

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

PLANNING COMMISSION

April 9, 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 March 12, 2026, 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. St. Joseph's Solar**
Major Plan 2025-103
Request for Preliminary/Final Plan Review

AGENDA ITEM #5 – TRANSPORTATION INFRASTRUCTURE UPDATE

AGENDA ITEM #6 – COMPREHENSIVE PLAN REEXAMINATION REPORT

Review/Motion to Send Report to Board of Commissioners

AGENDA ITEM #7 - COURTESY OF THE FLOOR

AGENDA ITEM #8 – ADJOURNMENT

TOWNSHIP OF SOUTH WHITEHALL
PLANNING COMMISSION
LEHIGH COUNTY, PENNSYLVANIA

REGULAR SESSION **MINUTES** **March 12, 2026**

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 (Did not attend)
- Todd Fahringer (Did not attend)
- Mark Leuthe

Staff members in attendance:

- David Manhardt, Director of Planning
- Kent Baird, Director of Development
- Christopher Stroehler, Long Range Planner
- April Wilk, Land Development Coordinator-Minute Taker
- Erinn Bet, Assistant Township Engineer
- Jennifer R. Alderfer, Esq., Solicitor

AGENDA ITEM #1 – CALL TO ORDER

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

AGENDA ITEM #3 – APPROVAL OF MINUTES

Mr. Brian Hite made a motion to approve December 10, 2025, minutes, Mr. Trevor Dombach seconded the motion, and it passed unanimously, 5-0.

AGENDA ITEM #4 – SUBDIVISION REVIEW

- A. **Chase Bank at Roma**
Major Plan 2025-104
Request for Preliminary/Final Plan Review

Township Staff introduced the project which is a preliminary/final plan.

Erinn Bet, Assistant Township Engineer, reviewed the engineering memo dated March 4, 2026.

Parties for the applicant presented the Project: Engineer Amanda Albano, Bohler and Attorney Bob Careless, Cozen and O’Connor. The applicant agreed to withdraw unsupported waivers and will comply with plan recording and security requirements.

Waivers

1.Mr. Leuthe motioned to grant the waiver of SALDO Section §312-12.B(19). Mr. Hite seconded the motion, and the motion passed unanimously 5-0.

2. Mr. Leuthe motioned to grant the waiver of SALDO Section §312-12.B(21). Mr. Hite seconded the motion, and the motion passed unanimously 5-0.

3. The Applicant requests to remove his request for a waiver of SALDO Section §312-13.F. At Applicant’s request #3 was removed.

4. The Applicant requests to remove his request for a waiver of SALDO Section §312-27. At Applicant’s request #4 was removed.

Mr. Mark Leuthe motioned to recommend approval of the project as presented with the 17 conditions as discussed. Mr. Brian Hite seconded the motion, and the motion passed unanimously 5-0.

**B. REMOVED FROM AGENDA
St. Joseph’s Solar
Major Plan 2025-103
Request For Preliminary/Final Plan Review**

Chairman Wilson announced St. Joseph’s Solar was removed from the agenda.

**C. REMOVED FROM AGENDA
Parkland School District Transportation Center – Lot Consolidation
Major Plan 2025-101
Request For Preliminary/Final Plan Review**

Chairman Wilson announced Parkland School District Transportation Center – Lot Consolidation was removed from the agenda.

**D. REMOVED FROM AGENDA
Parkland School District Transportation Center – Land Development
Major Plan 2025-106
Request For Preliminary/Final Plan Review**

Chairman Wilson announced Parkland School District Transportation Center – Land Development was removed from the agenda.

AGENDA ITEM #5 – TRANSPORTATION INFRASTRUCTURE UPDATE

Erinn Bet presented and indicated the signal upgrades and paving operations are advancing on Mauch Chuck Road

Director Manhardt reported Hamilton Lincoln intersection receiving coordinated traffic signal upgrades.

AGENDA ITEM #6 – DRAFT ANNUAL REPORT

Director Manhardt presented the draft report, and the commission reviewed the draft annual report, proposing to update and reprioritize goals for 2026 with a focus on transparency and education. The 2025 goals rebranded and extended to 2026 with emphasis on implementation. Planning staff seek additional input on goals to better align with current township needs. Planning Commission Staff raised concerns about continuing education budget and commissioner participation The Annual report is to be finalized and submitted without further revisions.

Mr. Trevor Dombach made a motion to approve the Annual Report as discussed, Mr. Brian Hite seconded the motion, and it passed unanimously, 5-0

AGENDA ITEM #7 – REVIEW DRAFT COMPREHENSIVE PLAN REEXAMINATION REPORT

Christopher Strohler presented a draft of the Reexamination Report which tracks the implementation progress of the 2022 Comprehensive Plan. He indicated key emerging topics influencing township planning priorities, focusing on housing, data centers, environmental concerns, and public engagement. Staff invited comments to ensure comprehensive coverage of issues. Discussion highlighted the need to address high utility usage across various industrial uses, not just data centers.

