

ST. JOSEPH'S SOLAR

MAJOR PLAN 2025-103

Planning Commission, 4/9/2026

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Memorandum

TO: PLANNING COMMISSION

FROM: Kent Baird, AICP, Director of Development

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

DATE: APRIL 2, 2026

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

Location and Intent

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



Previous Township Consideration

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

Reviewing Agencies Comments Summaries

Township Engineer

The comments of the Township Engineer are contained in Mr. Anthony Tallarida's review dated April 1, 2026. His comments pertain to waiver requests, general, stormwater management, policy & information, and additional Township policies.

Township Water & Sewer Engineer

The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard's review dated April 2, 2026. He has no comments at this time.

Township Geotechnical Engineer

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

Township Lighting Consultant

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

Public Works Department

The comments of the Township Public Works Department are contained in Mr. Herb Bender's review dated April 1, 2026. He has no comments at this time.

Fire Marshal

The comments of the Fire Marshal are contained in Mr. John Frantz's review dated March 18, 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 March 24, 2026. The plan is acceptable.

Parks and Recreation Board

The comments of the Parks and Recreation Board are contained in Christopher Strohler's review dated March 12, 2026. Their comments pertain to open space fees.

Lehigh Valley Planning Commission

The comments of the Lehigh Valley Planning Commission are contained in Ms. Mary Grace Collins's review dated August 15, 2025. Her comments pertain to Stormwater Review.

Lehigh County Conservation District

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

Pennsylvania Department of Transportation

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

Lehigh and Northampton Transit Agency (LANTA)

The comments of the Lehigh and Northampton Transit Agency are contained in Ms. Molly Wood's review dated July 8, 2025. She has no comments at this time as it does not affect routing or current/future bus stops.

South Whitehall Planning Document Review

The comments of the South Whitehall Township Planning Document Review are contained in Mr. Christopher Stroehler's review dated March 31, 2026. His comments pertain to waivers and deferrals.

Zoning Review

The comments of the South Whitehall Township Zoning Officer are contained in Mr. Kent Baird's review dated April 1, 2026. His comments pertain to zoning consistency and screening requirement.

Community Development Department Recommendation

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

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

Township Engineer Review

THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING

ARCHITECTURE

LAND SURVEYING

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

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

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

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

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

MEMORANDUM

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

FROM: Mr. Anthony F. Tallarida, PE *AFT*
Senior Manager

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

DATE: April 1, 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

Mr. Christopher Strohler, AICP
Long-Range Planner, Community Development Department
South Whitehall Township

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

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

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

Ms. April Wilk
Land Development Coordinator
South Whitehall Township

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

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

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

(all via e-mail)

Mr. Ronald J. Gawlik, PE, Township Engineer

REPORT:

South Whitehall Township Ordinances:

Zoning Ordinance (ZO)

Subdivision and Land Development Ordinance (SALDO)

Stormwater Management Plan (SMP)

See attached list for documents reviewed.

Proposal:

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

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

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

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

RR-3 Rural Residential-3 Zoning District; and

R-3 Low Density Residential Zoning District.

Waivers/Deferrals/Variances Granted:

A Waiver/Deferral Request Response Letter has been issued under separate cover, dated April 1, 2026.

Recommendation:

Engineering approval not recommended at this time.

mjg/laf

Enclosures

THE PIDCOCK COMPANY

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

April 1, 2026

REVIEW COMMENTS

A. General

1. If waivers or deferrals for the proposed improvements are not granted, the improvements should be shown on the plans and designed per Township Standards;
2. Revise the Applewood Drive Pavement Cross-Section detail on Sheet C-9.2 to be consistent with the Township Standard Construction Documents, and include a typical cross section of Applewood Drive (collector road) showing proposed right-of-way, pavement widening, etc. as applicable, SALDO §312-12.B(32);
3. Check the labelling of the monument on the southern side of the northern site entrance, SALDO §312-36.F (e.g., monument found);
4. Provide a Street Tree easement for the proposed trees along the Clauser Road frontage, SALDO §312-40.C(1);
5. Confirm that the proposed driveway along Clauser Road meets the required offsets specified by SALDO §312-36.C(4)(b);
6. Show clear sight distances at the Applewood Drive/Clauser Road intersection to confirm that proposed street trees will be outside the sight triangle, SALDO §312-35.A(6)(f);
7. Confirm the acceptability of the sidewalk location along Applewood Drive with the Public Works Department as it is not 1 foot inside the right-of-way due to existing tree locations;
8. Clarify the intent of the sidewalk construction along Clauser Road east of the site. A note on the Plans (Sheet 1) indicates the installation of 469 sf of sidewalk to be installed by others; and
9. Provide details of the proposed handicapped ramp at the Applewood Drive/Clauser Road intersection (e.g., grades, detectable warning, etc.).

