

**BEFORE THE SOUTH WHITEHALL TOWNSHIP
ZONING HEARING BOARD**

**APPLICATION OF
CRACKERSPORT RACQUETBALL, L.P.
ET AL**

No. ZHB-2021-06

APPLICANT'S EXHIBITS 1 to 25
(Hearing December 20, 2021
April 6, 2021)

John A. VanLuvanee, Esquire

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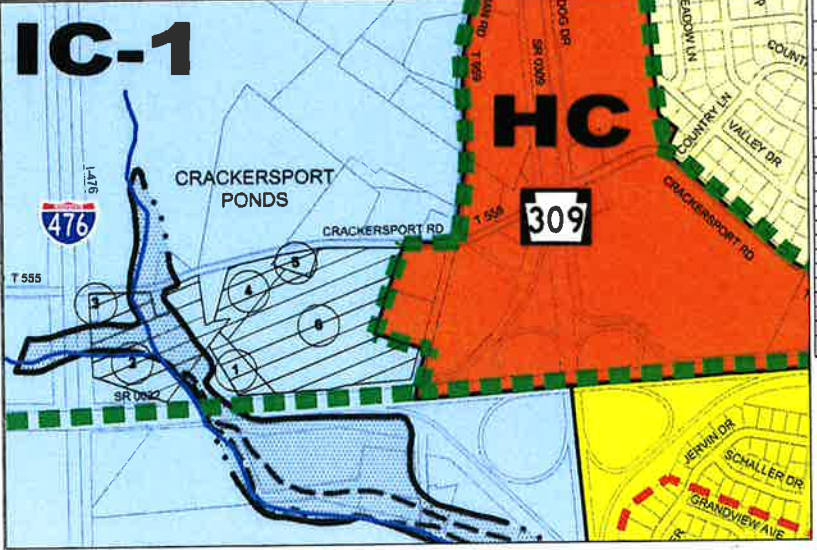
Exhibit 1

**ZONING VARIANCE APPLICATION ADDENDUM #1
OWNERS/APPLICANTS/PRESENT USES TABLE**

PARCEL #	OWNER	PARCEL ID	PARCEL ADDRESS	AREA		DATE OF THE ACQUISITION	ZONING DISTRICT	PRESENT USE
				SF	AC			
1	CRACKERSPORT RACQUETBALL LP	547648920576 1	CRACKERSPORT RD	62,291	1.43	9/2015	IC-1	UNDEVELOPED LAND
2	PARKLAND PROPERTY LLC	547648327035 1	4920 CRACKERSPORT RD	353,707	8.12	10/2017	IC-1	UNDEVELOPED LAND
3	PARKLAND PROPERTY LLC	547638927327 1	CRACKERSPORT RD	10,400	0.24	10/2017	IC-1	UNDEVELOPED LAND
4	ABRA DEVELOPMENT 23 LP	547648762754 1	4802 CRACKERSPORT RD	100,624	2.31	3/2019	IC-1	RESIDENTIAL & UNDEVELOPED LAND
5	CENTER & DEWBERRY PARTNERS LP	547648993531 1	CRACKERSPORT RD	23,000	0.53	10/2014	IC-1	UNDEVELOPED LAND
6	CONDOMINIUM UNITS (PARCEL ID: 547658275036 1, DATE OF THE ACQUISITION: 9/2015)							
COMMON AREA	CRACKERSPORT RACQUETBALL LP	547658275036 1	4630 CRACKERSPORT RD	80,586	1.85	9/2015	IC-1	COMMON AREA
UNIT 1	CRACKERSPORT RACQUETBALL LP	547658275036 2	4636 CRACKERSPORT RD	40,511	0.93	-	IC-1	RECREATION, LOW INTENSITY
UNIT 2	CRACKERSPORT RACQUETBALL LP	547658275036 3	4640 CRACKERSPORT RD	50,094	1.15	-	IC-1	RECREATION, LOW INTENSITY
UNIT 3	BASIN EXCHANGE LLC	547658275036 4	4648 CRACKERSPORT RD	29,185	0.67	7/2018	IC-1	RETIREMENT FACILITY
UNIT 4	BASIN EXCHANGE LLC	547658275036 5	4664 CRACKERSPORT RD	13,939	0.32	1/2018	IC-1	RETIREMENT FACILITY
UNIT 5	CRACKERSPORT RACQUETBALL LP	547658275036 6	4668 CRACKERSPORT RD	6,098	0.14	-	IC-1	CELL TOWER
UNIT 6	CRACKERSPORT RACQUETBALL LP	547658275036 7	4672 CRACKERSPORT RD	69,696	1.60	-	IC-1	UNDEVELOPED LAND
UNIT 7	CRACKERSPORT RACQUETBALL LP	547658275036 8	4634 CRACKERSPORT RD	142,441	3.27	-	IC-1	UNDEVELOPED LAND (PHASE 4-RETIREMENT FACILITY)
UNIT 8	CRACKERSPORT RACQUETBALL LP	547658275036 9	4632 CRACKERSPORT RD	106,722	2.45	-	IC-1	EXISTING PARKING AREA
UNIT 9	CRACKERSPORT RACQUETBALL LP	547658275036 10	4626 CRACKERSPORT RD	66,647	1.53	-	IC-1	EXISTING PARKING AREA
TOTAL AREA + =				1,155,941	26.54			

Exhibit 2

and: >[S-F-HEW] [end-site - independent living care building - 12-19-19] F:\DATA\Root\Projects\Crackersport Club-P\1910726\1910726-10-28 Parkland Manor Fitness Center-Reserved Parking[S-1 Fitness Club-Reserved Parking] - USER: Sae Date: November 09, 2021 4:32am *PVA VENTURE CAPITAL INC** - USER: Sae



ZONING MAP
SCALE: 1" = 500'

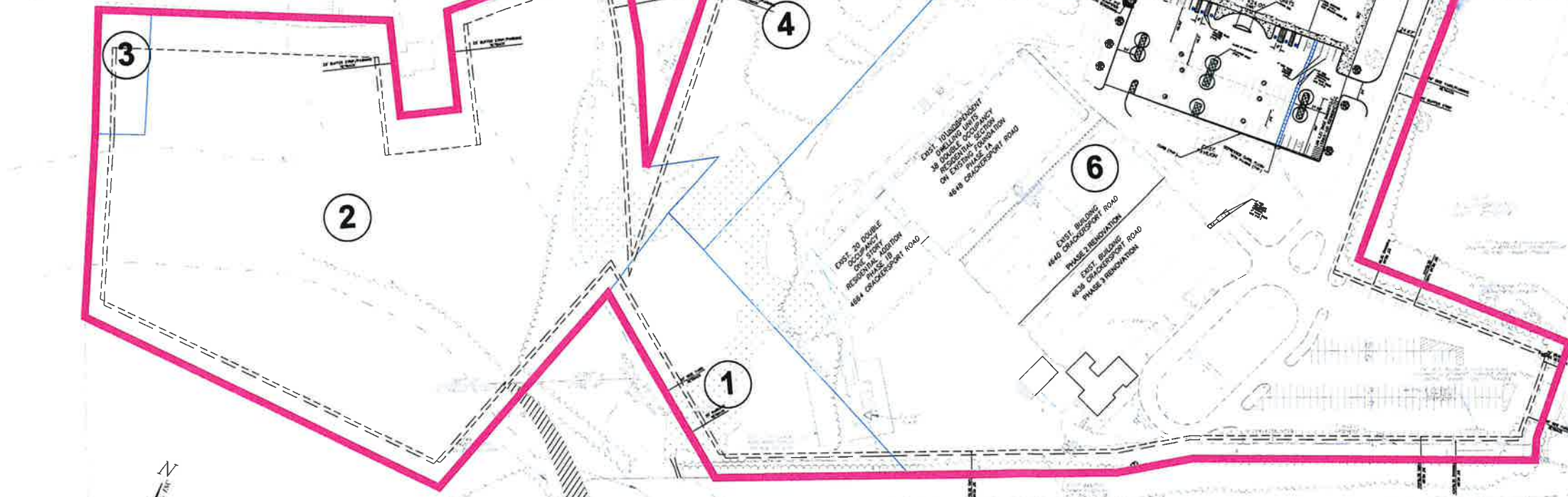
OWNERS/APPLICANTS INFORMATION TABLE					
PARCEL #	OWNER	PARCEL ID	PARCEL ADDRESS	AREA (AC) ±	ZONING DISTRICT
1	CRACKERSPORT RACQUETBALL LP	54764822935781	CRACKERSPORT RD	1.43	IC-1
2	PARKLAND PROPERTY LLC	54764822935781	4920 CRACKERSPORT RD	0.12	IC-1
3	PARKLAND PROPERTY LLC	5476359272271	CRACKERSPORT RD	0.24	IC-1
4	ABRA DEVELOPMENT 23 LP	54764818272541	4803 CRACKERSPORT RD	2.31	IC-1
5	CENTER & DEWBERRY PARTNERS LP	54764822935781	CRACKERSPORT RD	0.53	IC-1
6	CONDOMINIUM UNITS				
COMMON AREA	CRACKERSPORT RACQUETBALL LP	5476362720361	4630 CRACKERSPORT RD	1.85	IC-1
UNIT 1	CRACKERSPORT RACQUETBALL LP	5476362720362	4630 CRACKERSPORT RD	0.93	IC-1
UNIT 2	CRACKERSPORT RACQUETBALL LP	5476362720363	4640 CRACKERSPORT RD	1.15	IC-1
UNIT 3	BASIN EXCHANGE LLC	5476362720364	4658 CRACKERSPORT RD	0.67	IC-1
UNIT 4	BASIN EXCHANGE LLC	5476362720365	4664 CRACKERSPORT RD	0.32	IC-1
UNIT 5	CRACKERSPORT RACQUETBALL LP	5476362720366	4668 CRACKERSPORT RD	0.14	IC-1
UNIT 6	CRACKERSPORT RACQUETBALL LP	5476362720367	4672 CRACKERSPORT RD	1.60	IC-1
UNIT 7	CRACKERSPORT RACQUETBALL LP	5476362720368	4684 CRACKERSPORT RD	1.27	IC-1
UNIT 8	CRACKERSPORT RACQUETBALL LP	5476362720369	4632 CRACKERSPORT RD	2.45	IC-1
UNIT 9	CRACKERSPORT RACQUETBALL LP	5476362720370	4626 CRACKERSPORT RD	1.53	IC-1
				TOTAL AREA ± = 26.54	