The report will be packaged similarly to the 2025 version and prioritized in future meetings. This iterative approach supports responsive and adaptive township planning.

AGENDA ITEM #8 – COURTESY OF THE FLOOR

Public Input on Data Center Project-

Residents expressed significant concerns related to the proposed data center, including:

- Noise impacts (generators, chillers, substations)
- Air quality and emissions
- Water usage and wastewater treatment (sand mounds)
- Electrical demand and grid capacity
- Impacts to schools and nearby residents
- Emergency services and fire protection capacity
- Environmental and health concerns
- Zoning and site location concerns
- Clarification provided that:
 - The site has long been zoned industrial.
 - Data centers are permitted under current zoning.

- The Township’s role is to regulate and impose conditions within legal limits.

Resident Comments:

Julie Thomases of 4127 Shoemaker Place, expressed concerns related to berm, panels, and height limit.

Maria Armstrong, 4043 Daubert Drive, expressed concerns related to noise study, creatures in nature.

John Castaldo, 4016 Daubert Drive, expressed concerns related to generators, diesel fuel, leak detection systems, spill prevention, and toxic pollutants.

Daniel Poresky 4127 Shoemaker Place, expressed concerns related to wastewater, sand mounds, vibrations, drinking water, waivers, and ground/air chillers

Karen Castaldo, 4016 Daubert Drive, expressed concerns related to electric power demand, PNJM, high voltage lines, and PPL Electric bills.

Gary Jedlevec, 4107 Grace Virginia Court, expressed concerns related to Emergency Response training and support costs (financial burden on fire department.)

Yvette Kuhns, 2364 Route 309, expressed concerns related to energy cost, water, recycled water, wastewater, sand mounds, repair Wehrs Dam, reporting water and energy usage and Zoning.

Joel Gilly, 2977 Mauch Chunk Rd, expressed concerns related to Land Development Plans, PPL, Schools, and Noise.

Laurie McShane, 2977 Mach Chunk Rd, expressed concerns related to Deadline to act on comments.

Christina Krop, South 38th Street, expressed concerns related to Industrial Zoning District, Impact on Children at Parkland School District and Elderly, Neighbors and Pollutants.

Public Input on HOA’s:

Suzanne Glatz, 5223 Blue Sky Drive, expressed concerns related to HOA’s and her HOA not following bylaws and only having one Annual Meeting.

Director Manhardt indicated that the agenda item for the April Planning Commission meeting is a resubmission for St. Joseph’s Solar.

AGENDA ITEM #9 – ADJOURNMENT

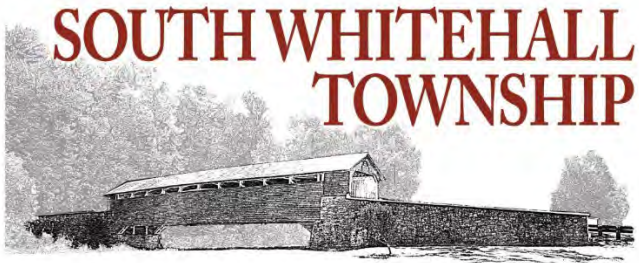
Mr. Tim Dugan motioned to adjourn at 8:48 P.M., Chairman Wilson seconded the motion, and the motion passed unanimously, 5-0.

ADOPTED THIS DATE:

ATTEST:

Secretary

Chairman



ST. JOSEPH'S SOLAR

MAJOR PLAN 2025-103

Planning Commission, 4/9/2026

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 Engineer Review

Township Lighting Consultant

Public Works Department Review

Fire Marshal

Landscape and Shade Tree Commission

Parks and Recreation Board

Lehigh Valley Planning Commission

Lehigh and Northampton Transit Agency (LANTA)

South Whitehall Planning Document Review

Zoning Review

Applicant's Correspondence

Project Narrative

Waiver/Deferral Request Letter

Waiver/Deferral Response Letter

Site Plan

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

11

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.