B. Stormwater Management

1. We note the following comments regarding the proposed Detention Basin 1:
 - a. Provide a minimum longitudinal slope of 2-percent across the basin bottom, SMP §296-18.R(4)(b);
 - b. Revise the basin side slopes to be less than four horizontal to one vertical, SMP §296-18.R(4)(b);

- c. Revise the basin discharge pipe to provide a minimum pipe size of 15 inches, SMP §296-18.R(7);
 - d. Provide associated warning signs along the proposed fence of the Basin, SMP §296-18.R(4)(d); and
 - e. Provide further justification for the emergency spillway calculations and the standards utilized as part of this design or provide an emergency spillway designed to meet freeboard standards, SMP §296-18.H.
2. If the waiver/deferral of proposed sidewalk and cartway widening is not granted, documentation should be provided to demonstrate that there is an impervious allotment associated with the overall stormwater management design. We note that the proposed sidewalk shown along the southern portion of Applewood Drive and Clauser Road will not be tributary to the proposed Detention Basin 1 and a separate stormwater analysis point may be required in the Report, SMP §296-11.E;
 3. Provide additional details and calculations for the proposed level spreader; and
 4. A BMP Operations and Maintenance Plan, describing the proposed procedures, identifying the person responsible, and noting any applicable easements, should be provided, SMP §296-21.D and §296-41. The Plan should include a statement, signed by the property owner, acknowledging that stormwater BMPs are fixtures that cannot be altered or removed without approval by the Township, SMP §296-21.D and §296-39. Additionally, an Operations and Maintenance Agreement should be executed for the proposed stormwater BMPs, SMP §296-40.

C. Policy and Information

1. A list of all easements/rights-of-way necessary to support the planned development should be provided on a plan to be recorded that shows the locations of the areas in question with a corresponding legend. The list should include identification of the grantor and grantee at the time of plan recording and the type of easement/right-of-way (e.g., sanitary sewer, roadway, etc.). The previously submitted legal descriptions should be signed and sealed for further processing. Further, evidence of all easement dedications to or from third parties must be provided to the Township prior to plan execution and recording;
2. Check/revise the last revision date contained in the Preamble of each legal description (Description of Site 1, Description of Right-of-Way Dedication);
3. General Note 5 (Sheet 1) indicates that the Applicant shall provide a fee in-lieu of open space dedication. The fee should be determined by the Township Staff, SALDO §312-34.D and §312-36.D;
4. Continue to provide copies of all correspondence, including all data submitted to outside agencies regarding required permits and approvals, to the Township and our office. Adjust the Outside Agency Permits and Approvals Notes as necessary;
5. Address any concerns of the Public Safety Commission. We have not reviewed and defer to the Township Fire Marshal and emergency response personnel regarding the acceptability of emergency access and fire protection requirements;

6. We defer to the Landscape and Shade Tree Commission regarding the proposed landscaping, SALDO §312-12.B(28);
7. We defer to the Township Solicitor and/or the Township Director of Legal Affairs as it relates to the acceptability of the Owner's Certifications (Site Plan and Lot Consolidation Plan) as they do not correspond with any required certifications in the SALDO; and
8. Provide Applicants' Statements per SALDO §312-12.B(6) and §312-14.B(2). Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable.

