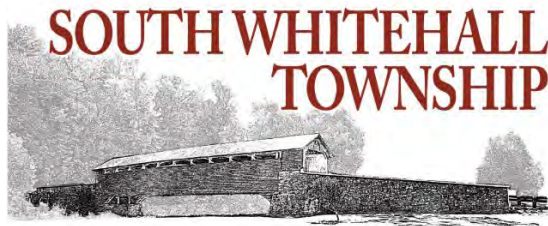
2024-103	Parkland High School Expansion	Prelim/ Final	Recommended Approval Unanimously	29	2	312-13(f)(3)	312-26(a)(13)	46,274 sq. ft. building expansions to existing HS
							312-26(a)(2) and 312-35(b)(3)(C)	
							312-26(a)(3), 312-26(a)(4), 312-35(b)(3)(A)(i)(1), and 312-35(b)(3)(A)(ii)(1)	
							312-26(a)(13) and 312-40	
							312-26(a)(2) and 312-35(b)(3)(C)	
							312-26(a)(3), 312-26(a)(4), 312-35(b)(3)(A)(i)(1), and 312-35(b)(3)(A)(ii)(1)	
							312-26(a)(13)	

								and 312-40	
								312-26(a)(2) and 312-35(b)(3)(C)	
								312-26(a)(3), 312-26(a)(4), 312-35(b)(3)(A)(i)(1), and 312-35(b)(3)(A)(ii)(1)	
								312-26(a)(13) and 312-40	
								312-26(a)(2) and 312-35(b)(3)(C)	
								312-26(a)(3), 312-26(a)(4), 312-35(b)(3)(A)(i)(1), and 312-35(b)(3)(A)(ii)(1)	
								312-26(a)(13) and 312-40	

Thursday, December 11, 2025

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
2025-108	Al Ahad Islamic Center	Sketch Plan Review	No Action Taken							Lot 1- 4.31 acres, Lot 2 - 2.51 acres, Lot 3 - 1.54 acres,

Project	Jan '25	Feb '25	Apr '25	May '25	Jun '25	Jul '25	Sept '25	Oct '25	Nov '25	Dec'25
Parkland High School Expansion 2024-103	Sketch			Prelim/ Final		Resub			Prelim/ Final	
Parkland Manor Phase 5 - 2024-109	Sketch									
Meeting Rules-Motion to Adopt		Adoption								
Tilghman Holdings LLC Coordinated Dev- Phase 1- 2024-102		Final								
Transportation Plan			Review							
Comprehensive Plan/Reexamination Report			Approved							
Kline's Island Sewer Regional Act 537 Plan				Review	Approved					
Jordan Valley Overlay						Review				
PPL Hausman Road Sidewalks - 2025-105							Prelim/ Final	Prelim/ Final		
Orator Street Vacation 2024-901							Review			



MEMORANDUM FOR AGENDA ITEMS

TO:	Planning Commission
FROM:	Chris Strohler, Long-Range Planner/Special Projects Coordinator
DATE:	March 6, 2026
SUBJECT:	Comprehensive Plan 2026 Reexamination Report - Discussion
COPY TO:	D. Manhardt; K. Baird; A Wilk

- **Background Information:**

The Comprehensive Plan Reexamination Report is a tool created to help guide the Township conduct periodic evaluations of how the Comprehensive Plan is being implemented and whether the goals and implementation actions of the plan are still relevant over a 10-year lifetime.

The Reexamination Report contains two major components:

1. A current update on the Implementation Plan, including the status of implementation items since the plan was adopted or the last Reexamination Report. This section also highlights larger projects/initiatives that support implementation activities.
2. An evaluation of the impact and continued relevance of the Comprehensive Plan since its adoption or the last Reexamination Report.

The Planning Commission made a recommendation to review the Comprehensive Plan Reexamination Report annually, around the anniversary of the Comprehensive Plan's adoption in March. In order to facilitate discussion for the 2026 report, staff present a matrix of topics relevant to the 2025-2026 timeframe that may influence responses to the standard set of questions asked in the Reexamination Report.

Staff encourage the Planning Commission members to review this matrix and consider these topics while formulating potential answers to the standard questions. Staff request that members of the Planning Commission reach out to staff directly if they have additional thoughts or considerations to be incorporated into a draft Reexamination Report. Staff will prepare a draft Reexamination Report, including status updates on the Implementation Plan to be reviewed and discussed at the April 2026 Planning Commission meeting.

- **Action Requested:**

Review the Discussion Matrix and submit any suggestions/edits to staff directly before the April Planning Commission Meeting.

- **Action Requested:**

- **2026 Comprehensive Plan Reexamination Discussion Matrix**
- **2025 Comprehensive Plan Reexamination Report**

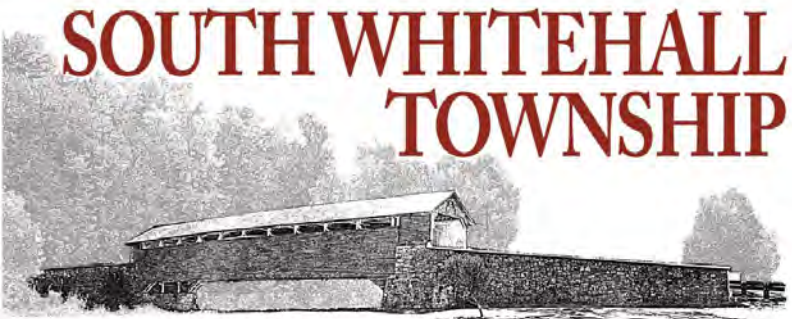
2026 Comprehensive Plan Reexamination Discussion Matrix

Planning Commission members should review each topic and consider the questions below. Responses may identify emerging issues, confirm existing Comprehensive Plan priorities, or suggest updates to the Comprehensive Plan or Implementation Action Plan.