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

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

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

cc: SWT, PW

Township Geotechnical Engineer Review



HanoverEngineering

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

Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

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*

Mr. Kent A. Baird, AICP
Director of Development and Zoning Officer

4

March 26, 2026

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,

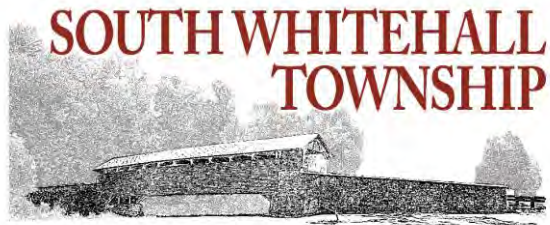
April Wilk, Paralegal

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



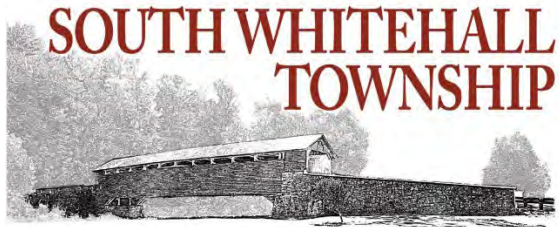
INTEROFFICE MEMORANDUM

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

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:

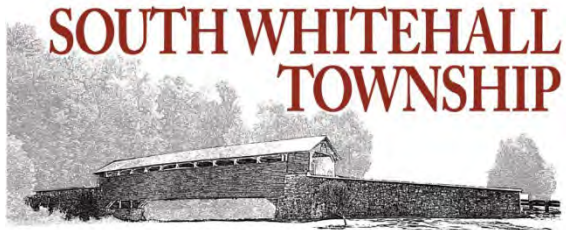
The plan is acceptable.

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 ³⁷
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 Watershed: Jordan Creek
 Municipality: South Whitehall Township Reviewer: Denjam Khadka
 Date: August XX, 2025 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 Stroehler <strohlerc@southwhitehall.com>; Herb Bender <benderh@southwhitehall.com>; Mike Elias <eliasm@southwhitehall.com>; Stephen Brown <sgb@swtpd.org>; Frank Lombardo <lombardof@swtpd.org>; newhard, jason <jason.newhard@ssmgroup.com>; Christopher A. Taylor (ctaylor@hanovereng.com) <ctaylor@hanovereng.com>; Anthony F. Tallarida <atallarida@pidcockcompany.com>; Erinn Bet <ebet@pidcockcompany.com>; Mark Gnall(mgnall@pidcockcompany.com) <mgnall@pidcockcompany.com>
Cc: David Manhardt <manhardtd@southwhitehall.com>; Jennifer Alderfer <alderferj@southwhitehall.com>; Tom Petrucci <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



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South Whitehall Planning Document Review

SOUTH WHITEHALL TOWNSHIP

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

March 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.

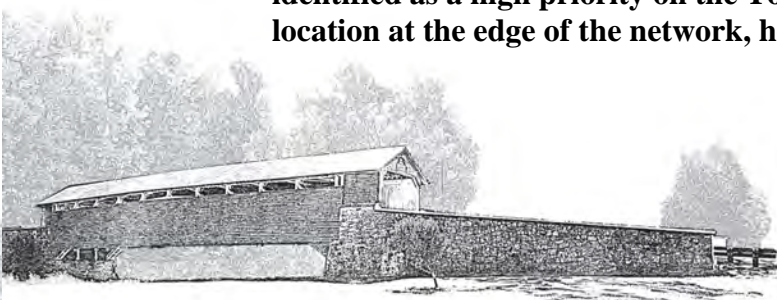
Staff support the request to waive the requirement of a separate landscape plan, acknowledging the relevant information is already shown on Drawing No. C-1.1 and Drawing No. C-9.2.

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.

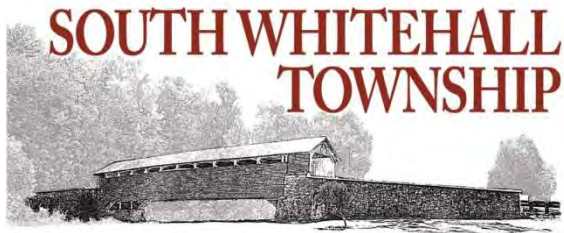
Staff defer to the Township Engineer and Public Works Department.

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.



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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



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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.



St. Joseph the Worker Church – Waiver/Deferral Request Letter

March 12, 2026

Page 3

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



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CIVIL ENGINEERING AND LAND PLANNING

ARCHITECTURE

LAND SURVEYING

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Douglas E. Haberbosch, P.E.
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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;

Mr. Kent A. Baird, AICP
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



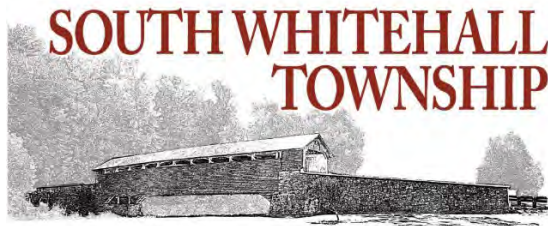
Anthony F. Tallarida, PE
Senior Manager

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>



MEMORANDUM FOR AGENDA ITEMS

TO:	Planning Commission
FROM:	Chris Stroehler, Long-Range Planner/Special Projects Coordinator
DATE:	April 2, 2026
SUBJECT:	Draft 2026 Reexamination Report
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.
2. An evaluation of the impact and continued relevance of the Comprehensive Plan since its adoption or the last Reexamination Report.