SITE DATA			
APPLICANT/OWNERS:	SEE OWNERS INFORMATION TABLE		
PARCEL ID:	SEE OWNERS INFORMATION TABLE		
TOTAL TRACT AREA PER PER LEHIGH COUNTY GIS:	26.54 AC		
ZONING DISTRICT:	IC-1 - INDUSTRIAL COMMERCIAL-1 (SPECIAL HEIGHT LIMITATION)		
PROPOSED LOTS #:	SEE OWNERS INFORMATION TABLE		
PROPOSED USE:	350-48(c) COORDINATED DEVELOPMENT		
	REQUIRED	PROVIDED	
MIN. LOT AREA:	2.5 AC	26.54 AC	
MIN. FRONTAGE:	300 FT. ±	300 FT.	
FRONT YARD SETBACK:	50 FT. ±	50 FT.	
REAR YARD SETBACK:	25 FT. ±	25 FT.	
SIDE YARD SETBACK:	25 FT. ±	25 FT.	
MAX. BUILDING HEIGHT:	70 FT. ±	70 FT.	
		30.23% POST-PHASE 4	
MAX. IMPERVIOUS COVERAGE:	75%	38.81% POST-RESERVED PARKING	
SEWER:	PUBLIC		
WATER:	PUBLIC		

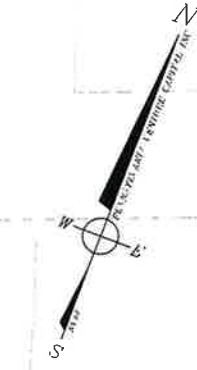
NOTES:
 1. PROPERTY LINES AND EXISTING FEATURES INFORMATION FOR LOTS 2, 3, 4 & 5 SHOWN HEREIN WAS TAKEN FROM NORTHAMPTON COUNTY GIS, AND ONLINE INFORMATION.
 2. FEMA FLOODPLAIN SHOWN PER FEMA MAP NUMBER #42077C02277, REVISED JULY 16, 2004. THE SITE IS LOCATED IN ZONES AE, A, & X.

DRAWING INDEX	
DRAWING TITLE	DRAWING NO.
SITE PLAN	5 1 OF 2
RESERVED PARKING PLAN	5 2 OF 2

DRAWING LEGEND	
	Ex. Property Line
	Ex. Adjoining Lot
	Ex. Building Setback Line
	Ex. Parking Setback
	Ex. Buffer Strip
	Ex. Curb
	Ex. Edge Of Pavement
	Ex. Guiderail
	Ex. Fence Line
	Ex. Sidewalk
	Ex. Building
	Ex. Utility Pole
	Ex. Light Pole
	Ex. Wellhead
	Ex. Sign
	Ex. Light Pole (4' High)
	Ex. Fire Hydrant
	Ex. Sanitary Sewer/Cell Tower Access Easement
	PROP. PAINT LINE
	PROP. CURB
	PROP. CONCRETE PEDESTRIAN WALKWAY
	PROP. BUILDING
	PROP. PLANTER STRIP
	PROP. STRIPED PEDESTRIAN WALKWAY
	PROP. HANDICAP PARKING
	PROP. HANDICAP PARKING
	TOTAL PROPERTY BOUNDARY



REQUIRED PARKING:		PARKING CALCULATION	
COORDINATED DEVELOPMENT OF 75,000 SQUARE FEET OR MORE			
350-48(c)(1) RECREATION:			
1 SPACE FOR EACH EMPLOYEES ON THE LARGEST SHIFT =	1 X 2 EMPLOYEES =	2 SPACES	
1 SPACE FOR EACH 150SF TOTAL FLOOR AREA =	1 X 71,632 SF/150 =	478 SPACES	
NO PUBLICLY ACCESSIBLE OPEN SPACE OUTSIDE	REQUIRED =		480 SPACES
350-48(c)(2) RESTAURANT - SIT DOWNS:			
THE GREATER OF:			
1 SPACE FOR EVERY 3 SEATS =	0.33 X 48 SEATS =	16 SPACES	
1 SPACE FOR EACH EMPLOYEES ON THE LARGEST SHIFT =	1 X 4 EMPLOYEES =	4 SPACES	
	TOTAL =	20 SPACES	
OR 1 SPACE PER EACH 80 SF OF THE TOTAL FLOOR *	1 X 3,607 SF/80 =	46 SPACES	
	REQUIRED =		46 SPACES
350-48(c)(3) RETIREMENT FACILITY:			
0.5 SPACES FOR EACH ASSISTED LIVING UNIT =	0.5 X 108 UNITS =	54 SPACES	
1 SPACE FOR EACH EMPLOYEES ON THE LARGEST SHIFT =	1 X 10 EMPLOYEES =	10 SPACES	
	REQUIRED PER RESOLUTION 2019-41 =		64 SPACES
350-48(c)(4) RETIREMENT FACILITY:			
1.5 SPACES PER INDEPENDENT DWELLING UNIT =	1.5 X 80 UNITS =	120 SPACES	
1 SPACE FOR EACH EMPLOYEES ON THE LARGEST SHIFT =	1 X 4 EMPLOYEES =	4 SPACES	
	REQUIRED PER RESOLUTION 2020-46 =		124 SPACES
1 LARGE OFF STREET LOADING ZONE			
			714 SPACES
			107 SPACES
			607 SPACES
			175 SPACES
			98 SPACES
			265 SPACES
			348 SPACES
			613 SPACES
			613 SPACES



SUE KANDIL, P.E.
 (PE075468)
 PENN TECHNOLOGY CONSULTING LLC
 P.O. BOX 66
 FOGELSVILLE, PA 18051
 PHONE: 610-730-9809
 SUEKANDIL@GMAIL.COM

PENNSYLVANIA
VENTURE CAPITAL INC.
 1177 6th Street, Whitehall, PA, 18052
 Phone: 610-403-3401

PARKLAND MANOR & RECREATION CENTER
SITE PLAN
 408 CRACKERSPORT ROAD
 SOUTH WHITEHALL TOWNSHIP
 LEHIGH COUNTY

PENN TECHNOLOGY CONSULTING, LLC
 LAND DEVELOPMENT / SITE / CIVIL ENGINEERING
 P.O. BOX 66, FOGELSVILLE, PA 18051
 PHONE: 610-730-9809
 E-MAIL: SUEKANDIL@GMAIL.COM
 WEBSITE: HTTP://PENNTC.COM

DRAWING NO. BY: SK
S-1
 SHEET: 1 OF 2
 DATE: 11-9-21
 SCALE: AS NOTED

Exhibit 3



SITE DATA
 PROPERTY ADDRESS: 4636 CRACKERSPORT ROAD ALLENTOWN, PA 18104
 P.N. & D. PARCEL I.D. NO. 547858275038 & 547848820576
 DOCUMENT ID: 18 107 015 007
 SANITARY: PUBLIC
 WATER: PUBLIC
 SURVEYED AREA: 668,819 S.F. 15.3540 ACRES