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

THE PIDCOCK COMPANY

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

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

1. Site Plan, Sheet 1 of 8;
2. Existing Features & Zoning Plan; Sheet 2 of 8 (cursory review only);
3. Erosion and Sediment Pollution Control Plan (2 sheets), Sheets 3 and 4 of 8 (cursory review only);
4. PCSM Plan, Sheet 5 of 8;
5. PCSM Details (2 sheets), Sheets 6 and 7 of 8;
6. PCSM Watershed Plan, Sheet 8 of 8;
7. Stormwater Management & PCSM Report, last revised February 26, 2026 (received via e-mail on February 26, 2026);
8. Lot Consolidation Plan, Sheet 1 of 1;
9. Legal Description for Combined Lot, last revised December 11, 2025;
10. Closure Calculations for Combined Lot (undated);
11. Legal Description for Right-of-Way Dedication, last revised December 11, 2025;
12. Closure Calculations for Right-of-Way Dedication, last revised December 11, 2025;
13. Township Engineer Review Response Letter;
14. Waiver/Deferral Request Letter; and
15. Project Narrative.

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

1. Subdivision and Land Development Review Application;
2. Lehigh Valley Planning Commission (LVPC) Review Application, dated March 11, 2026 and LVPC Review Response Letter;
3. Landscape and Shade Tree Commission Review Response Letter;
4. Township Community Development Department Review Response Letter; and
5. Township Zoning Review Response Letter.

Township Water & Sewer Engineer Review

April 2, 2026

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

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

Dear Mr. Baird:

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

Water Comments:

1. No comment at this time.

Sanitary Sewer Comments:

1. No comment at this time.

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

Sincerely,
Spotts, Stevens and McCoy



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

cc: SWT, PW

Township Geotechnical Engineer Review



HanoverEngineering

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

Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

March 26, 2026

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

RE: Geotechnical Engineering Review of
Provided Documents
St. Joseph's Solar
Major Plan 2025-103
South Whitehall Township, Lehigh County,
Pennsylvania
Hanover Project SWT25-11(007)

Dear Mr. Baird:

Hanover Engineering has reviewed the information received on March 19, 2026 via electronic link. Reviewed documents pertaining to the geotechnical aspects of the proposed project at the above-referenced site consisted of the following, as prepared by Ott Consulting Inc now doing business as Arro:

1. Document referenced as "St. Joseph the Worker Church – Solar, Township Engineer Review", dated March 12, 2026.
2. Document referenced as "St. Joseph the Worker Church – Project Narrative", dated March 12, 2026.
3. Document referenced as "St. Joseph the Worker Church – Solar Array", dated March 12, 2026.
4. Engineering Plan set entitled "St. Joseph the Worker Catholic Church Solar Array", Sheets 1 of 8 through 8 of 8, dated June 20, 2025, last revised March 12, 2026.

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

This is a fifth submission of documents to this office for review. We offer the following review of comments issued in our letters dated July 23, 2025, November 4, 2025, December 30, 2025, and February 25, 2026, repeated below in italics, and any new comments generated by this submission:

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

This comment has been adequately addressed.

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

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

This comment has been adequately addressed.

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

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

This comment has been adequately addressed.

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

This comment has been adequately addressed.

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

This comment has been adequately addressed.

New Comments (November 4, 2025)

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

This comment has been adequately addressed.

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

This comment has been adequately addressed.

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

This comment has been adequately addressed.

New Comments (December 30, 2025)

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

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

This comment has been adequately addressed.

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

This comment has been adequately addressed.

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

This comment has been adequately addressed.

10. *The Stormwater Infiltration Report states (Section 4.2) that an amended soil may be required to slow infiltration and increase water quality. The Compliance Narrative states that amended soils will be*

incorporated into the design of the eight (8) proposed soil amendment areas to reduce raw infiltration rates where necessary and ensure that effective permeability remains within the acceptable range of 0.5 to 12.0 inches per hour.

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

This comment has been adequately addressed.

New Comments (March 26, 2026)

11. SALDO 312-39.D.(2): Basins located in residential areas should have very flat slopes (less than four horizontal to one vertical (4H: 1V)). Basin side slopes of 2H:1V are proposed. The Township should determine the applicability of this requirement given the sparse residential development in the immediate area of the project site. It is noted that the basin is proposed to be fenced in conjunction with site security fencing.
12. SALDO 312-39.D.(10): In sinkhole-prone soils, detention basins shall be lined with a material in accordance with 296-9J. It is recognized that both published geologic mapping and onsite test pits indicate that the site is located in a non-carbonate bedrock area. Thus, an impervious liner is not required under this regulation. It is noted that no liner system for the basin is proposed.