Topic	Emerging Issues / Developments	Current Conditions or Trends	Comp Plan Objectives – Review Needed?	Potential Actions or Updates
Housing	<ul style="list-style-type: none"> • LVPC Housing Supply and Attainability Strategy released • PA Housing Action Plan released 	<ul style="list-style-type: none"> • LVPC identifies housing shortages affecting SWT: – Current shortage: ~250 units – Projected shortage by 2050: ~1,500 units • State initiatives focus on increasing housing supply and modernizing development regulations 	<ul style="list-style-type: none"> • Review Housing Chapter goals and implementation strategies in light of regional housing data 	<ul style="list-style-type: none"> • Increase Township involvement in regional and state housing initiatives • Consider developing a Township housing strategy • Reevaluate priority and timeline for housing-related implementation items
Data Centers	<ul style="list-style-type: none"> • State economic development strategy prioritizes data center investment • Growing development interest in eastern PA • “Project Atlas” submitted for a hyperscale data center under the PIRT Overlay • Data center projects pose immense strain on energy and electric grid 	<ul style="list-style-type: none"> • PA Permit Fast Track Program created to streamline approvals for energy, technology, and infrastructure projects • Data center proposals increasing across the Lehigh Valley • SWT adopted the PIRT Ordinance establishing definitions and regulations 	<ul style="list-style-type: none"> • Evaluate whether the Land Use Plan appropriately reflects areas suitable for large-scale data centers • Review Energy Conservation (E1) actions and goals and assess priority/timeline 	<ul style="list-style-type: none"> • Review and update the PIRT Ordinance based on lessons learned from the Project Atlas review and evolving industry practices • Review and update the PIRT Ordinance based on lessons learned from the Project Atlas review and evolving industry practices • Consider modifications to the Energy Conservation (E1) actions more relevant to current issues • Evaluate effectiveness of developing a Township Energy Conservation Plan
Regional Economic Development	<ul style="list-style-type: none"> • Eli Lilly pharmaceutical manufacturing facility announced in Upper Macungie Township 	<ul style="list-style-type: none"> • Project expected to generate ~2,000 construction jobs and ~850 permanent jobs in the region 	<ul style="list-style-type: none"> • Consider potential regional impacts on housing demand and transportation infrastructure 	<ul style="list-style-type: none"> • Revisit housing analysis and transportation plan recommendations to account for regional employment growth
Development Review Process	<ul style="list-style-type: none"> • Current submission schedule creates delays between review cycles 	<ul style="list-style-type: none"> • Strain placed on timing of reviews vs. resubmission deadlines 	<ul style="list-style-type: none"> • Evaluate whether current procedures align with Comp Plan goals for efficient and transparent development review 	<ul style="list-style-type: none"> • Consider SALDO updates to refine submission deadlines and review procedures

Topic	Emerging Issues / Developments	Current Conditions or Trends	Comp Plan Objectives – Review Needed?	Potential Actions or Updates
Development Review Process	<ul style="list-style-type: none"> • Full land development review often required for small or simple projects • Increased public interest in development applications 	<ul style="list-style-type: none"> • Some projects may be better suited for administrative review • Public confusion regarding development review process and project status 		<ul style="list-style-type: none"> • Establish criteria for “Administrative Approval” vs. full land development review • Create a public Land Development Tracker or web map showing active projects
Open Space & Natural Resources (South Whitehall Landscapes)	<ul style="list-style-type: none"> • Environmental Advisory Council fully staffed and updating work plan • Open Space Referendum approved (EIT increase effective January 2026) • Jordan Valley Zoning Overlay in draft form 	<ul style="list-style-type: none"> • Township now has a dedicated funding source for land preservation • EAC transitioning from formation to implementation 	<ul style="list-style-type: none"> • Reaffirm natural resource protection and open space preservation priorities 	<ul style="list-style-type: none"> • Develop natural resource protection ordinances recommended in the Landscapes Plan • Update zoning and SALDO open space provisions • Prepare Open Space Program SOP and priority mapping • Update Official Map to identify conservation priorities • Finalize and adopt the Jordan Valley Zoning Overlay
Historic Resources	<ul style="list-style-type: none"> • Historic Resource Inventory adopted identifying 140 unclassified resources 	<ul style="list-style-type: none"> • Several development proposals include properties listed on the HRI, but protections are limited 	<ul style="list-style-type: none"> • Reaffirm historic preservation actions are being implemented 	<ul style="list-style-type: none"> • Classify and designate priority historic resources • Update zoning and Township code to provide protections and allow adaptive reuse
Transportation	<ul style="list-style-type: none"> • Transportation PLAN Phase I adopted • Transportation PLAN Phase II completed 	<ul style="list-style-type: none"> • Phase I identifies priority safety corridors and active transportation network • Phase II recommends roadway reclassifications based on functional use and context 	<ul style="list-style-type: none"> • Confirm transportation objectives align with PLAN recommendations 	<ul style="list-style-type: none"> • Update SALDO to incorporate new roadway classifications and active transportation tools • Update Official Map to identify priority safety corridors and active transportation routes
Zoning Ordinance Accessibility	<ul style="list-style-type: none"> • Zoning Ordinance can be difficult for residents and applicants to navigate 	<ul style="list-style-type: none"> • New AI-based tools allow interactive ordinance navigation and analysis 	<ul style="list-style-type: none"> • Consider whether improving ordinance accessibility should become a Comp Plan objective 	<ul style="list-style-type: none"> • Explore AI-based tools to improve ordinance usability and public engagement

SOUTH WHITEHALL TOWNSHIP



South Whitehall⁷³ Township *Comprehensive Plan*

REEXAMINATION REPORT

2025



Acknowledgements

Board of Commissioners

Diane Kelly | President
 Monica Hodges | Vice President
 Jacob D. Roth | Asst. Secretary
 Thomas Johns | Commissioner
 Chris Peischl | Commissioner

Planning Commission

Trevor Dombach
 Timothy Dugan
 Todd Fahringer
 Brian Hite
 Diane Kelly
 Mark Leuthe
 David Wilson
 Anthony Tallarida | Assistant Engineer
 Erinn Bet | Assistant Engineer
 Jennifer Alderfer | Solicitor

Staff

Thomas Petrucci, MPA | Township Manager
 David Manhardt, AICP | Director of
 Community Development
 Christopher Strohler, AICP | Long-Range
 Planner/Special Projects Coordinator
 April Wilk | Land Development Coordinator
 Laura Harrier, BCO | Zoning Officer

The Pennsylvania Municipalities Planning Code (MPC) enables local jurisdictions to conduct a comprehensive planning process to identify areas where growth and development will occur so that a full range of public infrastructure services, including sewer, water, highways, police and fire protection, public schools, parks, open space, and other services can be adequately planned and provided as needed to accommodate growth.