*LCE- LIMITED COMMON AREA

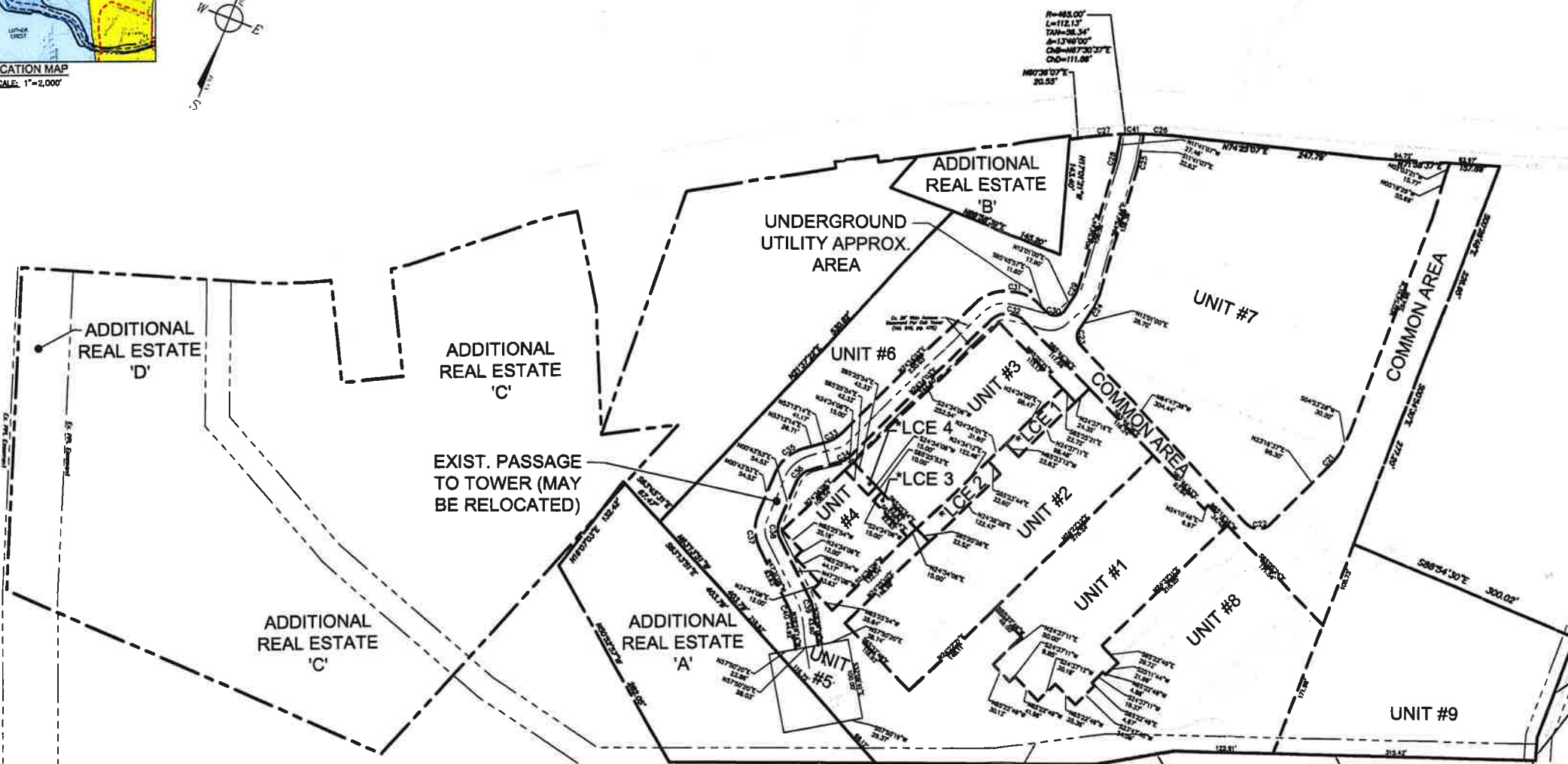
ISSUE & REVISIONS
 1 - 3/27/2019
 REVISIONS REQUESTED FROM LEHIGH COUNTY

PENNSYLVANIA
VENTURE CAPITAL INC.
 823 3rd Street, Whitehall, PA. 18052
 Phone: (610) 403-6666 Fax: No.: (610) 443-0827

PARKLAND MANOR
4636 CRACKERSPORT ROAD
PARKLAND PLACE AMENDED
CONDOMINIUM DECLARATION PLAN
 LEHIGH COUNTY SOUTH WHITEHALL TOWNSHIP

DRAWING NO. BY: MMBL
C-1
 SHEET: 1 of 1
 DATE: 2019/07/28
 SCALE: AS NOTED

LOCATION MAP
 SCALE: 1"=2,000'



CURVE TABLE

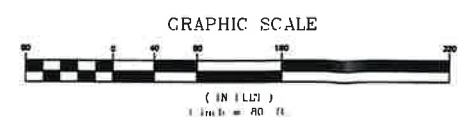
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C01	23.77'	153.08'	8°53'48"	N16°48'31"E	23.74'
C02	34.88'	21.23'	84°10'51"	S88°52'07"W	31.08'
C03	20.18'	18.00'	78°07'18"	S59°27'38"E	18.87'
C04	28.72'	82.82'	18°28'48"	N03°20'08"E	28.83'
C05	10.48'	88.00'	6°40'14"	N08°18'30"W	10.48'
C06	28.12'	484.88'	4°48'11"	S72°00'32"W	28.10'
C07	44.54'	484.88'	8°28'17"	N63°28'48"E	44.52'
C08	7.18'	81.00'	6°48'14"	N08°18'30"W	7.18'
C09	18.87'	84.82'	18°24'38"	N31°7'38"E	18.80'
C10	28.78'	18.00'	102°13'03"	N63°07'32"E	23.38'
C11	81.11'	88.00'	80°00'00"	S88°14'03"W	82.02'
C12	47.12'	30.00'	80°00'00"	S88°14'03"W	42.43'
C13	28.80'	83.00'	28°08'11"	N38°43'08"E	28.81'
C14	12.84'	28.00'	28°08'11"	N38°43'08"E	12.81'
C15	48.34'	83.00'	82°28'22"	S88°18'04"W	48.88'
C16	22.80'	28.00'	82°28'22"	S88°18'04"W	22.10'
C17	44.83'	83.00'	48°18'01"	S23°23'38"E	43.33'
C18	21.08'	28.00'	48°18'01"	S23°23'38"E	20.44'
C19	18.78'	80.00'	18°02'51"	N38°28'42"W	18.68'
C20	8.83'	22.00'	18°02'51"	N38°28'42"W	8.80'
C21	28.48'	484.88'	03°30'33"	N87°00'40"E	28.47'

OWNER INFORMATION:
 NAME OF CONDOMINIUM: PARKLAND PLACE RACQUETBALL LP
 NAME OF DECLARANT: 4636 CRACKERSPORT ROAD ALLENTOWN, PA 18104
 PROVIDER: LEHIGH COUNTY, PENNSYLVANIA
 PIN NUMBERS: 547858275038 & 547848820576
 OLD TAX PARCEL I.D. NO.: 18 107 015 007
 DOCUMENT ID: VOL. 1324, PG. 381

CONDOMINIUM UNITS

UNIT #	ADDRESS	TAX PARCEL ID
UNIT 1	4636 CRACKERSPORT ROAD	547858275038 2
UNIT 2	4640 CRACKERSPORT ROAD	547858275038 3
UNIT 3	4648 CRACKERSPORT ROAD	547858275038 4
UNIT 4	4654 CRACKERSPORT ROAD	547858275038 5
UNIT 5	4668 CRACKERSPORT ROAD	547858275038 6
UNIT 6	4672 CRACKERSPORT ROAD	547858275038 7
UNIT 7	4634 CRACKERSPORT ROAD	547858275038 8
UNIT 8	4632 CRACKERSPORT ROAD	547858275038 9
UNIT 9	4628 CRACKERSPORT ROAD	547858275038 10
COMMON AREA	4630 CRACKERSPORT ROAD	547858275038 1
UNITED COMMON AREA (LCE)		
LCE 1*	4644 CRACKERSPORT ROAD	547858275038 1
LCE 2*	4652 CRACKERSPORT ROAD	547858275038 1
LCE 3*	4656 CRACKERSPORT ROAD	547858275038 1
LCE 4*	4680 CRACKERSPORT ROAD	547858275038 1

* LCE AREAS ARE IDENTIFIED ON THIS PLAN



COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF LEHIGH
 ON THIS 18TH DAY OF JULY, 2019 PERSONALLY APPEARED ABRAHAM R. ATIYEH, TO ME KNOWN WHO, BEING DULY SWORN ACCORDING TO LAW, ACKNOWLEDGE THAT HE IS A MANAGER OF RACQUETBALL DEVELOPMENT, LLC, THE SOLE GENERAL PARTNER OF CRACKERSPORT RACQUETBALL LP, AND THAT HE IS AN ADULT INDIVIDUAL, AND THAT HE AS SUCH MANAGER OF RACQUETBALL DEVELOPMENT, LLC, THE SOLE GENERAL PARTNER OF CRACKERSPORT RACQUETBALL LP, BEING DULY AUTHORIZED, DECIDED THE CONDOMINIUM DECLARATION PLAN AS AND FOR THE ACT AND DEED OF CRACKERSPORT RACQUETBALL LP, SO THAT IT MAY BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LEHIGH COUNTY, PENNSYLVANIA.
 IN WITNESS WHEREOF, I HAVE HEREIN AFFIXED MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC