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

Respectfully,

HANOVER ENGINEERING



Christopher A. Taylor, PG

cat:cat/sas

S:\Projects\Municipal\WhitehallTownship\Swt25-11(007)-StJoseph'sSolarMajorPlan2025-103\Docs\2026-03-26 SWTGeotech,StJosephTheWorkerParishSolarGeotechRevCmtMemo5.doc

- cc: Mr. David Manhardt, AICP, Director of Planning (via email)
Mr. Herb Bender, Director of Township Operations (via email)
Ms. April Wilk, Land Development Coordinator (via email)
Mr. Anthony Tallarida, PE, The Pidcock Company (via email)
Mr. Mark Gnall, PE, The Pidcock Company (via email)
Mr. Victor Finelli, St. Joseph the Worker Parish Charitable Trust
Mr. Jason Buchta, RLA, Ott Consulting Inc.

Township Lighting Consultant

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

April,

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

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

Please let us know if you have any questions.

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

From: April Wilk <wilka@southwhitehall.com>
Sent: Friday, October 10, 2025 3:00 PM
To: Rob Malehorn <rmalehorn@snyderhoffman.com>; John G. Frantz <frantzj@southwhitehall.com>; Molly Wood <mwood@lantabus-pa.gov>; Christopher Strohler <strohlerc@southwhitehall.com>; Herb Bender <benderh@southwhitehall.com>; Mike Elias <eliasm@southwhitehall.com>; Stephen Brown <sgb@swtpd.org>; Frank Lombardo <lombardof@swtpd.org>; newhard, jason <jason.newhard@ssmgroup.com>; Christopher A. Taylor <ctaylor@hanovereng.com> <ctaylor@hanovereng.com>; Anthony F. Tallarida <atallarida@pidcockcompany.com>; Erinn Bet <ebet@pidcockcompany.com>; Mark Gnall(mgnall@pidcockcompany.com) <mgnall@pidcockcompany.com>; Erin Hilbert <ehilbert@snyderhoffman.com>
Cc: David Manhardt <manhardtd@southwhitehall.com>; Tom Petrucci <petruccit@southwhitehall.com>; Jennifer Alderfer <alderferj@southwhitehall.com>; Lisa Pereira <lisapereira@broughal-devito.com>
Subject: SWT - PLANNING COMMISSION MEETING MATERIALS - November 13, 2025

Good afternoon,

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

[SWT 2025.11.13 PLANNING COMMISSION MEETING](#)

Comments are required by 12:00 p.m. on Wednesday, November 5, 2025, for the November 13, 2025, Planning Commission meeting.

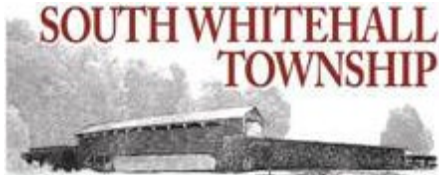
Should you require a hard copy of any of the documents, I will have them for pick-up in Community Development on Tuesday, October 14, 2025.

Thank you.

Best,

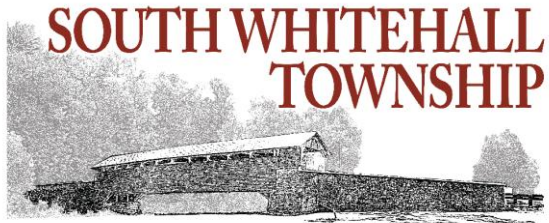
April Wilk, Paralegal

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



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Public Works Department Review