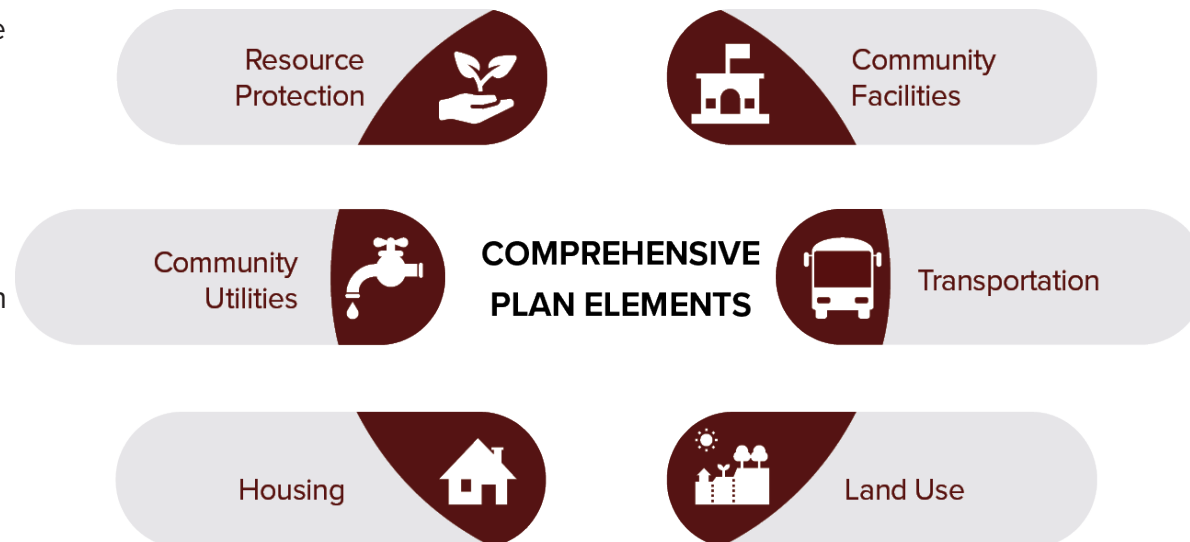
Introduction

The Comprehensive Plan

In Pennsylvania, the planning for and regulation of land use is determined by local government. State enabling legislation known as the Pennsylvania Municipalities Planning Code (MPC), Act 247 is what specifically governs local planning and provides guidance to municipalities on a variety of planning-related aspects like the operations of planning agencies or commissions, enacting a zoning ordinance, or preparing a Comprehensive Plan.

The Comprehensive Plan is an important tool available to counties and municipalities to effectively plan for land use and local governance. The Comprehensive Plan can often be described as an organized vision for the community, meant to guide the development, management, and the functionality of a municipality. This long-range plan is an official document that, once adopted by the municipality, should guide all future policy, additional planning, and decision-making. Comprehensive Plans set goals and objectives for elements of a municipality such as land use, housing needs, transportation, facilities and services, and resource management. Typically, a municipal Comprehensive Plan is set out to guide a community over a 10–15-year period before it should be revisited or updated.

The current South Whitehall Township Comprehensive Plan was adopted in March 2023, following several years of extensive public engagement and planning. The vision for this plan was to encourage community engagement from the outset to allow the community to direct the general themes of the plan's goals and strategies, which were later fine-tuned by staff, consultants, and elected officials. Additionally, the plan was designed to be simple, easily referenced, and implementable. The six critical elements (which serve as individual chapters) discussed in the plan each have a set of individual goals and strategies. These goals and strategies are proposed to be carried out via an Implementation Plan, which considers both the individual elements, along with their connection to each other.




Introduction

Community Development Goals & Objectives

The MPC requires a community to create or revise a statement of objectives for the municipality concerning the location, character, and timing of future development. These objectives and goals form the basis for the rest of the Comprehensive Plan and the subsequent plans and policies developed. The overarching objective and goals developed throughout the updated comprehensive plan are as follows:

Objective: Guide future growth in a sustainable and harmonious manner that preserves the character, community, and diversity of South Whitehall Township.

 **GOAL**
.....
Identify areas based on existing neighborhood, natural characteristics, and existing physical boundaries to strategically plan for potential growth that is harmonious within the identified area.

 **GOAL**
.....
Plan for future land use, development, and redevelopment to remain within the capacity to install and maintain infrastructure in a fiscally responsible manner.

Reexamination

Implementation Action - Reexamination Report (R2): *Establish a process and timeline in accordance with recognized best management practices to periodically track progress and identify significant revisions or changes to the Comprehensive Plan.*

Why Reexamination?

During the recent comprehensive planning process, the question was raised about the status of the previous Comprehensive Plan, adopted by the Township in 2009. The community and elected officials wanted to know what had been accomplished and what impact the plan had on the community. While some of the recommendations of the 2009 plan had been completed, the structure of the plan itself made it difficult to objectively evaluate how recommendations had been implemented and what has been achieved during the lifetime of this plan.

This question of measuring impact and tracking progress has led to the discussion of needing to revisit the Comprehensive Plan on a more frequent basis and regularly reviewing progress. Implementation Item R2 calls for the Township to establish a process for a Reexamination Report, which would trigger a periodic review of the Comprehensive Plan and provide an opportunity to summarize progress to date. Additionally, this Reexamination Report will highlight the status of Implementation Items and call for any changes, additions, or alterations to be made to the action plan, so that progress is not only tracked, but also pursued. This allows the Township Planning Commission, Board of Commissioners, and Community Development Department to pause and reflect on how the proposed actions continue to fulfill the goals of the Comprehensive Plan, while also taking a moment to celebrate any successes.