DECLARATION:
 CRACKERSPORT RACQUETBALL LP, THE OWNER OF THE LAND SHOWN AND DEPICTED ON THIS CONDOMINIUM DECLARATION PLAN, HEREBY ADOPTS THIS CONDOMINIUM DECLARATION PLAN PURSUANT TO THE PROVISIONS AND REQUIREMENTS OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ON THIS 18TH DAY OF JULY, 2019.
 CRACKERSPORT RACQUETBALL LP
 BY: RACQUETBALL DEVELOPMENT, LLC, ITS GEN. PARTNER
 BY: ABRAHAM R. ATIYEH, MANAGER

ENGINEER'S CERTIFICATION
 I, BRYAN L. RITTER, A LICENSED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS CONDOMINIUM DECLARATION PLAN CONTAINS ALL INFORMATION REQUIRED BY SECTION 3210 OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT.
 JULY 18, 2019
 BRYAN L. RITTER, P.E. NO. 038602-E
 JENA ENGINEERING
 2338 SUNSHINE ROAD, SUITE 200
 ALLENTOWN, PA 18103
 PHONE: (610) 797-4200

NOTES:
 1. FOR ALL BUILDINGS "EXISTING BUILDINGS - NEED NOT REMAIN AS EXISTING".
 2. FOR TRENCH COURTS AND PARKING: "EXISTING IMPROVEMENTS - NEED NOT REMAIN AS EXISTING".
 3. "EXISTING IMPROVEMENTS NEED NOT REMAIN AS EXISTING, AND EXISTING OPEN AREAS ARE SUBJECT TO DEVELOPMENT, AND ALL AREAS ARE SUBJECT TO CHANGE OF USE."
 4. ADDITIONAL REAL ESTATE DEPICTED IS NOT A PART OF THE CONDOMINIUM, AND NEED NOT BE ADDED.

CONDOMINIUM UNITS

UNIT #	AREA	BUILDING AREA	2nd FLOOR
UNIT 1	40,718.40 SQ. FT.	26,872.42 SQ. FT.	8,985.00 SQ. FT.
UNIT 2	50,234.27 SQ. FT.	35,507.00 SQ. FT.	5,045.00 SQ. FT.
UNIT 3	29,083.78 SQ. FT.	28,084.37 SQ. FT.	
UNIT 4	14,040.63 SQ. FT.	14,040.63 SQ. FT.	
UNIT 5	5,849.82 SQ. FT.	N/A	
UNIT 6	69,810.10 SQ. FT.	N/A	
UNIT 7	142,985.38 SQ. FT.	N/A	
UNIT 8	108,712.80 SQ. FT.	N/A	
UNIT 9	98,812.83 SQ. FT.	N/A	
COMMON AREA	73,813.14 SQ. FT.	N/A	
UNITED COMMON AREA (LCE)			
LCE 1*	2,532.72 SQ. FT.	N/A	
LCE 2*	2,782.98 SQ. FT.	N/A	
LCE 3*	842.90 SQ. FT.	N/A	
LCE 4*	835.00 SQ. FT.	N/A	

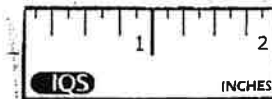
* LCE AREAS ARE IDENTIFIED ON THIS PLAN

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 Date: July 28, 2019 - 11:11pm
 P:\2019-2020\19-07-19 Amended Condo Plan for Recording\Condo Plan for Recording.dwg - User: huan
 Date: July 28, 2019 - 11:11pm

Exhibit 4

MAYOR

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PARKING SPACE TABULATION

Table with columns: USE, REQUIRED, EXISTING, PROPOSED. Rows include EXISTING PRIVATE RECREATION, PROPOSED PHYSICAL THERAPY, and TOTALS.

Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L8 with their respective bearings and distances.

NOTE: TO PROVIDE THE ADDITIONAL 42 SPACES, THE APPLICANT WILL RESTRIPE THE EXISTING PAVED PARKING LOT. REFER TO SHEET 3 OF 6 FOR PARKING LOT RESTRIPE LAYOUT.

WAIVER REQUESTS

AT THE SEPTEMBER 4, 1996 SOUTH WHITEHALL TOWNSHIP BOARD COMMISSIONERS MEETING, THE FOLLOWING WAIVERS FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WERE GRANTED:

- List of 11 waiver requests including: 11.15(b)(1)(3) SHOWING OF CONTOURS WITHIN 400 FEET OF THE TRACT, 11.15(b)(1)(8) SHOWING STREETS, EASEMENTS AND RIGHTS-OF-WAY WITHIN 400 FEET OF THE SUBDIVISION, etc.

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

Signature and name of Howard L. Kunkel, AICP, dated 09/18/96.

SOUTH WHITEHALL TOWNSHIP BOARD OF COMMISSIONERS CERTIFICATION

APPROVED September 4, 1996 by the BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH WHITEHALL. Includes signatures of President and Secretary.

SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION CERTIFICATION

APPROVED July 19, 1996 by the SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION. Includes signatures of Chairman and Secretary.

DEVELOPER'S CERTIFICATION

I HEREBY CERTIFY THAT I WILL GRADE ALL INDIVIDUAL LOTS TO PROVIDE ADEQUATE SURFACE DRAINAGE SO THAT NO LOW SPOTS OR WATER POCKETS CREATE A PUBLIC NUISANCE AND THAT I WILL PLACE PERMANENT CONCRETE REFERENCE MONUMENTS TO GRADE AS NOTED ON THE PLAN WITHIN 30 DAYS OF GRADING.

Signature and name of John Brinson - PRESIDENT.

SWORN AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF September, A.D. 1996.

Notary Public section with signature of Jane E. Pasarella.

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER ON THE LAND TO BE DEVELOPED AND THAT NO LITIGATION OR LIENS EXIST OR ARE PENDING ON THE SITE AND THAT THE FINAL PLAN HAS BEEN PROCESSED WITH MY STATE COUNTY AND THAT THIS IS MY DESIRE TO RECORD THE SAME.

Signature and name of John Brinson - PRESIDENT.

SWORN AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF September, A.D. 1996.

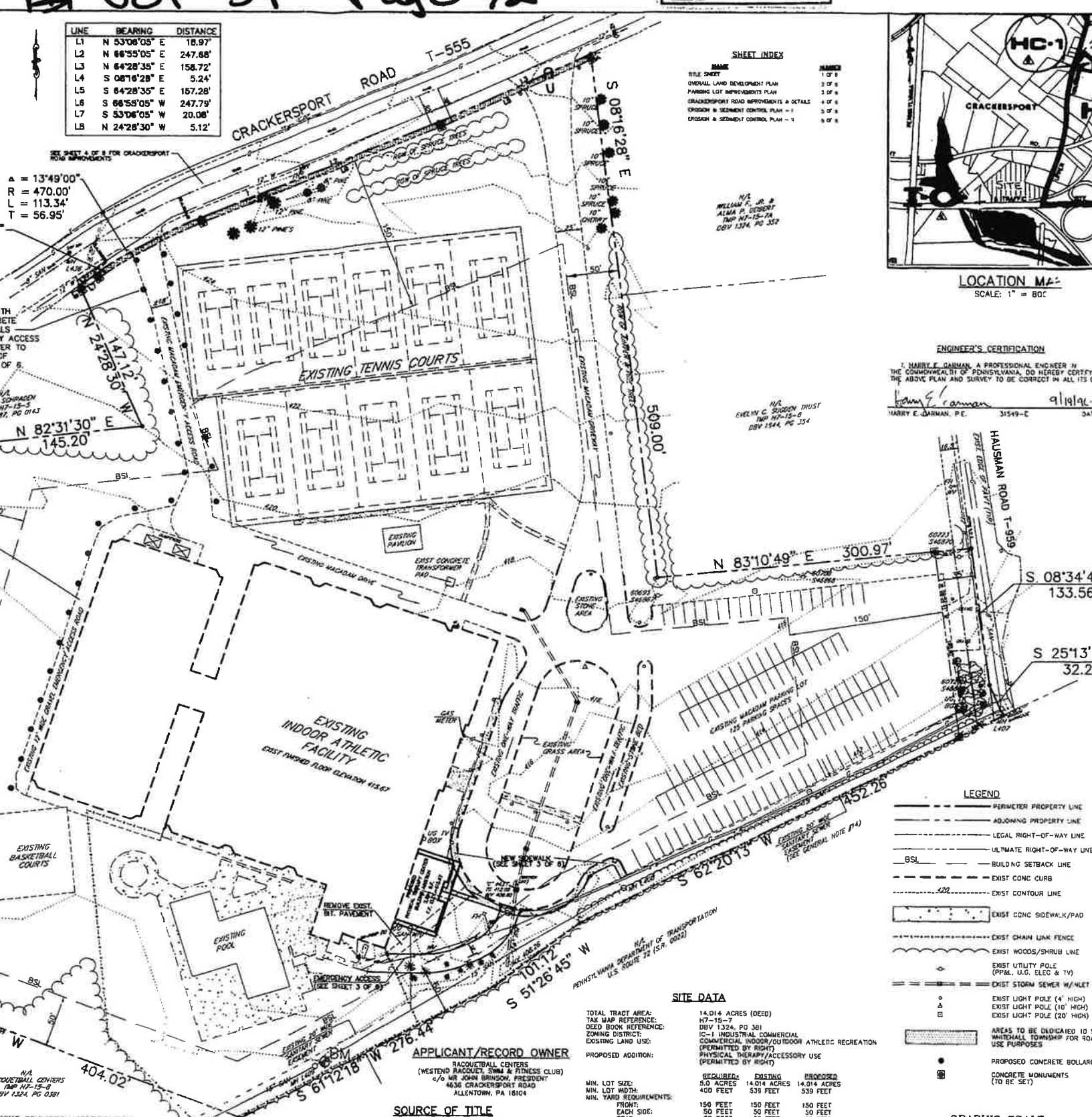
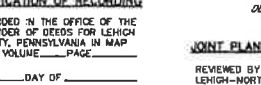
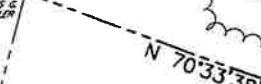
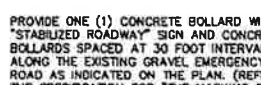
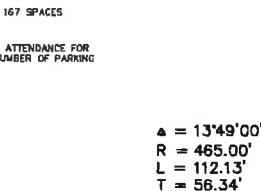
Notary Public section with signature of Jane E. Pasarella.