INTEROFFICE MEMORANDUM

TO: KENT BAIRD, DIRECTOR OF DEVELOPMENT

FROM: HERB BENDER, PUBLIC WORKS

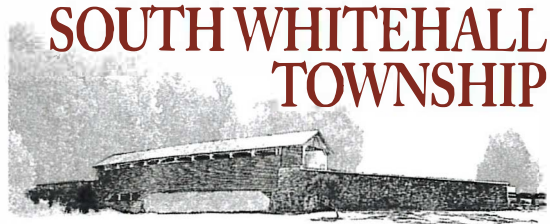
MANAGER DATE: April 1, 2026

SUBJECT: 2025-103 ST. JOSEPH SOLAR

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

1. No Comment

Fire Marshal



INTEROFFICE MEMORANDUM

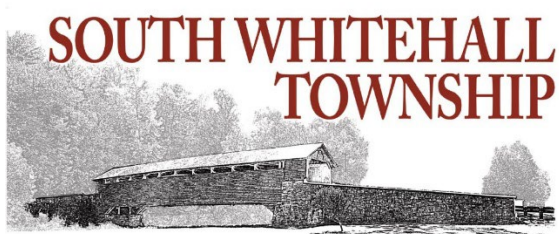
TO: Kent Baird, Director of Development
FROM: John Frantz, Fire Marshal, Building Code Official
DATE: March 18, 2026
SUBJECT: 2025-103 – St. Joseph Solar
COPY: April Wilk

A handwritten signature in black ink, appearing to read "John Frantz", is written over the "FROM:" line of the memorandum.

Kent:

I have reviewed the latest submission for the above-mentioned subdivision. All of the previous comments from the Public Safety Commission and I have been addressed; I have no new comments to the plan.

Landscape and Shade Tree Commission



MEMORANDUM

TO: Planning Commission
FROM: Chris Strohler, Long-Range Planner
DATE: March 24, 2026
SUBJECT: Subdivision Plan Review
St. Joseph's Solar
Major Plan 2025-103 (Preliminary/Final)
Plan Dated March 12, 2026

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

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

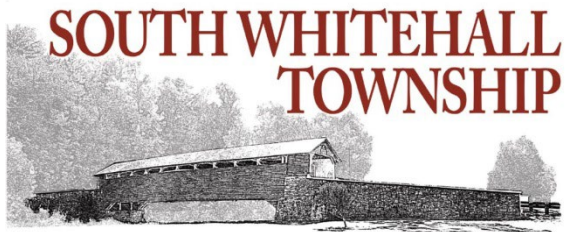
The plan is acceptable.

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/Special Projects Coordinator
DATE: March 12, 2026
SUBJECT: Subdivision Plan Review
St. Joseph the Worker – Solar
Major Plan 2025-103 (Preliminary/Final)
Plan Dated Feb 12, 2026

COPIES: Parks and Recreation Board, T. Petrucci, H. Bender, K. Baird, 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 plan dated February 12, 2026 and made the following comments:

The Parks and Recreation Board determined there was not a significant change to the open space or recreation impacts since the previous land development review and continue to recommend that the applicant pay fees-in-lieu of common open space land dedication to meet the open space and recreation requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. For nonresidential developments the fee shall be Fifty Cents (\$0.50) per square foot of additional proposed impervious coverage (post-development impervious surface minus pre-development impervious surface) in lieu of the requirement for public dedication of land. Per the Impervious Coverage Table on Drawing No. C-1.1, the proposed increase in impervious coverage is 18,035 square feet. Therefore, the fee to be charged is \$9,017.50 (18,035 sf x \$0.50). Should the square footage change through the course of the project, the new fee will be calculated prior to final recording of the plan.

This plan is considered acceptable.

Respectfully submitted,

Christopher Strohler

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

Lehigh Valley Planning Commission



Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

August 15, 2025

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

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

Dear Mr. Manhardt,

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

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

Stormwater Review

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

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

Sincerely,

Mary Grace Collins
LVPC Community Fellow

cc:

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

ATTACHMENT 1
Act 167 Drainage Plan Review
August 15, 2025

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

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

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

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

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

Sincerely yours,



Geoffrey A. Reese, PE
Master Planner and Engineer



Denjam Khadka
Senior Civil/Environmental Engineer

Attachment

LVPC ACT 167 REVIEW CHECKLIST

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

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

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

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

302.A.B. Applicable Storm Water Management Provisions

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

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

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

Lehigh and Northampton Transit Agency (LANTA)

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

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

As always I appreciate you sending the plans.

Thanks,
Molly

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

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

Good morning,

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

[SWT 2025.08.14 PLANNING COMISSION](#)

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

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

Thank you.