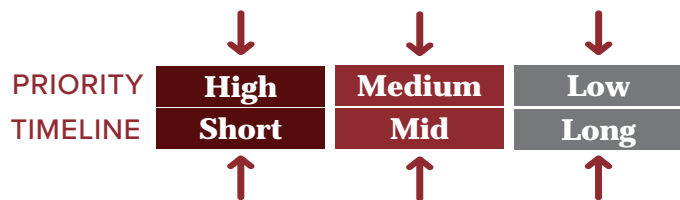
This standalone document is a compliment to the Planning Commission Annual Report, which serves its own purpose and is updated in a format consistent with the MPC. At a minimum the Planning Commission and Community Development Department shall review this document annually, typically following the completion of the Planning Commission's annual report. If a significant change or high-impact project has occurred in the Township, the Planning Commission always has the option to review the Reexamination Report more frequently as needed.

Implementation Update

Implementation Plan

The Implementation Plan was developed to be a prioritized, goal-oriented list of actions that the Township should take to ensure the vision developed in the Comprehensive Plan is fulfilled. These Implementation Items were developed to inform decision-makers and staff of the steps, timing, resources, and partners necessary to implement.

This Implementation Plan is intended to be dynamic and laid out in a way that is easy to track progress and make adjustments as necessary. The matrix on the following pages is a snapshot of the original 26 individual Implementation Items from the Comprehensive Plan and their status as of March 2025. Each item was given a priority level and anticipated timeline at the time the Comprehensive Plan was originally adopted. The timeline, priority, and details of the items in the matrix on the next page have not been updated since the Comprehensive Plan was adopted.



PLAN ELEMENTS

Elements highlighted in red are impacted by the proposed implementation item















































On the pages following the Implementation Plan matrix are summaries of current South Whitehall Township or regional projects and initiatives that support one or multiple Implementation Items from the original plan. These projects and initiatives should be used as a guide to update or develop new actions for the Implementation Plan.

The Implementation Item Status is color coded according to the following:

















































Grey/White	Red	Yellow	Green	Blue
No action as of yet	Delayed/Attention	Pending Action	On Track	Complete

Items initially marked as Short Term are highlighted in red.

Implementation Plan Status 2025

Implementation Item	Description	Plan Elements						Timeline	Priority	Status
Active Transportation (A1)	Develop plan to provide safe/efficient bicycle and pedestrian connectivity							Short Term	High	In Progress
Advisory Committee Evaluation (A2)	Evaluate roles/duties of boards, committees, and subcommittees							Short Term	High	In Progress
Agricultural Preservation (A3)	Develop plan and programs to preserve agricultural lands and culture							Short Term	Medium	Complete
Broadband Infrastructure (B1)	Increase access to high-speed internet							Mid Term	Medium	Not Started
Capital Improvements Plan (C1)	Integrate capital improvements budgeting and planning across departments							Short Term	High	Not Started
Energy Conservation (E1)	Investigate energy reduction opportunities/policies							Long Term	Low	Not Started
Hazard Mitigation (H1)	Coordinate hazard mitigation planning between Township and regional entities							Short Term	Medium	Complete
Historic Preservation (H2)	Develop plan to preserve historic assets and places							Short Term	Medium	Complete
Housing (H3)	Develop programs and policies to ensure current and future housing needs are met							Mid Term	Low	Not Started
Infrastructure Evaluation (I1)	Evaluate municipal services and utilities for functionality and expansion							Short Term	High	Not Started
Landscape Preservation (L1)	Develop plan and policies to preserve important cultural and historic landscapes							Mid Term	Medium	Complete
Open Space Preservation (O1)	Develop a plan, strategy, and process to preserve open space and natural areas							Short Term	Medium	Complete
Official Map Updates (O2)	Update the Official Map with new recommendations from the Comp Plan							Short Term	High	Not Started

Implementation Plan Status 2025

Implementation Item	Description	Plan Elements						Timeline	Priority	Status
Park & Rec. Plan (P1)	Implement the priority goals of the P&R Plan							Long Term	Low	Ongoing
Public Safety Evaluation (P2)	Evaluate public safety needs of SWT (including outside 3rd party evaluation)							Short Term	High	Not Started
Regional Coordination (R1)	Investigate regional/multi-municipal planning opportunities (transportation, watershed, etc.)							Mid Term	Medium	Not Started
Reexamination Report (R2)	Establish timeline and mechanism to reexamine and reevaluate the Comp Plan							Short Term	Medium	Complete
Resource Protection Ordinances (R3)	Draft ordinances to protect specific resources (riparian areas, woodlands, steep slopes, etc.)							Long Term	Low	Pending
SALDO Updates (S1)	Update the SALDO based on Comp Plan recommendations (design standards)							Short Term	Medium	Pending
Sewer Plan (Act 537) (S2)	Update Township sewage facilities plan per DEP requirements							Short Term	High	Complete
Solid Waste (S3)	Evaluate SWT waste collection and recycling processes							Mid Term	Medium	Complete
Stormwater Plan (Act 167) (S4)	Develop a stormwater management plan							Mid Term	Medium	Not Started
Transfer of Development Rights Program (T1)	Investigate the feasibility/applicability of a TDR program							Mid Term	Medium	In Progress
Traffic Safety (T2)	Identify high crash and priority safety improvement areas							Short Term	High	In Progress
Transportation Plan (T3)	Inventory critical transportation infrastructure, investigate Act 209 feasibility, update necessary transportation policies							Short Term	High	In Progress
Zoning Updates (Z1)	Update zoning ordinance to be consistent with the Comp Plan							Short Term	High	In Progress

Active Implementation Projects/Initiatives

BOARDS/COMMISSIONS/COUNCILS RE-WRITE

2025 UPDATE

The Township is in the process of re-writing and reorganizing the ordinances for all volunteer Boards/Commissions/Councils to be laid out in a consistent manner. Staff has prepared an outline of each heading under Chapter 17 as follows:

- Article I Board of Commissioners
- Article II Planning Commission
- Article III Zoning Hearing Board
- Article IV Public Safety Commission
- Article V Environmental Advisory Council
- Article VI Parks and Recreation Board
- Article VII Landscape and Shade Tree Commission
- Article VIII *Reserved*
- Article IX *Reserved*
- Article X Community Development Department
- Article XI Police Department

All subheadings are intended to be the same in order to better outline the purpose and intent of each board, membership composition, duties/responsibilities, and the manner in which meetings are to be conducted.