At the March 2026 Planning Commission meeting the PC members discussed a matrix of topics relevant to evaluation of current trends and changes to land development in South Whitehall. These comments have been incorporated into the draft 2026 Reexamination Report. Staff have also updated the implementation summaries and highlighted recent implementation accomplishments.

Staff present the draft 2026 Reexamination Report for the Planning Commission's review. Staff request that the PC members specifically review the evaluation statements and potential actions/updates listed on page 18 of the report, to make recommendations on which actions should be prioritized for consideration by staff and the Board of Commissioners. Following this discussion, the PC may wish to make a motion to send the Reexamination Report to the Board of Commissioners.

- **Action Requested:**

- Review the draft Reexamination Report, specifically the potential actions on Page 18
- Make recommendations as to which actions should be considered and prioritized
- (Potentially) Consider a motion to send the 2026 Reexamination Report to the Board of Commissioners

- **Attachments:**

- **2026 DRAFT Comprehensive Plan Reexamination Report**

SOUTH WHITEHALL TOWNSHIP



South Whitehall⁶⁰ Township *Comprehensive Plan*

REEXAMINATION REPORT

2026



Acknowledgements

Board of Commissioners

Jacob D. Roth | President
 Diane Kelly | Vice President
 Thomas Johns | Commissioner
 Sharon Fehlinger-Ricker | Commissioner
 Glenn Guanowsky | 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 | Township Manager
 David Manhardt | Director of Planning
 Kent Baird | Director of Development
 April Wilk | Land Development Coordinator
 Christopher Strohler | Long-Range Planner

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.

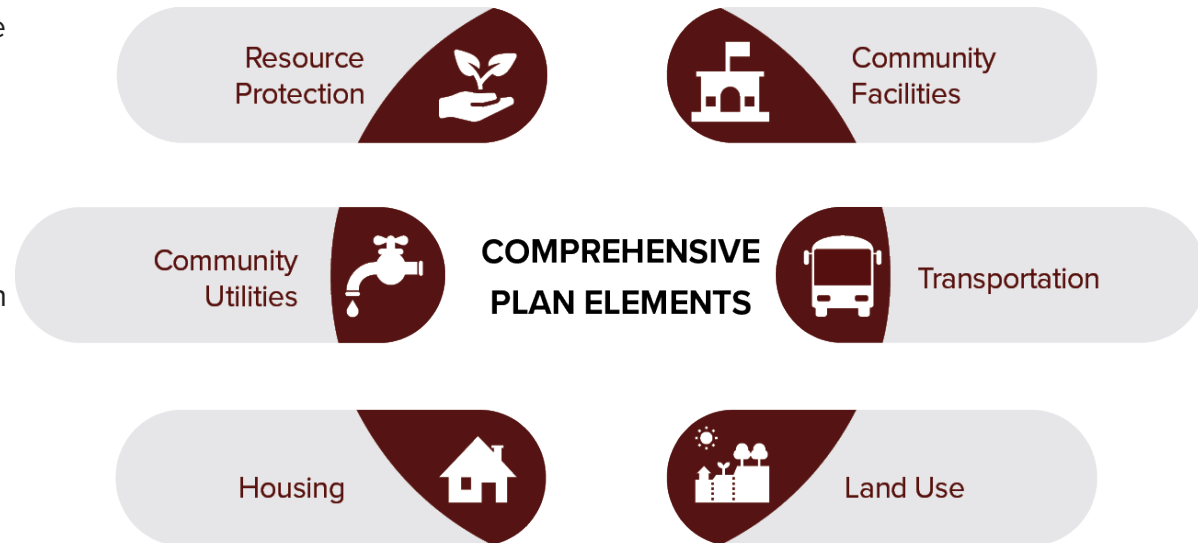
Introduction

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.