CERTIFICATION OF RECORDING

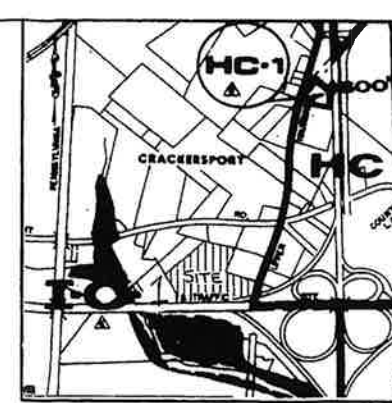
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR LEHIGH COUNTY, PENNSYLVANIA IN MAP BOOK VOLUME... PAGE...

JOINT PLANNING COMMISSION CERTIFICATION

REVIEWED BY THE JOINT PLANNING COMMISSION OF LEHIGH-NORTHAMPTON COUNTIES.



SHEET INDEX table listing various sheets and their descriptions.



LOCATION MAP SCALE: 1" = 80'

ENGINEER'S CERTIFICATION: I, HARRY E. GARMAN, A PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THE ABOVE PLAN AND SURVEY TO BE CORRECT IN ALL ITS DETAILS.

Signature and name of Harry E. Garman, P.E., dated 9/19/96.

LEGEND table defining symbols for property lines, easements, setbacks, and other features.



SITE DATA table providing details on total tract area, zoning, and proposed additions.

SOURCE OF TITLE: BEING PART OF THE SAME PREMISES WHICH THE VANTAGE POINT RACQUETBALL CLUB, A LIMITED PARTNERSHIP, GRANTED AND CONVEYED UNTO RACQUETBALL CENTERS, A LIMITED PARTNERSHIP, BY ITS DEED DATED SEPTEMBER 6, 1993 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LEHIGH COUNTY IN DEED BOOK VOLUME 1324, PAGE 0361.

Professional information block including company name (METSH, KUNKEL & ASSOCIATES), address, phone numbers, and project details.

MAYOR PA 001 34 Page 72

Exhibit 5

**BEFORE THE ZONING HEARING BOARD OF
SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA**

ZONING APPEAL OF APPLICANT:

**PENNSYLVANIA VENTURE) APPEAL DOCKET
CAPITAL, INC) NO. ZHB-2016-13**

DECISION AND ORDER

WHEREAS, Crackersport Racquetball, LP ("Crackersport"), a Pennsylvania Limited Partnership with its business offices located at 1177 N. 6th Street, Whitehall, Pennsylvania, is the legal owner of the commercial real property identified as Lehigh County Tax Assessment Parcel No. 547658275036-1 and located at 4636 Crackersport Road, in South Whitehall Township, Lehigh County, Pennsylvania ("Property")¹; and

WHEREAS, the Applicant herein, Pennsylvania Venture Capital, Inc. ("PA Venture"), with its business offices located at 1177 N. 6th Street, Whitehall, Pennsylvania, is the authorized representative, Agent, and Developer for the legal owner, Crackersport²; and

WHEREAS, the Property consists of 15.3540 Acres of land formerly used as a 24/7 racquetball and fitness establishment known as the "West End Racquetball and Fitness Club", which establishment ceased business operations several years ago, and the Property is presently improved with an approximately 280' x 275' commercial building, accessory paved parking lot areas, and outdoor recreational facilities, such as an outdoor swimming pool, and outdoor basketball and tennis courts; and

¹ Crackersport acquired legal title to the Property in 2015. See, Applicant's Exhibit A-1, which is a Deed dated September 30, 2015, to Crackersport as Grantee of the Property.

² PA Venture submitted with its Zoning Appeal Application a letter dated August 30, 2016, from Mr. Mickey K. Thompson, Chief Operating Officer for Crackersport, authorizing Mr. David J. Harte, as Vice President of Land Development for PA Venture to appear as the authorized representative for Crackersport. Mr. Thompson, who is also in-house legal Counsel for both Crackersport and PA Venture, as well as the Chief Operating Officer for PA Venture, appeared at the public hearing of the Board held on September 28, 2016, and testified that PA Venture was authorized to file the within Zoning Appeal Application and act as the representative, Agent, and Developer for Crackersport with regard to the proposed use and redevelopment of the Property.

WHEREAS, PA Venture proposes to redevelop the subject Property for a Retirement Facility use³; and

WHEREAS, the subject Property is situated in the IC-1, Industrial Commercial-Special Height Limitation Commercial Zoning District which is governed, *inter alia*, by Section 12.28(c)(17) of the Township Zoning Ordinance, which lists a "Retirement Facility" use⁴ as a permitted Special Exception use in the IC-1 Zone, subject to the provisions of Section 12.46(a); and

WHEREAS, PA Venture, with the written authorization of the landowner, Crackersport, filed a Zoning Appeal Application with the South Whitehall Township Zoning Hearing Board ("Board") requesting Special Exception approval under Sections 12.28(c)(17) and 12.46(a) of the Zoning Ordinance in order to establish and maintain a Retirement Facility, and specifically, an Assisted Living and Personal Care facility on the subject Property; and

WHEREAS, PA Venture proposes to adapt and convert the existing commercial building on the Property, as well as to construct a new additional residential building on the Property, for use as a Personal Care and Assisted Living Retirement Facility that would maintain a total of 198 beds, which Retirement Facility would be developed in the following 3 Phases:

(a) **PHASE 1** – Phase 1 would consist of the construction of a new 1-story, 28,638 square feet residential building which would be constructed on the existing foundation of a 115' x 253' commercial building that previously existed on the Property (which building

³ PA Venture and Crackersport, at Zoning Appeal Docket No. ZHB-2015-19, appeared before the Board at public hearings held on November 23, 2015, and December 3, 2015, and received conditional Special Exception approval from the Board to establish and maintain a then proposed "Treatment Center", and specifically, a "Freestanding Drug and Alcohol Treatment Facility" on the subject Property. See, Applicant's Exhibit A-2, which is the written Opinion and Decision and Order of the Board dated January 11, 2016, regarding Zoning Appeal Docket No. ZHB-2015-19.

⁴ Under Section 12.47(a) of the Zoning Ordinance, a "Retirement Facility" is defined to mean:

A planned residential community for persons of retirement age (aged 55 or older), consisting of Independent Living Units, Assisted Living Residences, Skilled Nursing Care, Nursing Home, or a combination thereof. A retirement facility shall include communal dining, recreation, and Open Space. Ancillary Health Care facilities and ancillary retail sales of food and drugs may also be provided specifically for the use of residents of the complex.

once housed tennis courts and was removed when its roof collapsed during a snowstorm several years ago). This residential building would consist of 40 rooms with 2 beds in each room for a total of 80 beds, together with dining areas, lounge areas, activities areas, nurse/medical room stations, and other service areas. Multi-purpose rooms, a kitchen area, locker rooms, and office areas would be located in a portion of the existing commercial building which is proposed to be renovated and converted into the Retirement Facility. Phase 1 is depicted, and demarcated in "Red Highlighting", on Applicant's Exhibit A-3(c).

(b) **PHASE 2** – Phase 2 would consist of renovating and converting a 28,638 square feet portion of the existing commercial building into 40 rooms with 2 beds in each room for a total of 80 beds, together with dining areas, lounge areas, activities areas, nurse/medical room stations, and other service areas. Phase 2 is depicted, and demarcated in "Green Highlighting", on Applicant's Exhibit A-3(c).