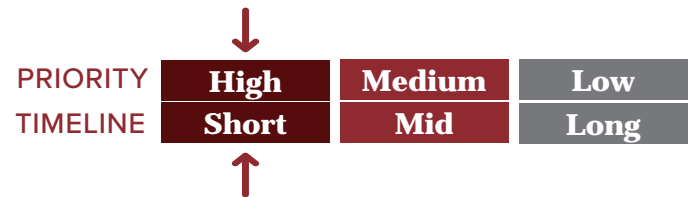
As of 2025, only Article V Environmental Advisory Council and Article VII Landscape and Shade Tree Commission have been completed.

IMPLEMENTATION ITEMS

- Advisory Committee Evaluation (A2)

POTENTIAL NEXT STEPS

- Identify next Article revision



Active Implementation Projects/Initiatives

TRANSPORTATION PLAN

2025 UPDATE

The Township is currently working on a comprehensive transportation plan in two phases covering the following topics:

Phase I

- ENGAGE: Outreach to the community and public engagement
- ACTIVE: Development of an “Active Transportation Network”
- SAFETY: Identification of priority safety concerns and corridors

Phase II

- CLASS: Reclassification of Township roads by functional and character class
- FREIGHT: Analysis and evaluation of the Township’s freight network
- TRAFFIC: Congestion analysis and management strategies

Phase I is in draft form and is anticipated to be adopted in Spring 2025. Phase II is currently underway, with a draft plan anticipated to be presented in Summer 2025.

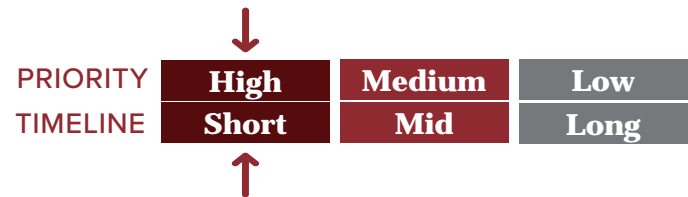
Phase I identified a number of priority projects, policies, and programs to implement. This phase also introduced a handful of new transportation infrastructure design concepts and terminology.

IMPLEMENTATION ITEMS

- Active Transportation (A1)
- Traffic Safety (T2)
- Transportation Plan (T3)

POTENTIAL NEXT STEPS

- Adopt Phase I
- Complete and review Phase II
- Identify priorities to implement
- Update Township Code



Active Implementation Projects/Initiatives

SOUTH WHITEHALL LANDSCAPES PLAN

2025 UPDATE

In September 2024, the Township adopted *South Whitehall Landscapes*, which outlines resource preservation priorities and recommended actions for the following:

- Agricultural Resources
- Natural Resources
- Historic Resources
- Open Space

Highlights of this plan include recommendations to encourage and support various scales of agriculture, suggestions for additional resource protection ordinances, a process to consider classifying local historic resources, and the introduction of nine (9) distinct categories of “open space”, along with strategies to preserve those different types of open space.

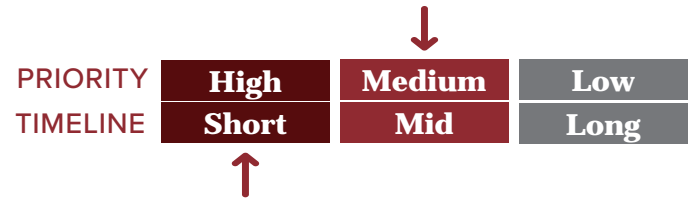
This plan identifies 13 goals and 25 individual actions to support said goals. Several actions are currently underway through efforts by staff and the South Whitehall Environmental Advisory Council (EAC).

IMPLEMENTATION ITEMS

- Agricultural Preservation (A3)
- Historic Preservation (H2)
- Landscape Preservation (L1)
- Open Space Preservation (O1)
- Resource Protection Ordinances (R3)

POTENTIAL NEXT STEPS

- Map and classify “open spaces”
- Update Township Code
- Prepare Resource Protection Ordinances
- Develop a Township Open Space Preservation Program



Active Implementation Projects/Initiatives

HISTORIC RESOURCE SURVEY

2025 UPDATE

A Historic Resource Survey is the first step in evaluating which resources should be preserved in a community and to what extent. Throughout 2024, the Township worked with a historic preservation consultant to conduct a limited historic resource survey of South Whitehall to identify what resources are still present and how representative they are of Township history.

The data collected and analyzed is currently being reviewed, compiled, and organized into a database and summary document, which will serve as the Township’s first Historic Resource Inventory (HRI). This HRI may serve as the official record for properties considered to be “historic” in the Township, which would assist in determining the following:

- Prioritizing properties for historic preservation
- Protecting properties from demolition via the Official Map
- Allowing properties opportunity for historic-related incentives/benefits such as adaptive reuse, official recognition, and potential federal tax incentives

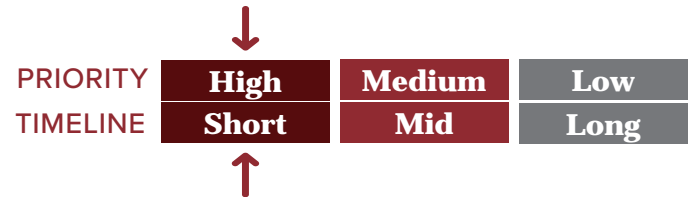
Once the Historic Resource Survey has been finalized, the Board of Commissioners may choose to adopt this organized list as the official Historic Resource Inventory for the Township. Related to, but not required at the adoption of the HRI, should be an ordinance outlining any protections and/or benefits available to resources identified in the HRI.

IMPLEMENTATION ITEMS

- Historic Preservation (H2)
- Landscape Preservation (L1)

POTENTIAL NEXT STEPS

- Finalize the Historic Resource Survey
- Officially adopt the Historic Resource Inventory
- Prepare and adopt related Historic Resource Preservation ordinance



Active Implementation Projects/Initiatives

SOLID WASTE/RECYCLING EVALUATION

2025 UPDATE

Throughout 2024, the Township worked with a consultant to conduct an evaluation on the efficiency of residential curbside collection of trash and recyclable materials. This report provided a baseline model of the Township’s current collection process, so that alternatives could be evaluated to improve efficiency and cut down costs, while maintaining the same level of service.