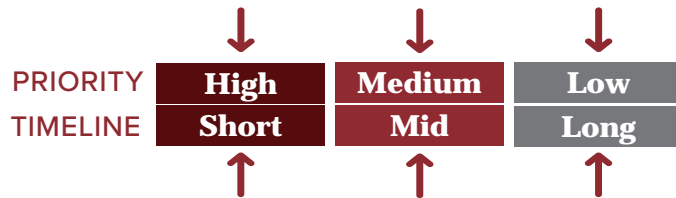
This standalone document is a compliment to the Planning Commission Annual Report, which serves its own purpose and is updated in a format consistent with the MPC. At a minimum the Planning Commission and Community Development Department shall review this document annually, typically following the completion 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 2026. 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















































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 2026

Implementation Item	Description	Plan Elements						Timeline	Priority	Status
Active Transportation (A1)	Develop plan to provide safe/efficient bicycle and pedestrian connectivity							Short Term	High	Complete
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	In Progress
Energy Conservation (E1)	Investigate energy reduction opportunities/policies							Long Term	Low	Pending
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	Pending
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	Pending

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	Ongoing
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	Complete
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

Implementation Process/Updates

2025 Implementation Highlights

- *Adoption of Phase I of the Transportation Plan, which emphasized public engagement, active transportation, and roadway safety initiatives.*
- *Preparation of Phase II of the Transportation Plan, focusing on roadway reclassification, freight movement, and congestion management strategies.*
- *Establishment of a Vision Zero Task Force to support implementation of transportation safety goals identified in the Transportation Plan.*
- *Completion of a Road Safety Audit along Hamilton Boulevard in coordination with relevant stakeholders.*
- *Completion of the Solid Waste and Recycling Evaluation, which assessed the efficiency of curbside collection services within the Township.*
- *Approval of the Open Space Referendum, authorizing a 0.1 percent increase in the Earned Income Tax (EIT) to support open space preservation initiatives.*
- *Completion of a historic resources survey and adoption of a Historic Resources Inventory identifying properties of potential local significance.*
- *Preparation of a draft Jordan Valley Preservation District Overlay, intended to preserve open space and environmentally sensitive features in the Township's northern tier.*
- *Preparation and adoption of the Planned Innovation, Research, and Technology (PIRT) District Overlay, designed to modernize the Industrial (I) Zoning District in the northeastern portion of the Township while advancing preservation objectives outlined in the Comprehensive Plan and South Whitehall Landscapes Plan.*

Implementation Process/Updates

2025 Implementation Highlights

In the 2025 Reexamination Report, the Planning Commission recommended enhancements to the Implementation Action Summary Table to improve the tracking of accomplishments and to refine implementation items into more clearly defined, actionable steps. This updated framework continues to guide staff in advancing implementation efforts and in identifying appropriate stages at which items should be presented to the Planning Commission and Board of Commissioners for review and consideration.

As implementation efforts have progressed, it has become evident that individual actions often support multiple goals, while certain initiatives may generate additional follow-up actions. The diagrams included on the following pages illustrate these interrelationships, particularly in relation to the South Whitehall Landscapes Plan and the phased implementation of the Transportation Plan. These process diagrams are intended to demonstrate how individual implementation steps contribute to broader planning objectives and support the overarching goals of the Comprehensive Plan.