(c) **PHASE 3** – Phase 3 would consist of renovating and converting a portion of the existing commercial building into 19 rooms with 2 beds in each room for a total of 38 beds, together with a dining area, a lounge/activity area, a locker room area, a nurse/medical room station, and other service areas. Phase 3 is depicted, and demarcated in "Black Highlighting", on Applicant's Exhibit A-3(c); and

WHEREAS, PA Venture proposes to employ a maximum of 65 employees and maintain three, 8-hour work shifts at the proposed Retirement Facility; and

WHEREAS, PA Venture proposes to utilize the existing parking lot areas on the Property which accommodate a total of 167 off-street parking spaces, which number of parking spaces will satisfy the 165 off-street parking spaces required under the Zoning Ordinance for PA Venture's proposed Retirement Facility use on the Property; and

WHEREAS, a duly-advertised, public hearing was held before the Board on September 28, 2016, at which time the Applicant's representatives, Mr. David J. Harte and Mr. Mickey K. Thompson, presented testimony and evidence demonstrating, *inter alia*, that:

(a) the Property satisfies the lot area and lot frontage requirements of the Zoning Ordinance, and the existing and proposed buildings on the Property satisfy all of the front, side and rear yard setback, maximum building height, maximum lot coverage, and dimensional requirements of the Zoning Ordinance,

as well as the accessory off-street parking space requirements of the Zoning Ordinance, for the proposed Retirement Facility use on the Property;

(b) the proposed Retirement Facility will satisfy the general and specific criteria set forth in the Zoning Ordinance as it regulates a Retirement Facility use and such use will not conflict with the statement of purpose and community development objectives articulated in the Zoning Ordinance for the IC-1 Zoning District;

(c) the proposed Retirement Facility is compatible with the character and type of development existing in the surrounding area in terms of size, scale, height, and bulk of the proposed use, including the size, shape, and placement of the proposed new residential building addition;

(d) the proposed Retirement Facility will maintain communal dining, recreational and open space facilities on the Property;

(e) the design, characteristics, and proposed operation of the Retirement Facility are such that the public health, safety and general welfare will be protected, and the use will not adversely impact, or be detrimental to, the character of the surrounding neighborhood; and

(f) the proposed Retirement Facility use will not generate any traffic congestion or create excessive traffic volumes on the surrounding roadways;

And,

WHEREAS, Applicant's representatives otherwise presented testimony and evidence demonstrating to the satisfaction of the Board that Pa Venture's requested Special Exception approval satisfies the standards and criteria of Section 912.1 of the Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, No. 247, as reenacted December 21, 1988, P.L. 1329, No. 170, as amended, (the "MPC"), found at 53 P.S. Section 10912.1, and Sections 12.28(c)(17), 12.46, 12.25(d) and the applicable provisions of 12.10(i)(3) of the Township Zoning Ordinance as those provisions pertain to and regulate a Retirement Facility use; and

WHEREAS, there were no Objectors present, and no objections were raised, at the public hearing regarding the Applicant's requested zoning relief; and

WHEREAS, written fact findings and conclusions of law are not required to be filed in this Zoning Appeal under Section 908(9) of the MPC, as found at 53 P.S. Section 10908(9), where the Appeal was neither contested by Objectors nor denied by the Board.

NOW, THEREFORE, it is the final, written Decision and Order of the Board as follows:

1. The Applicant's requested Special Exception approval under Sections 12.28(c)(17), 12.46, 12.25(d) and the applicable provisions of 12.10(i)(3) of the Township Zoning Ordinance in order to permit the Applicant to establish and maintain a "Retirement Facility" on the subject Property is hereby **GRANTED**.

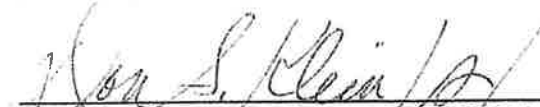
BY THE BOARD:


Date of Written Decision:

November 1, 2016

Date of Mailing Decision:


November 1, 2016


DON S. KLEIN, ESQUIRE, CHAIRMAN


KENNETH M. NAVITSKY, VICE CHAIRMAN


MARK J. LEUTHE, SECRETARY


DAVID A. EISENBERG, ESQUIRE, MEMBER


MATTHEW MOBILIO, ESQUIRE, MEMBER

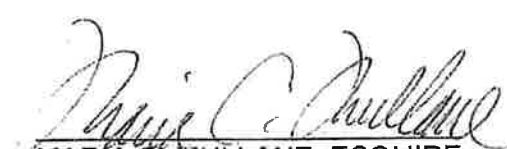
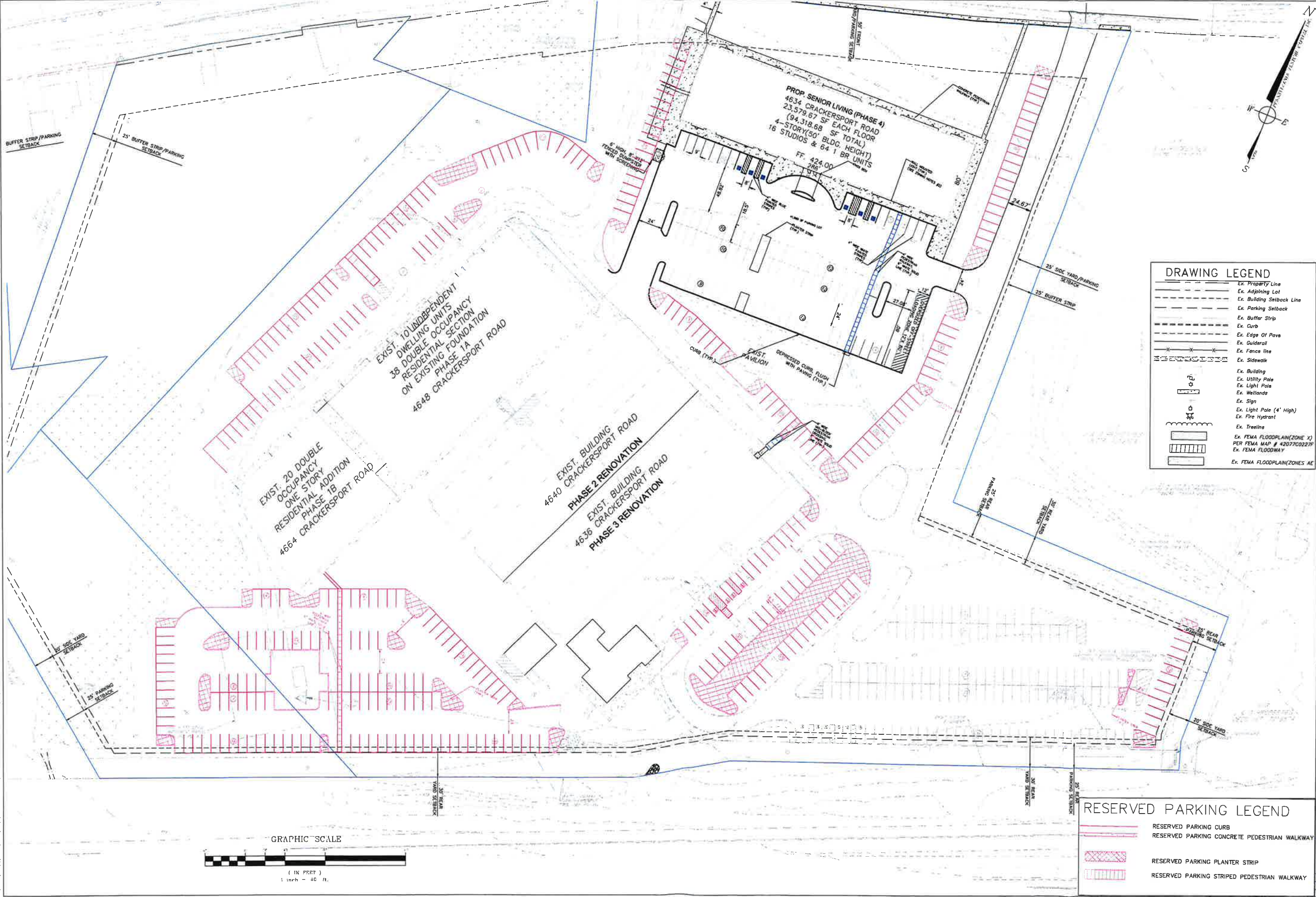

MARIA C. MULLANE, ESQUIRE
Solicitor to Zoning Hearing Board
of South Whitehall Township

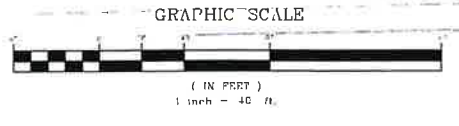
Exhibit 6

net:--[EXP-HW] [ref-site - independent living one building-12-19-19] C:\Users\joe\AppData\Local\Temp\VirtualBox_20250130-1\Fitness Club-Reserved Parking.dwg-S-2 Date: November 08, 2024 11:13am *PA, VENTURE CAPITAL, INC.* USER: Joe