The results of this study indicates that the Township should consider rebalancing collection days as residential growth occurs. Details on rebalancing scenarios are provided and should be considered, especially once the Ridge Farms development starts to populate.

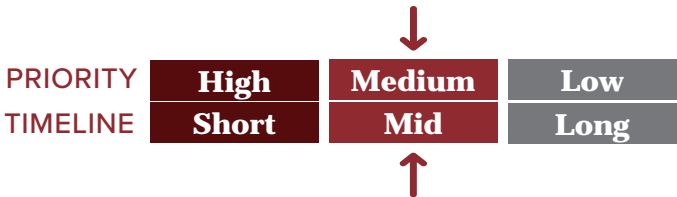
Subsequent to this evaluation, the consultant also produced a Community Rate Study to understand how costs for solid waste/recycling collection compares to other municipalities.

IMPLEMENTATION ITEMS

- Solid Waste (S3)

POTENTIAL NEXT STEPS

- Consider the results of the evaluation study as new residential units are developed
- Review the results of the evaluation study when bidding a new collection contract



Active Implementation Projects/Initiatives

JORDAN VALLEY OPEN SPACE ZONING OVERLAY

2025 UPDATE

Over the first half of 2024, Township staff worked with a consultant to incorporate the existing Township Zoning Ordinance into ArcGIS Urban, a tool that can be used to model changes and test land use scenarios in the Township. Over the second half of 2024, staff worked with a team of consultants to develop a new draft Zoning Overlay District for the Jordan Valley, an approximately 5,500-acre area in the northern part of the Township that has been recognized for its rich agricultural, natural, and historic resources.

The intent of the overlay is to fulfill the goals for the Jordan Valley identified in the Comprehensive Plan:

- Preserve natural resources and important landscapes through incentives and cooperation with landowners
- Enhance crossroad villages with attention to the surrounding landscape
- Encourage the continuation of active agriculture by allowing uses consistent with operations of working farms
- Incentivize the utilization of Conservation Subdivision for future land developments

This Overlay lays out a process to pre-plan a Conservation Subdivision that in turn requires the permanent protection of valuable open space. As part of this Overlay, three (3) new types of development are introduced that reflect the character of the Jordan Valley and are suitable for clustering in a Conservation Subdivision:

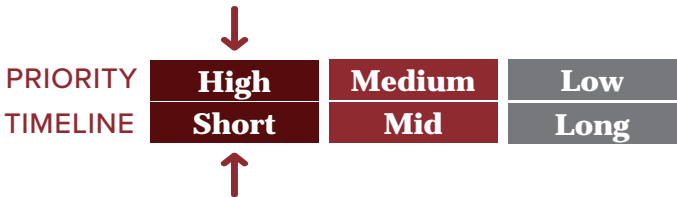
- Village Residential
- Village Mixed-Use
- Planned Industrial

IMPLEMENTATION ITEMS

- Zoning Updates (Z1)

POTENTIAL NEXT STEPS

- Adopt the Jordan Valley Open Space Zoning Overlay



Active Implementation Projects/Initiatives

REGIONAL CLIMATE ACTION PLAN

2025 UPDATE

The Lehigh Valley Planning Commission (LVPC), Carbon County, and Warren County are currently developing the Greater Lehigh Valley Regional Climate Action Plan (RCAP). This RCAP follows a regional effort to inventory regional greenhouse gas emissions and accelerate strategies to decarbonize the Lehigh Valley.

The RCAP incorporates findings from those recent climate-related efforts with public engagement to create a plan across several emission sectors including:

- Industrial
- Commercial
- Residential
- Water/Wastewater/Solid Waste
- Agricultural

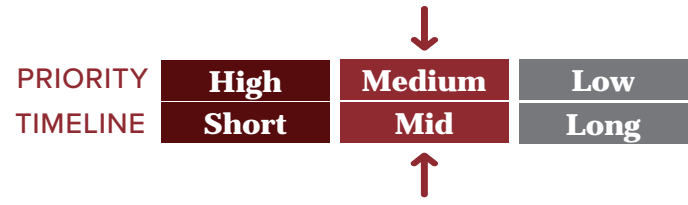
The development of this RCAP continues throughout 2025 with continued opportunities for public input.

IMPLEMENTATION ITEMS

- Energy Conservation (E1)
- Hazard Mitigation (H1)
- Solid Waste (S3)

POTENTIAL NEXT STEPS

- Continue to participate and support the development of the RCAP
- Consider future municipal recommendations from the RCAP



Active Implementation Projects/Initiatives

LEHIGH VALLEY HOUSING STRATEGY

2025 UPDATE

In 2025, the Lehigh Valley Planning Commission (LVPC) kicked off their Lehigh Valley Housing Supply and Attainability Strategy with an event featuring a panel of speakers from LVPC, Lehigh County, and the Urban Land Institute. This strategy is aimed at providing achievable ways of increasing housing at appropriate income levels and in locations that support the needs of everyone.

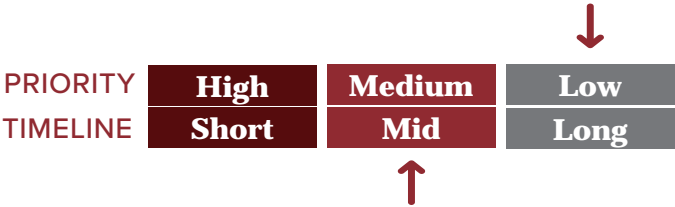
LVPC has started to roll out tools and data related to housing in support of this regional initiative. The information derived from this Housing Strategy will lead to recommendations for municipalities to consider in support of creating a more sustainable housing market for the Lehigh Valley.

IMPLEMENTATION ACTIONS

- Housing (H3)
- Zoning Updates (Z1)

NEXT STEPS

- Continue to participate in the regional housing strategy
- Consider housing attainability recommendations in future updates to Township Codes (i.e. zoning)
- Consider a South Whitehall Housing Analysis



Evaluation

Purpose

The purpose of this section of the report is for the Township Planning Commission to evaluate any changes or issues that may have arisen in the Township since the adoption of the Comprehensive Plan or the latest Reexamination Report. This evaluation was conducted by the South Whitehall Township Planning Commission with the assistance of staff in the Township Community Development Department. Over the course of several Planning Commission meetings, the Planning Commission reviewed the Implementation Update and were asked a series of questions to consider the impact and relevance of the Comprehensive Plan since its adoption in March 2023. These questions are guidelines to help evaluate changes in the Township.