Implementation Framework Diagrams

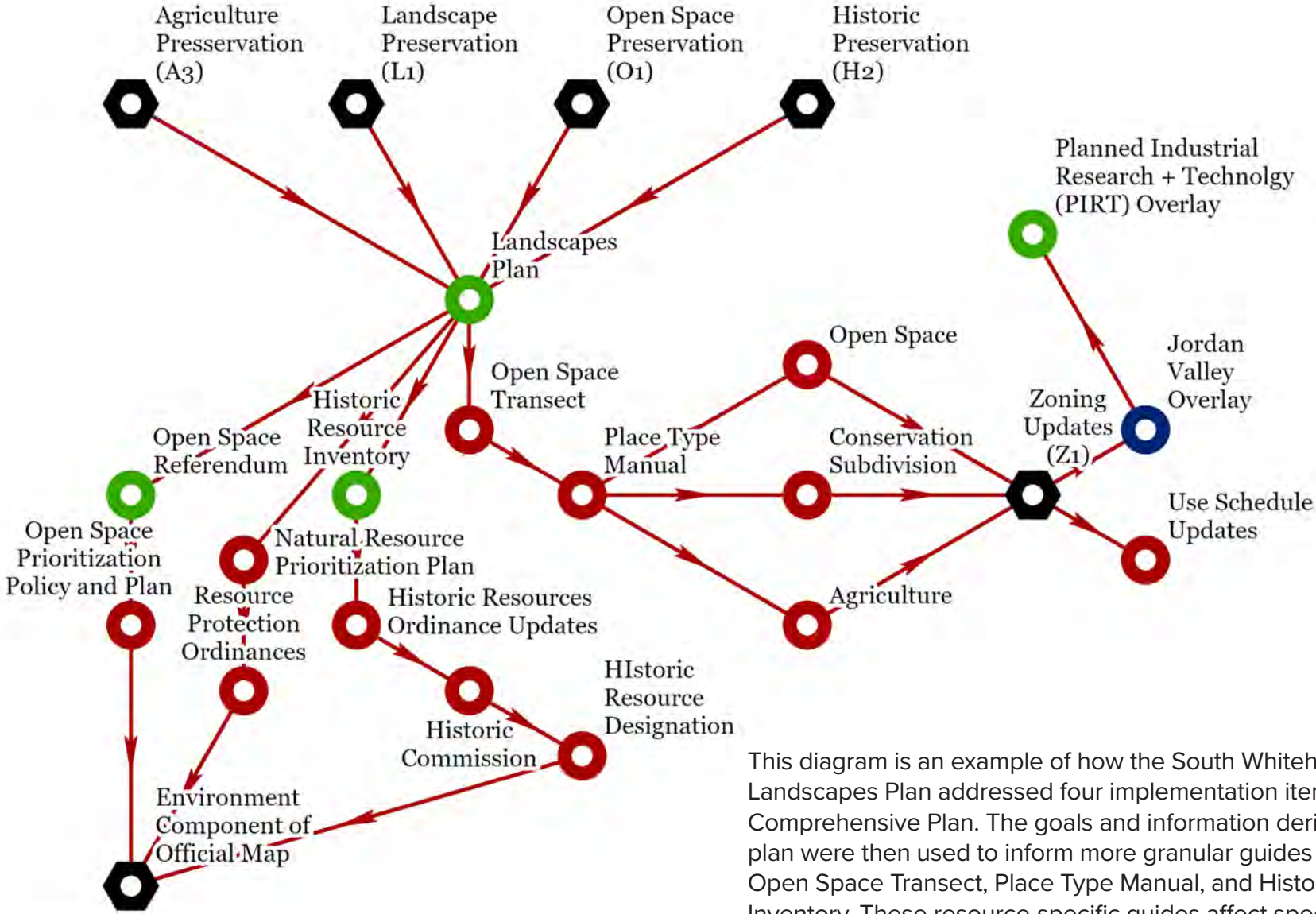
The diagrams on the following pages illustrate the Township's approach to implementing Comprehensive Plan goals through a coordinated and iterative process. They demonstrate how high-level policy direction is translated into planning initiatives, regulatory tools, and on-the-ground actions over time.

Black hexagons represent overarching Comprehensive Plan goals that serve as the foundation for implementation. Green circles indicate completed or actively advancing foundational efforts that establish direction and inform subsequent work. Blue circles denote major phased initiatives or key milestones that build upon earlier efforts. Red circles represent ongoing and future implementation actions, including plans, studies, policy updates, and regulatory changes

The connecting lines and directional arrows highlight the relationships between actions, illustrating how individual efforts can support multiple objectives and lead to additional implementation steps. The diagrams emphasize that implementation is not linear but instead involves interconnected actions that evolve over time.

Overall, the graphics demonstrate how coordinated planning efforts collectively advance the Township's long-term goals through a structured yet flexible implementation framework.