Best,

April Wilk

Land Development Coordinator

South Whitehall Township

4444 Walbert Avenue

Allentown PA 18104

610-398-0401, x234

www.southwhitehall.com



This email message, including any attachments, is intended for the sole use of the individual(s) and entity(ies) to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended addressee, nor authorized to receive for the intended addressee, you are hereby notified that you may not use, copy, disclose or distribute to anyone this email message including any attachments, or any information contained in this email message. If you have received this email message in error, please immediately notify the sender by reply email and delete the message. Thank you.

South Whitehall Planning Document Review

SOUTH WHITEHALL TOWNSHIP

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

March 31, 2026

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

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

Dear Jason:

The purpose of this letter is to report on planning and non-engineering-related comments from the Community Development Department. My comments follow:

Waivers and Deferrals

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

Staff defer to the Township Engineer.

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

Staff defer to the Township Engineer.

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

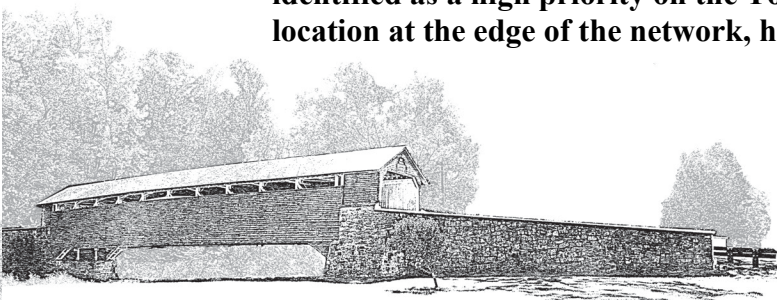
Staff support the request to waive the requirement of a separate landscape plan, acknowledging the relevant information is already shown on Drawing No. C-1.1 and Drawing No. C-9.2.

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

The Township Landscape and Shade Tree Commission have reviewed and approved the plans as submitted. Staff recommend the applicant work with the Township to memorialize the trees proposed along Clauser Road under a street tree easement.

5. SALDO §312-35(b)(3)(a)(ii) – Applicant requests a deferral to provide sidewalks along Applewood Drive (Parcel 546772519145-1).

The frontage of Parcel 546772519145-1 along Applewood Drive is not specifically identified as a high priority on the Township's Active Transportation Plan due to its location at the edge of the network, however the Transportation PLAN notes the



importance of sidewalks and pedestrian safety, contributing to a 65%-89% reduction in crashes involving pedestrians when sidewalks are installed.

Phase II of the Transportation PLAN considers this section of roadway as a transition between a *Neighborhood Collector Road Type* and a *Rural Collector Road Type*. Neighborhood Collectors are recommended to include concrete sidewalks for pedestrian facilities, while Rural Collectors recommend macadam shared use paths. Staff defer to the Township Planning Commission as to whether a deferral of sidewalk installation shall be granted.

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

Staff support the installation of sidewalk at this location to effectuate better pedestrian mobility in a location that is highly desirable to walk surrounded by a church, a school, a park, recreation fields, and a compact neighborhood. Ultimately, staff defer to the Township Planning Commission as to whether a deferral shall be granted and any decisions on the timing proposed for the deferral.

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

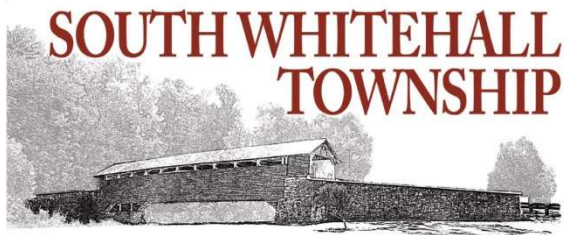
Staff defer to the Township Engineer and Public Works Department.

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: April 1, 2026
SUBJECT: Land Development Plan Review
St. Joseph the Worker Church - Lot Consolidation and Solar Array
Major Plan 2025-103
Plan Dated June 20, 2025, Revised March 12, 2026
COPIES: A. Wilk, J. Alderfer, Esq., A. Tallarida, Applicant

Background

St. Joseph the Worker Parish Charitable Trust requests approval of a Lot Consolidation and Final Land Development Approval of the installation of a ground mounted solar systems array at 1879 Applewood Drive.