Question 1: *What are the major problems related to land development in the Township since adoption of the Comprehensive Plan?*

Question 2: *To what extent have these problems been reduced or increased?*

Question 3: *To what extent have there been significant changes to the goals and objectives of the Comprehensive Plan, particularly regarding the following:*

- *Density and distribution of population and land uses*
- *Housing conditions and need*
- *Transportation circulation*
- *Conservation of natural resources*
- *Energy conservation*
- *Collection and disposal of waste and recyclable materials*
- *Changes in Federal, State, County, and/or Municipal Policies and Objectives*

Evaluation

Questions

Question 1: *What are the major problems related to land development in the Township since adoption of the Comprehensive Plan?*

Answer:

The Planning Commission notes that there have not been any significant problems or changes related to land development since the adoption of the Comprehensive Plan, but several larger development projects have started recently including the PA 309 & Tilghman Interchange Reconstruction. Additionally, Ridge Farms Phase 1A has been completed and Phases 1B and 1C have been approved.

The Planning Commission made the comment that while it may or may not be related to the Comprehensive Plan, the approval time for land development projects seems to be taking longer compared to several years ago. The Commission also noted that the Township is less inclined to grant waivers for sidewalks and other frontage improvements, but instead are recommending deferrals, especially for sidewalks.

Evaluation

Questions

Question 2: *To what extent have these problems been reduced or increased?*

Answer:

The Planning Commission identified that the increased length of time required to approve a land development project could be related to the timing requirements associated with plan submittals, meeting notices, and outside agency review periods. Minor changes to these requirements in the Township code may help streamline the process, but the Commission notes that the approval process may continue to be lengthy as land becomes less available and/or more challenging to develop.

While the Township has made a concerted effort to grant more sidewalk deferrals rather than waivers, very few (if any) sidewalk deferrals have actually been called in. Guidance from the Township's Transportation PLAN and recommendations from the Planning Commission as to sidewalk priorities may help better support the Board of Commissioners call in sidewalk deferrals in accordance with the Township Sidewalk Deferral Call-in Policy.

Evaluation

Questions

Question 3: *To what extent have there been significant changes to the goals and objectives of the Comprehensive Plan?*

Answer:

In 2024 the Township adopted South Whitehall Landscapes, an Open Space, Historic, Agricultural, & Natural Resources Preservation Plan. The adoption of this plan, along with the resurrection of the South Whitehall Environmental Advisory Council has given more direction and support to implementing resource preservation goals, including proposed updates to Township codes and the Official Map.

Additionally, the Township is in the process of adopting the first phase of the South Whitehall Transportation PLAN, which serves as a transportation safety action plan and guides the development of an active transportation network. This plan will aid in the prioritization of future transportation infrastructure improvements and other code or policy changes related to transportation infrastructure. On a broader scale, grant programs and sources (Federal, State, Local) are always shifting. The Township should prepare projects to be flexible with changing priorities for grant programs, especially when it comes to transportation and infrastructure funding.

Recommendations

Following the evaluation conducted by the Planning Commission members and Community Development staff, recommendations were made to address the comments in the evaluation or make appropriate adjustments to the Implementation Action Plan.

Recommendation:

The Planning Commission recommends updating the Implementation Action Summary Table to incorporate the comments made through the Reexamination process with specific actions. The updated table will also be used to better track what has been accomplished so far from the Implementation Action Plan and to break down specific actions to prioritize next. This updated table is meant to be used as a guide for staff to bring actions forward to the Board of Commissioners for direction or approval, and to help assess staff capacity and timing of projects.

The updated 2025 Implementation Action Summary Table is provided on the following pages. Each action has been given a new priority and timeline based on feedback from the Planning Commission through the Reexamination process.

2025 Implementation Action Summary Table

Implementation Item	Actions	Status	Timeline	Priority
Active Transportation (A1)	Develop an Active Transportation Plan	Complete	N/A	N/A
	Adopt Transportation PLAN - Phase I	In-Progress	Short Term	High
	Update Township Codes with Bike/Ped Recommendations	Pending	Short Term	Medium
	Prioritize Sidewalk Deferral Call-Ins		Mid Term	Medium
Advisory Committee Evaluation (A2)	Revise Chapter 17 (Phase 1) - Articles V, VII	Complete	N/A	N/A
	Hold Joint Workshop Meeting (BOC, PC, EAC)		Short Term	High
	Revise Chapter 17 (Phase 2) - Articles XI, IV, VI	Pending	Mid Term	Medium
	Revise Chapter 17 (Phase 3) - Articles II, I		Mid Term	Medium
	Revise Chapter 17 (Phase 4) - Articles III, X		Mid Term	Medium
Agricultural Preservation (A3)	Adopt <i>South Whitehall Landscapes</i>	Complete	N/A	N/A
	Develop Ag-Friendly Zoning Regulations		Mid Term	Medium
Broadband Infrastructure (B1)	Inventory High-Speed Internet Availability		Long Term	Low
	Explore Opportunities to Expand Service		Long Term	Low
Capital Improvements (C1)	Develop a cross-departmental Capital Improvements Plan (CIP)	Pending	Short Term	High
Energy Conservation (E1)	Identify scope of an Energy Conservation Plan		Mid Term	Medium
	Evaluate Township Codes related to Energy Infrastructure		Mid Term	Medium
Hazard Mitigation (H1)	Provide updated annex to the Lehigh Valley Hazard Mitigation Plan	Complete	N/A	N/A
	Adopt the Lehigh Valley Hazard Mitigation Plan	Complete	N/A	N/A
	Investigate grant opportunities related to Hazard Mitigation Goals	In-Progress	Short Term	Medium