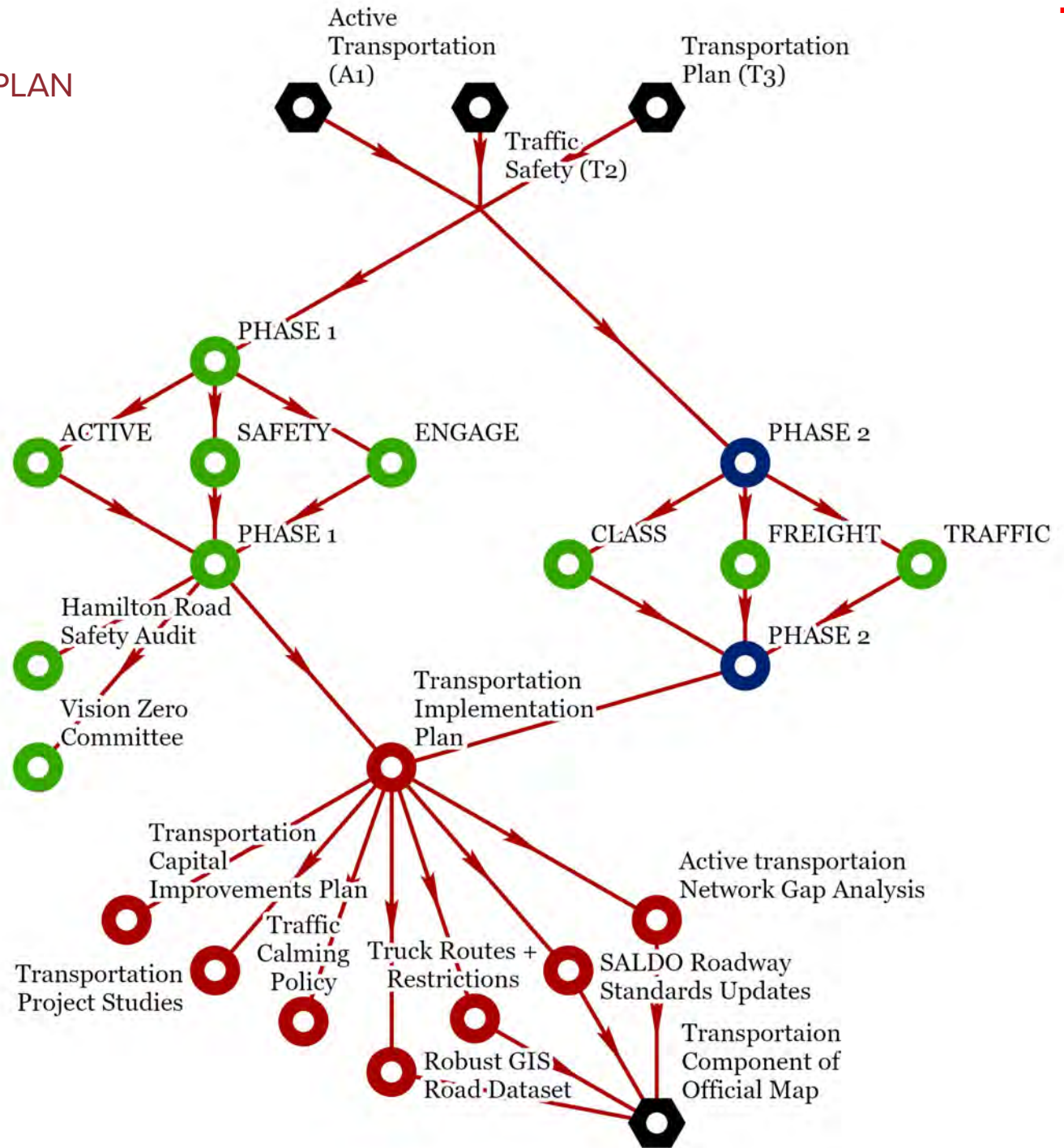
South Whitehall Landscapes Plan Process Diagram



This diagram is an example of how the South Whitehall Landscapes Plan addressed four implementation items within the Comprehensive Plan. The goals and information derived from the plan were then used to inform more granular guides such as the Open Space Transect, Place Type Manual, and Historic Resources Inventory. These resource-specific guides affect specific code updates, policy changes, and program development such as the Jordan Valley Overlay, Historic Resources Ordinance Updates, and changes to the Township Official Map.

South Whitehall Transportation PLAN Process Diagram

This diagram shows how the phases of the Township Transportation PLAN were combined to address critical transportation goals of the Comprehensive Plan, including how to address active transportation needs with safety concerns, planning for both freight and congestion management, and how to ensure Township road specifications can support these goals through reclassification. By considering all of these needs in one, multi-phased plan, it encourages staff, consultants, and the Planning Commission members the ability to update codes more efficiently to address all transportation aspects and direct other implementation priorities such as developing a Capital Improvements Plan and updating the Township Official Map.



Evaluation

2026 Evaluation

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. Typically, staff ask general questions of the Planning Commission members to determine what problems have arisen (if any) over the past year and how are or should those problems be addressed. Recognizing that there have been some major changes over the past year that could affect implementation strategies and land use planning in South Whitehall, the Planning Commission evaluated potential issues or changes across six key topic areas:

- *Housing*
- *Data Centers*
- *Development Review Process*
- *Open Space & Natural Resources*
- *Historic Resources*
- *Transportation*

The following pages summarize how the Planning Commission evaluated these key topics by asking the following questions:

- *What are the major problems related to land development in the Township since adoption of the Comprehensive Plan?*
- *To what extent have these problems been reduced or increased?*
- *What potential actions should be considered to address these issues?*

Evaluation

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

Emerging Issues - Developments - Catalysts					
HOUSING	DATA CENTERS	DEVELOPMENT REVIEW PROCESS	OPEN SPACE & NATURAL RESOURCES	HISTORIC RESOURCES	TRANSPORTATION
LVPC Housing Supply and Attainability Strategy released	State economic development strategy prioritizes data center investment	Current submission schedule creates delays between review cycles	Environmental Advisory Council fully staffed and updating work plan	Historic Resource Inventory adopted identifying 140 unclassified resources	Transportation PLAN Phase I adopted
PA Housing Action Plan released	Growing development interest in eastern PA	Full land development review often required for small or simple projects	Open Space Referendum approved (EIT increase effective January 2026)		Transportation PLAN Phase II completed
Eli Lilly pharmaceutical manufacturing facility announced in Upper Macungie Township	<p>"Project Atlas" submitted for a hyperscale data center under the PIRT Overlay</p> <p>Data center projects pose immense strain on energy and electric grid</p>	<p>Increased public interest in development applications</p> <p>No process for digital submissions and digital packet preparation</p>	Jordan Valley Zoning Overlay in draft form		

Evaluation

To what extent have these problems been reduced or increased?