The subject property (PIN # 546772519145), to be consolidated and thereafter improved, consists of 3.47185 acres and is located on the north side of Applewood Drive—immediately adjacent and northwest of the existing St. Joseph the Worker Roman Catholic Church. The subject property is located in the Rural Residential-3 (RR-3) Zoning District.

Zoning Officer Review Comments

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

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

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

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

Comment has been addressed.

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

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

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

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

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

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

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

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

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

Comment has been addressed (refer to Drawing No. C-2.1, Existing Features and Zoning Plan)

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

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

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

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

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

Respectfully submitted,

Kent A. Baird

Kent A. Baird, AICP

Director of Development and Zoning Officer

Applicant's Correspondence

Project Narrative

Waiver/Deferral Request Letter

Waiver/Deferral Response Letter



March 12, 2026

STJC 2501

South Whitehall Township

Attn: SWT Planner

4444 Walbert Avenue

Allentown, PA 18104

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

Dear Planner:

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

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



Emmaus Office – 326 South Second Street, Emmaus, PA 18049



610.928.4690



www.arroconsulting.com

St. Joseph the Worker Church – Solar

March 12, 2026

Page 2

- **Limits of Disturbance:** The total project disturbance is less than one acre.

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

Sincerely,

ARRO CONSULTING, INC.

Jason W. Buchta

Jason Buchta, R.L.A.

Senior Landscape Architect



Emmaus Office – 326 South Second Street, Emmaus, PA 18049



610.928.4690



www.arroconsulting.com



June 20, 2025
Revised: March 12, 2026

STJC 2501

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

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

Dear Members:

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

1. Section 312-12(b)(15) – Waiver – Existing and proposed contour information within 400 feet of the site.
2. Section 312-12(b)(21) – Waiver – Locations and widths of all sidewalks, trails, driveways, streets, easements, and right-of-way within 400 feet of the tract.
3. Sections 312-12(b)(36) and 312-40 – Waiver – Landscape plan. In lieu of a landscape plan satisfying the requirements of Section 312-40, a vegetative buffer is provided between the road and the solar array to soften the impact from the road and neighboring properties.
4. Section 312-35B(3)(a)[2] – Deferral – Sidewalk installation along the solar field frontage on Applewood Drive. The Applicant requests a deferral from the requirement to install sidewalks along the portion of the Applewood Drive right-of-way adjacent to the proposed solar array. The proposed project consists solely of



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the installation of a ground-mounted solar array and related site improvements and does not introduce new buildings, parking areas, or pedestrian-oriented uses that would generate sidewalk demand along this frontage. In addition, the solar array area is secured and not intended for public access. Given the limited scope of the project and the lack of anticipated pedestrian activity along this portion of Applewood Drive, installation of sidewalks at this time would not meaningfully contribute to pedestrian circulation. The Applicant therefore respectfully requests that sidewalk installation along the solar field frontage be deferred.

5. Section 312-35B(3)(a)[2] – Deferral – Five-Year Secured Deferral of Sidewalk Installation along Applewood Drive and Clauser Road (Soccer Field Frontage). The Applicant requests a continued deferral of the requirement to install sidewalks along the portions of the Applewood Drive and Clauser Road rights-of-way adjacent to the existing soccer field area. In the alternative, the applicant requests a five-year secured deferral of the requirement to install sidewalks along the portions of the Applewood Drive and Clauser Road rights-of-way adjacent to the existing soccer field area. A deferral for sidewalks in this area had been previously approved, and no portion of the current solar array project is located within or immediately adjacent to the athletic field area.

The Applicant is requesting that the Township permit the sidewalks to be deferred for a period of five (5) years only, with financial security, in the form of a letter of credit, in an amount based upon a cost estimate prepared by the Applicant and approved by the Township. At the conclusion of the 5-year deferral period, the design for sidewalks will be reviewed, as a professional staff consultation, with the Township and its professional consultants to ensure that any required improvements appropriately account for site conditions and stormwater management considerations.

This request is largely driven by with the timing associated with a government grant, which is funding this solar project. The grant's timing constraints limit the scope of improvements that can be undertaken as part of the current project. Allowing a secured five-year deferral would provide the Township with assurance that the sidewalks will be installed in at a future date, while allowing the current project to proceed within the constraints of the grant that has already been secured.