2025 Implementation Action Summary Table

Implementation Item	Actions	Status	Timeline	Priority
Historic Preservation (H2)	Adopt <i>South Whitehall Landscapes</i>	Complete	N/A	N/A
	Conduct a Historic Resource Survey	Complete	N/A	N/A
	Adopt the South Whitehall HRI/Designate Resource Classifications	In Progress	Short Term	Medium
	Develop/Adopt Historic Preservation Ordinance		Short Term	Medium
	Form Township Historical Advisory Board		Mid Term	Medium
	Foster formation of South Whitehall Historical Society		Long Term	Medium
Housing (H3)	Participate in Lehigh Valley Regional Housing Strategy	In Progress	Mid Term	Low
	Incorporate Housing Attainability Provisions in Code Updates		Mid Term	Low
	Prepare a South Whitehall Housing Analysis		Long Term	Low
Infrastructure Evaluation (I1)	Conduct a Utility User Rate Study	Complete	N/A	N/A
Landscape Preservation (L1)	Adopt <i>South Whitehall Landscapes</i>	Complete	N/A	N/A
	Adopt Jordan Valley Preservation Overlay Ordinance	In Progress	Short Term	High
Open Space Preservation (O1)	Adopt <i>South Whitehall Landscapes</i>	Complete	N/A	N/A
	Develop 'Open Space' Definitions	Complete	N/A	N/A
	Update Township Codes with Open Space Recommendations	Pending	Short Term	Medium
	Conservation Finance Feasibility Study - Phase I (Research)	Complete	N/A	N/A
	Conservation Finance Feasibility Study - Phase II (Polling)	In Progress	Short Term	High
	Prepare Open Space Funding Ordinance		Short Term	High
	Conduct Education/Outreach for Open Space Referendum		Short Term	High

2025 Implementation Action Summary Table

Implementation Item	Actions	Status	Timeline	Priority
Official Map (O2)	Identify Priority Resource Protection Areas	In Progress	Short Term	High
	Develop Map 1: Existing Conditions		Short Term	High
	Develop Map 2: Resource Protection		Short Term	High
	Develop Map 3: Transportation		Short Term	High
	Draft/Adopt Official Map Ordinance		Short Term	High
Parks and Recreation (P1)	Adopt Comprehensive Parks & Recreation Plan	Complete	N/A	N/A
	Increase Recreation Impact Fees	Complete	N/A	N/A
	Upgrade Park Facilities to NRPA Guidelines		Long Term	Low
	Pursue Cooperative Agreements with Parkland School District		Long Term	Low
	Jordan Creek Preliminary Feasibility Report	Complete	N/A	N/A
	Update Covered Bridge Park Master Site Plan	In Progress	Mid Term	Medium
Public Safety (P2)	Utilize Independent Third Party to Evaluate Fire/EMS Service Areas		Mid Term	Medium
	Inventory, Maintain, and Repair Equipment		Long Term	Low
	Identify Partnerships and Increase Volunteerism		Long Term	Medium
Regional Coordination (R1)	Initiate Multi-municipal Coordination on Hamilton Boulevard	In Progress	Short Term	High
	Initiate Multi-municipal Coordination on Tilghman Street		Mid Term	Medium
	Investigate a Regional Watershed Plan Update		Long Term	Low
Reexamination Report (R2)	Develop Consistent Guidelines and Questions for Reexamination	Complete	N/A	N/A
	Determine Frequency of Reexamination	Complete	N/A	N/A
	Incorporate Reexamination into Planning Commission Annual Report	Complete	N/A	N/A

2025 Implementation Action Summary Table

Implementation Item	Actions	Status	Timeline	Priority
Resource Protection Ordinances (R3)	Adopt <i>South Whitehall Landscapes</i>	Complete	N/A	N/A
	Review/Evaluate Existing Ordinances (Trees/Floodplain/Stormwater)	In Progress	Short Term	High
	Review/Evaluate Model Ordinances (Steep Slopes/Riparian/Woodlands)		Short Term	High
	Draft and Adopt New/Updated Ordinances		Short Term	High
SALDO Updates (S1)	Incorporate Resource Preservation Recommendations into SALDO	Pending	Short Term	High
	Incorporate Transportation Recommendations into SALDO	Pending	Short Term	High
	Revise Plan Submission Procedures and Requirements	Pending	Short Term	High
	Evaluate Lighting Standards		Mid Term	High
Sanitary Sewer (S2)	Dissolve South Whitehall Township Authority	In Progress	N/A	N/A
	Adopt Act 537 Public-to-Public System Transfer Plan	Complete	N/A	N/A
	Update Full Act 537 Plan	Pending	Mid Term	High
Solid Waste (S3)	Evaluate Municipal Solid Waste/Recycling Procedures	Complete	N/A	N/A
	Conduct Rate Study	Complete	N/A	N/A
	Investigate Opportunities for Local/Regional Composting		Mid Term	Medium
Stormwater Management (S4)	Coordinate with LVPC on Act 167 Stormwater Updates	In Progress	Mid Term	Medium
	Investigate Opportunities for Green Infrastructure Guides/Improvements		Long Term	Low
Transfer of Development Rights (T1)	Investigate Opportunities for a TDR Program	Complete	N/A	N/A
	Incorporate Cluster Provisions into the Jordan Valley Preservation Overlay	In Progress	Short Term	Medium

2025 Implementation Action Summary Table

Implementation Item	Actions	Status	Timeline	Priority
Traffic Safety (T2)	Develop a Comprehensive Safety Action Plan	Complete	N/A	N/A
	Adopt Transportation PLAN - Phase I	In Progress	Short Term	High
	Form a Vision Zero Sub-Committee		Short Term	Medium
	Repeal/Update Township Traffic Calming Policy		Short Term	Medium
Transportation Plan (T3)	Prepare a Comprehensive Transportation Plan	Complete	N/A	N/A
	Adopt Transportation PLAN - Phase I	In Progress	Short Term	High
	Adopt Transportation PLAN - Phase II	Pending	Short Term	High
	Update Codes with Transportation PLAN Recommendations		Mid Term	High
	Reclassify Roadways		Mid Term	High
	Conduct Truck Restriction Engineering Studies		Mid Term	High
	Incorporate Transportation Recommendations into CIP		Long Term	Medium
Zoning Updates (Z1)	Adopt Jordan Valley Preservation Overlay Ordinance	In Progress	Short Term	High
	Develop Place Type Manual	In Progress	Mid Term	Medium
	Update Township Zoning Ordinance with Place Type Integration		Mid Term	Medium