Current Conditions - Trends					
HOUSING	DATA CENTERS	DEVELOPMENT REVIEW PROCESS	OPEN SPACE & NATURAL RESOURCES	HISTORIC RESOURCES	TRANSPORTATION
<p>LVPC identifies housing shortages affecting SWT: – Current shortage: ~250 units – Projected shortage by 2050: ~1,500 units</p> <p>State initiatives focus on increasing housing supply and modernizing development regulations</p> <p>Project expected to generate ~2,000 construction jobs and ~850 permanent jobs in the region</p>	<p>PA Permit Fast Track Program created to streamline approvals for energy, technology, and infrastructure projects</p> <p>Data center proposals increasing across the Lehigh Valley</p> <p>SWT adopted the PIRT Ordinance establishing definitions and regulations</p> <p>Increased power demands on the electricity grid</p>	<p>Strain placed on timing of reviews vs. resubmission deadlines</p> <p>Some projects may be better suited for administrative review</p> <p>Public confusion regarding development review process and project status</p> <p>Zoning Ordinance can be difficult for residents and applicants to navigate</p> <p>Public tracking Land Development can be difficult for residents, applicants and staff.</p>	<p>Township now has a dedicated funding source for land preservation</p> <p>EAC transitioning from formation to implementation</p>	<p>Several development proposals include properties listed on the HRI, but protections are limited</p>	<p>Phase I identifies priority safety corridors and active transportation network</p> <p>Phase II recommends roadway reclassifications based on functional use and context</p>

Evaluation

To what extent have these problems been reduced or increased?

<i>Comprehensive Plan Objectives Review</i>					
HOUSING	DATA CENTERS	DEVELOPMENT REVIEW PROCESS	OPEN SPACE & NATURAL RESOURCES	HISTORIC RESOURCES	TRANSPORTATION
Review Housing Chapter goals and implementation strategies in light of regional housing data	Evaluate whether the Land Use Plan appropriately reflects areas suitable for large-scale data centers	Evaluate whether current procedures align with Comp Plan goals for efficient and transparent development review	Reaffirm natural resource protection and open space preservation priorities	Reaffirm historic preservation actions are being implemented	Confirm transportation objectives align with PLAN recommendations
Consider potential regional impacts on housing demand	Review Energy Conservation (E1) actions and goals and assess priority/timeline				Consider potential regional impacts on transportation infrastructure

Evaluation

What potential actions should be considered to address these issues?

Potential Actions or Updates					
HOUSING	DATA CENTERS	DEVELOPMENT REVIEW PROCESS	OPEN SPACE & NATURAL RESOURCES	HISTORIC RESOURCES	TRANSPORTATION
<p>Increase Township involvement in regional and state housing initiatives</p> <p>Consider developing a Township housing strategy</p> <p>Reevaluate priority and timeline for housing-related implementation items</p> <p>Revisit housing analysis recommendations to account for regional employment growth</p>	<p>Review and update the PIRT Ordinance based on lessons learned from the Project Atlas review and evolving industry practices</p> <p>Review and update the PIRT Ordinance based on lessons learned from the Project Atlas review and evolving industry practices</p> <p>Consider modifications to the Energy Conservation (E1) actions more relevant to current issues</p> <p>Evaluate effectiveness of developing a Township Energy Conservation Plan</p>	<p>Consider SALDO updates to refine submission deadlines and review procedures</p> <p>Establish criteria for “Administrative Approval” vs. full land development review</p> <p>Create a public Land Development Tracker or web map showing active projects</p> <p>Create centralized Hub for access to land development and zoning information</p>	<p>Develop natural resource protection ordinances recommended in the Landscapes Plan</p> <p>Update zoning and SALDO open space provisions</p> <p>Prepare Open Space Program SOP and priority mapping</p> <p>Update Official Map to identify conservation priorities</p> <p>Finalize and adopt the Jordan Valley Zoning Overlay</p>	<p>Classify and designate priority historic resources</p> <p>Update zoning and Township code to provide protections and allow adaptive reuse</p>	<p>Update SALDO to incorporate new roadway classifications and active transportation tools</p> <p>Update Official Map to identify priority safety corridors and active transportation routes</p> <p>Revisit transportation plan recommendations to account for regional employment growth</p>

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.

TO BE COMPLETED BY PLANNING COMMISSION
[Prioritized list of Potential Actions/Updates]