Granting this secured deferral will not adversely impact public health, safety, or welfare and will allow this project, which serves the public good of lessening demand on electric infrastructure, to proceed.



6. Section 312-26(a), 312-35(b), and 312-35(b)(3)(A)(i) – Waiver - Requiring cartway widening and curbing along the Applewood Drive and Clauser Road frontages. The nature of the project does not result in the need for cartway widening and curbing. In addition, the slope and topography of the area along Applewood Drive and Clauser Road does not support cartway widening and curbing in these areas.

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

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

Sincerely,

ARRO CONSULTING, INC.

Jason W. Buchta

Jason W. Buchta, R.L.A.

Senior Landscape Architect

Cc: File



THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING

ARCHITECTURE

LAND SURVEYING

Oxford Drive at Fish Hatchery Road
2451 Parkwood Drive Allentown, Pennsylvania 18103-9608
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)

April 1, 2026

via e-mail

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

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

Dear Mr. Baird:

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

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

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April 1, 2026

3. SALDO §312-12.B(36) and §312-40 – Waiver requested for providing a Landscape Plan. A vegetative buffer is proposed between the road and the solar array. Clarify this item to identify any requested relief from installation of shade trees along property frontages (we note the absence of shade trees along the solar array site portion of the Applewood Drive frontage and along the Clauser Road frontage). We defer to the Landscape and Shade Tree Commission regarding the need for street trees along the frontages and for a Landscape Plan;
4. SALDO §312-35.B(3)(a)[2] – Deferral requested for requiring sidewalk along the solar array frontage on Applewood Drive;
5. SALDO §312-35.B(3)(a)[2] – Deferral requested (for 5 years) for requiring sidewalk along Applewood Drive and Clauser Road frontages (soccer field frontage). This request is to extend the existing deferral of the requirement to install sidewalks along the portions of the Applewood Drive and Clauser Road rights-of-way adjacent to the existing soccer field area; and
6. SALDO §312-26.A, §312-35.B, and §312-35.B(3)(a)[1] – Waiver requested for requiring cartway widening and installation of curbing along the Applewood Drive and Clauser Road frontages. We note curbing exists along the Applewood Drive/Clauser Road (along soccer field frontages). If sidewalk is required along the solar array, we would recommend curbing and cartway widening be constructed. If the Township chooses to grant relief from this requirement, we note that the Township has historically granted a deferral rather than a waiver.

In the event waivers or deferrals are granted, expand the Plan Note to include the dates of approval and the Board which took the action. Also, update the Waiver/Deferral Note (Sheet 1) to be consistent with the March 12, 2026, waivers/deferral request letter. (e.g., remove Note 4, expand the Applewood Drive/Clauser Road deferral, etc.).

Mr. Kent A. Baird, AICP
April 1, 2026

If you have any questions, please contact us.

Very truly yours,

THE PIDCOCK COMPANY



Anthony F. Tallarida, PE
Senior Manager

mjg/laf

xc: Mr. Thomas R. Petrucci, MPA, ICMA-CM, Township Manager
Mr. David Manhardt, AICP, Director of Planning
Mr. Herb Bender, Director of Township Operations
Mr. Mike Elias, Public Works Utility and MS4 Program Coordinator
Mr. Christopher Stroehler, AICP, Long-Range Planner, Community Development Department
Ms. Tracy J.B. Fehnel, Insurance Administrator & Executive Assistant
Mr. John G. Frantz, CFEI, BCO, Fire Marshal, Building Code Official
Jennifer R. Alderfer, Esq., Director of Legal Affairs
Ms. April Wilk, Land Development Coordinator
South Whitehall Township via e-mail
Lisa A. Pereira, Esq., Alternate South Whitehall Township Solicitor
Broughal & DeVito, LLP via e-mail
Mr. Jason W. Buchta, R.L.A., ASLA, Senior Landscape Architect
Ott Consulting Inc. via e-mail
Mr. Victor Finelli, Applicant
St. Joseph the Worker Parish Charitable Trust via e-mail
Mr. Ronald J. Gawlik, PE, Township Engineer

Site Plan

<https://www.southwhitehall.com/home/showdocument?id=5830>