DRAWING LEGEND	
	Ex. Property Line
	Ex. Adjoining Lot
	Ex. Building Setback Line
	Ex. Parking Setback
	Ex. Buffer Strip
	Ex. Curb
	Ex. Edge Of Pave
	Ex. Gutteral
	Ex. Fence line
	Ex. Sidewalk
	Ex. Building
	Ex. Utility Pole
	Ex. Light Pole
	Ex. Wetlands
	Ex. Sign
	Ex. Light Pole (4' High)
	Ex. Fire Hydrant
	Ex. Tree Line
	Ex. FEMA FLOODPLAIN (ZONE X)
	PER FEMA MAP # 42077C0227
	Ex. FEMA FLOODWAY
	Ex. FEMA FLOODPLAIN (ZONES A)

RESERVED PARKING LEGEND	
	RESERVED PARKING CURB
	RESERVED PARKING CONCRETE PEDESTRIAN WALKWAY
	RESERVED PARKING PLANTER STRIP
	RESERVED PARKING STRIPED PEDESTRIAN WALKWAY



PENNSYLVANIA VENTURE CAPITAL INC. 1177 6th Street, Whitehall, PA, 18052 Phone: 610-403-3401	
PARKLAND MANOR & RECREATION CENTER RESERVED PARKING PLAN 4636 CRACKERSPORT ROAD SOUTH WHITEHALL TOWNSHIP LEHIGH COUNTY	PENN TECHNOLOGY CONSULTING, LLC LAND DEVELOPMENT / SITE / CIVIL ENGINEERING P.O. BOX 66 FOGELSVILLE, PA 18051 PHONE: 610-750-9809 E-MAIL: SUEKANDIL3@GMAIL.COM WEBSITE: HTTP://PENNTCC.COM
DRAWING NO. S-2 SHEET: 2 OF 2 DATE: 11-9-21 SCALE: AS NOTED	BY: SK AS NOTED

Exhibit 7

Eugene P. Berg, Jr., AIA, NCARB
Pennsylvania & New Jersey Registered Architect
157 Ironwood Road
Palmerton, PA 18071
(610) 509-4820

ARCHITECTURAL REGISTRATION:

Pennsylvania Registered Architect RA-015196-X Initial Registration Date: July 29, 1998
New Jersey Registered Architect 21-AI01571500 Initial Registration Date: June 4, 2003
NCARB (National Council of Architectural Registration Boards) File # 65596 Certificate # 54506

EDUCATION:

Bachelor of Architecture, Virginia Polytechnical Institute and State University, Blacksburg, VA 24061; 5/8/93
Magna Cum Laude, Class Rank 1/154 in Architecture Major
The Baum School of Art, 510 Linden Street, Allentown, PA 18101

PROFESSIONAL OFFICES:

American Institute of Architects Pennsylvania Membership Committee Chair	1/1/2012 to 12/31/2018
American Institute of Architects Pennsylvania Executive Board - Director	1/1/2012 to 12/31/2017
American Institute of Architects Eastern PA Chapter Alternate Director	1/1/2009 to 12/31/2011
American Institute of Architects Eastern PA Chapter President	1/1/2007 to 12/31/2007
American Institute of Architects Eastern PA Chapter President-Elect	1/1/2006 to 12/31/2006
American Institute of Architects Eastern PA Chapter Treasurer	4/2005 to 12/31/2005

WORK EXPERIENCE:

Gouck Architects, 1304 Hamilton Street, Allentown, PA 18102
(610) 439-8818; Project Architect, 11/8/1998 – present
Geho Architects, 1304 Hamilton Street, Allentown, PA 18102
(610) 439-8818, Project Manager, 8/1/1994 – 11/8/1998
Wilbur Edward Kline, Architect, 3492 Terrace Drive, Whitehall, PA 18052,
(610) 432-8531; Intern Architect, 1/31/1994 – 7/31/1994
Virginia Tech Structures Tutor, Athletic Department, 309 Cassell Coliseum, Blacksburg, VA 24061-0502
(703) 231-6165, 2/1/1992 – 5/6/1992
Spillman Farmer Architects, 1720 Spillman Drive, Suite #200, Bethlehem, PA 18015
(610) 865-2621; Draftsperson, 5/1991 – 6/1991; 5/1990 – 8/1990; 5/1989 – 8/1989

PROJECT EXPERIENCE:

ASSISTED LIVING & ELDERLY APARTMENTS:

Whitehall Manor Assisted Living	Conversion of a parachute webbing factory into a 148-Room, 222-Bed, 116,394 square-foot Assisted Living Facility
Saucon Valley Manor Senior Living	Conversion of Saucon Middle School into a 127-Room, 198-Bed, 117,269 square foot Assisted Living, Alzheimers, and Independent Living facility with in-house physical therapy.
Saucon Valley Manor Senior Living-Addition	4-Story, 44-Room, 24,768 square foot Addition to the aforementioned facility, bringing the total room count to 171 Rooms, 142,037 square feet.
Saucon 2	Renovation of a 4-story, 25,808 square foot apartment building into 22 Studios + 4 One-Bedroom Assisted Living Units and 4 Independent Living Apartments.
Saucon 3	Construction of a new 4-Story, 28,299 square-foot 18 One-Bedroom + 22 Studio Assisted Living Building, with Cafeteria, Activity Rooms, and Commercial Serving Kitchen, connected to the existing Saucon 2 Building.

Saucon Independent Living	Construction of a new 5-Story, 31-Apartment, 35,028 square-foot Independent Living Elderly Apartment Building, with Cafeteria and Restaurant Kitchen (construction to commence soon)
Parkland Manor Senior Living	Construction Documents for a new 1-story 57,016 square foot, 59-Room Assisted Living Facility at 4636 Crackersport Road, Allentown, PA 18104.
Bethlehem Manor Senior Living	Conversion of the 38,320 square foot Rosemont Elementary School into a 52 Room, 75 Bed Assisted Living and Alzheimer's Care Facility (I-2 Use Group). Schematic Design for a 29,556 square foot, 54 room, 3-story Assisted Living Addition to the facility.
True Life Ministries Hospice	Renovation of the prior True Life Ministries Assisted Living Facility into a 21-Room, 10,875 square-foot Nursing Home Hospice, I-2 Use Group, widening corridors and doors for movement of beds, creating smoke compartments and refuge areas, and upgrading the building construction type to comply with both 2009 International Building Code and the 2001 NFPA 101 Life Safety Code. Pennsylvania Department of Health submissions to obtain approvals as a nursing home.
Allentown Manor Senior Living	Conversion of the 8-story, 57,204 square-foot Hamilton Plaza Hotel into a 108-Room, 216-Bed Allentown Manor Assisted Living
Liza's House Personal Care Home	Construction of an 8-Room 3,767 square-foot Assisted Living Addition with Dining Area and Activity Area Danielsville, PA
Pleasant Trees Personal Care Home and Senior Center	Construction of a new 10-Room 6,662 square foot Assisted Living Facility in Ashfield, PA
Center & Dewberry Senior Living	Construction Documents for an unbuilt 3-story, 79,770 square-foot, 125-Room Assisted Living Facility at Center & Dewberry Streets, Bethlehem, PA

APARTMENTS & CONDOMINIUMS:

Silk Mill Apartments	Renovation and additions to convert a 50,000 square foot 5-story silk mill into apartments. Construction of a new 50,000 square foot 5-story apartment building.
Bergen Condominium, Fort Lee, NJ	Renovations to a Residential Condominium within a 14-story Construction Type 1A High Rise Building in Fort Lee, NJ, including design of proper shaft fire ratings, fire dampers, and compliance with condominium association regulations.
Linden St. Commercial Condominium	Create exhibits showing property lines and limited common areas, and coordination with attorneys to revise the property lines and terms of a commercial building Condominium Agreement

HEALTHCARE:

Valley Behavioral Health Hospital Psychiatric Hospital	Design of a 58,582 square foot Psychiatric Hospital with 65 Overnight Rooms + 5 Patient Emergency Room. Analysis of NFPA101 Life Safety Codes and Pennsylvania Department of Health Regulations including guidelines including 2014 Facility Guidelines Institute Guidelines for the Design and Construction of Hospitals and Outpatient Facilities. Submission to the Pennsylvania Department of Health for approvals.
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MRI of the Lehigh Valley	MRI Suite in Sacred Heart Hospital; Project Manager, Coordination of Mechanical Engineers, Structural Engineers, and MRI Equipment Manufacturers
Pottstown Medical	Interior Renovations to a medical practice accommodating 8 doctors; Renovations for a surgical suite complying with NFPA101 Life Safety Codes
Sadowski Orthodontic	Renovations of a Victorian House into an Orthodontist's Office
Lehigh Valley Mental Health Clinic	Interior Renovations to accommodate a 5,392 square foot mental health clinic at 865 East Fourth Street, Bethlehem

SCHOOLS / EDUCATIONAL:

Executive Academy Charter School	Renovations of 121,547 square feet of prior Agere Laboratory Space to convert in into a K-12 Charter School, including 46 classrooms, administrative office suite, multipurpose-gym, a new accessible school entrance, and dedicated bus loading area.
TLC Arts Elementary School	Renovation of 42,919 square feet of prior Allentown Racquetball Club into a 24-classroom K-5 Elementary School with Music Room, Theater Studio, Dance Studios with spring floors, Commercial Kitchen, and Multipurpose / Performance Room
Medical Arts Academy Charter School & Lehigh Valley Christian H.S. (former Lincoln Middle School, Catasauqua, PA)	Renovations of an 85,960 square foot Lincoln Middle School to accommodate Medical Arts Academy Charter School on the Ground Level, and Lehigh Valley Christian High School on the upper two levels, including zoning the school for separate entrances and egress from each school, gang toilet room renovations for accessibility, renovations to create nine new classrooms and science labs, handicapped accessibility renovations to create an accessible route to three classrooms, and renovated cafeteria space.
Lincoln Leadership Academy Charter School	Design of renovations to a 34,600 square foot portion of a historic heavy timber factory building to accommodate a public charter school.
Community Services for Children Head Start Pre-K School	Renovation of 18,882 square feet of prior Agere Laboratory Building Space to accommodate Head Start Pre-K School. The program included 10 classrooms, a Tech Lab, Conference Room, Indoor & Outdoor Play Areas, and Construction of a Tunnel Entrance from the rear parking lot under a landscaped veranda.
Carbon-Lehigh I.U. 21 School	Schematic design for a new 16-classroom, 35,162 square for an Intermediate Unit Elementary, Middle, & High School, including gymnasium, cafeteria, warming kitchen, administrative wing, and time-out rooms. Schematic Site design coordination including grading cut and fill, bus queueing, parking, and access driveways.

HOTELS & MOTELS:

America's Best Value Inn (prior Days' Inn) I-78 & Lehigh St. Allentown	New Hotel Construction & Enclosed Swimming Pool Addition
Howard Johnson Addition Dorneyville	Addition of the rear wing of rooms with enclosed swimming pool.
Hamilton Tower Extended Stay Hotel 4 th & Hamilton Streets Allentown	Conversion of first floor and lower level prior banquet halls and kitchen into additional rooms. Conversion of prior second floor Allentown Business School Tenant Space into additional rooms.
Comfort Inn Suites, Dorneyville	Exterior Facelift & Restaurant / Kitchen Breakfast Area Renovation

Econo Lodge Douglassville, PA	Exterior Facelift & Lobby Renovations
Comfort Inn, Bethlehem Township	Entrance Doors, Lobby, Front Desk, and Breakfast Area Renovation

FEDERAL GOVERNMENT PROJECTS:

Social Security Offices, Limerick PA	Tenant Fit-Out in a 6,475 ANSI / BOMA square foot building shell; coordination with GSA, SSA, Federal Protective Service
Social Security Offices, Easton	Construction of a New 10,000 square foot Class A office space, coordination with GSA, SSA, Federal Protective Service
Social Security Easton Renovations	Renovations to the Lobby, Reception, and Front End Interviewing to incorporate new security transaction windows, new customer service desks, a new barrier wall between the employee and public area, new millwork, and new security system. Project Management and preside over construction conference calls.
Social Security Offices, Allentown	Renovations and additions to a prior movie theater to create a 10,000 square foot class A office space
Immigration & Naturalization Service Fugitive Operations Office	Tenant Fit-out for the Federal Government INS Office across from the Lehigh County Prison, requiring high security construction, security and alarm systems, and holding cells

STATE GOVERNMENT PROJECTS:

Dept. of Human Services Offices	Renovation of 25,060 Square Feet of prior Agere Laboratory Building Space to accommodate the DHS offices, including installation of a new OTIS Gen2 Elevator and hoistway within the existing building to serve the space
Dept. of Revenue Lottery & CATS Offices	Renovation of 11,987 Square Feet of prior Agere Laboratory Building Space to accommodate the Department of Revenue offices.

LOCAL GOVERNMENT PUBLIC WORK:

Boro of Alburtis Salt Shed & Maintenance Building	Publicly-Bid Construction of a new Salt Shed and Maintenance Building for the Borough of Alburtis
ANIZDA Office Tenant Fit-Out	Tenant Fit-Out Renovations, Interior Design, and Systems Furniture for a 1,346 square foot office, including construction of a sound attenuation partition with QuietRock gypsum panels, doors with automatic acoustic door bottoms and sound seals, 1-inch laminated over laminated insulating glass, and HVAC return air crosstalk silencers to separate the noisy Hubcap Cafe from the office space.

RETAIL:

Assembly 88 Men's Store, Allentown	Renovation of a banal, neglected storefront tenant space into a boutique men's clothing store, with cherry hardwood clothing displays, exposed brick party walls, raised copper ceiling, refinished maple floors, custom cherry cashier counter and glass vitrine, custom LED and Edison Bulb lighting design, storefront awning, and fixture selection / interior design
"Archive" Clothing Store, Allentown	Renovation of Clothing Store, including new glass storefront and signband with color-changing LED lighting on laser cut stainless steel signage, historic restoration and painting of plaster cornices, new cashier counter with illuminated glass vitrine, shoe display, and expansion of the store to the basement level and across the property line to the neighboring property
New York Urban Palmer Park Mall	Retail Store Design and Tenant Fit-Out, in compliance with mall design standards, incorporating a laser-cut rear-illuminated Corten Steel Sign

COMMERCIAL:

Lutron Electronics Re-Roof	Project Manager of a 46,000 sq. ft. reroof, Assisted Owner in selection of heat-welded EP Rubber Roof system; Solved leaking room problem at interior gutters, multiple roof penetrations
St. Nicholas Greek Orthodox Church	Project Manager for Basement Sunday School Renovation, Mechanical Coordination in highly restricted plenum space, Retrofit for Hydraulic Elevator installation involving tension ring design at elevator shaft penetration of truss chords.
Advanced Auto Parts, Emmaus	6,000 square foot auto parts store tenant-fit out in Emmaus, PA
Susquehanna Bank Fire Reconst.	Reconstruction of Fire Damaged Bank Building.
Active Learning Center, Fogelsville	11,705 sq. ft. Daycare Tenant Fit-out within an industrial shell building, accommodating 220 children, with martial arts gym
Active Learning Center, Breinigsville	7,827 sq. ft. Daycare Tenant Fit-out within two shopping center tenant spaces, accommodating 141 children, young toddlers, and infants, with martial arts gym
Stoned Crab Restaurant	Renovation, Reconstruction, and Facelift, with a complete new restaurant kitchen and hood.
Vegan Treats Commercial Bakery	Design of a Commercial Wholesale and Retail bakery and pastry decorating facility, with front-end retail store and coffee shop. Coordination of equipment selection including rack ovens, convection ovens, griddles, ranges, donut fryers, dough proofers, mixers, walk-in and reach-in refrigerators and freezers, pan and rack washers, and equipment for health board sanitation. Design of product flow for cookies, cakes, doughnuts, gluten free, retail decorating, wholesale decorating, wholesale delivery staging areas and shipping. Scheduling of all equipment utility requirements linked to numbered equipment cut sheets, and coordination with Snyder Hoffman MEP Engineers to connect all the equipment, hoods, makeup air, and HVAC systems.

RESIDENTIAL:

Dr. Lee River Residence	Design of a custom river residence within the floodplain, designed to withstand floodwater flow. Coordination with site engineers, structural engineers and surveyors.
Wachter Residence Vera Cruz, PA	Design of an award-winning custom modern residence with cantilevered reinforced concrete terrace, butterfly roofs, and cantilevered carport. Assist the owner with construction of the custom steel plate, maple, and mahogany staircase.
Metamorphosis Residence	Rescue, renovation, and underpinning of a rotting and subsiding rear wing of a farmhouse, including structural stabilization, replacing the entire rear wall with a glass curtain wall, installation of new glass floors, and an innovative reinforced stone chimney buttress design to brace the new glass wall against lateral wind loads
Broadhurst Residence	Design of an Off-Grid passive solar residence with solar photovoltaic array including battery bank and power inverter. This house features a LaCantina telescoping sliding glass wall, a habitable belvedere with operable windows to take advantage of views and stack effect cooling, heavy glulam beam, column, and expressive steel bolted joinery with tie-rod cross braced structural detailing, and a floating bluestone and concrete terrace which is cantilevered on steel beams.

AWARDS:

2014 AIA Eastern Pennsylvania Design Awards -- Award of Merit for Metamorphosis Residence Renovation
2011 AIA Eastern Pennsylvania Design Awards – Award of Excellence for Bayles Residence Addition
2009 AIA Eastern Pennsylvania Design Awards – Award of Excellence for Verandah Residence
2002 AIA Eastern Pennsylvania Design Awards – Award of Merit for Wachter Residence
Phi Kappa Phi Medallion Award: Class Rank 1/154 in Architecture Major at Virginia Tech
The O. Pendleton Wright Scholarship for Excellence in the Study of Architecture
The Shriver and Holland Scholarship for Notable Academic Achievement in Architecture
The Henry Wiss Award for Excellence in History and Theory of Architecture

Exhibit 8

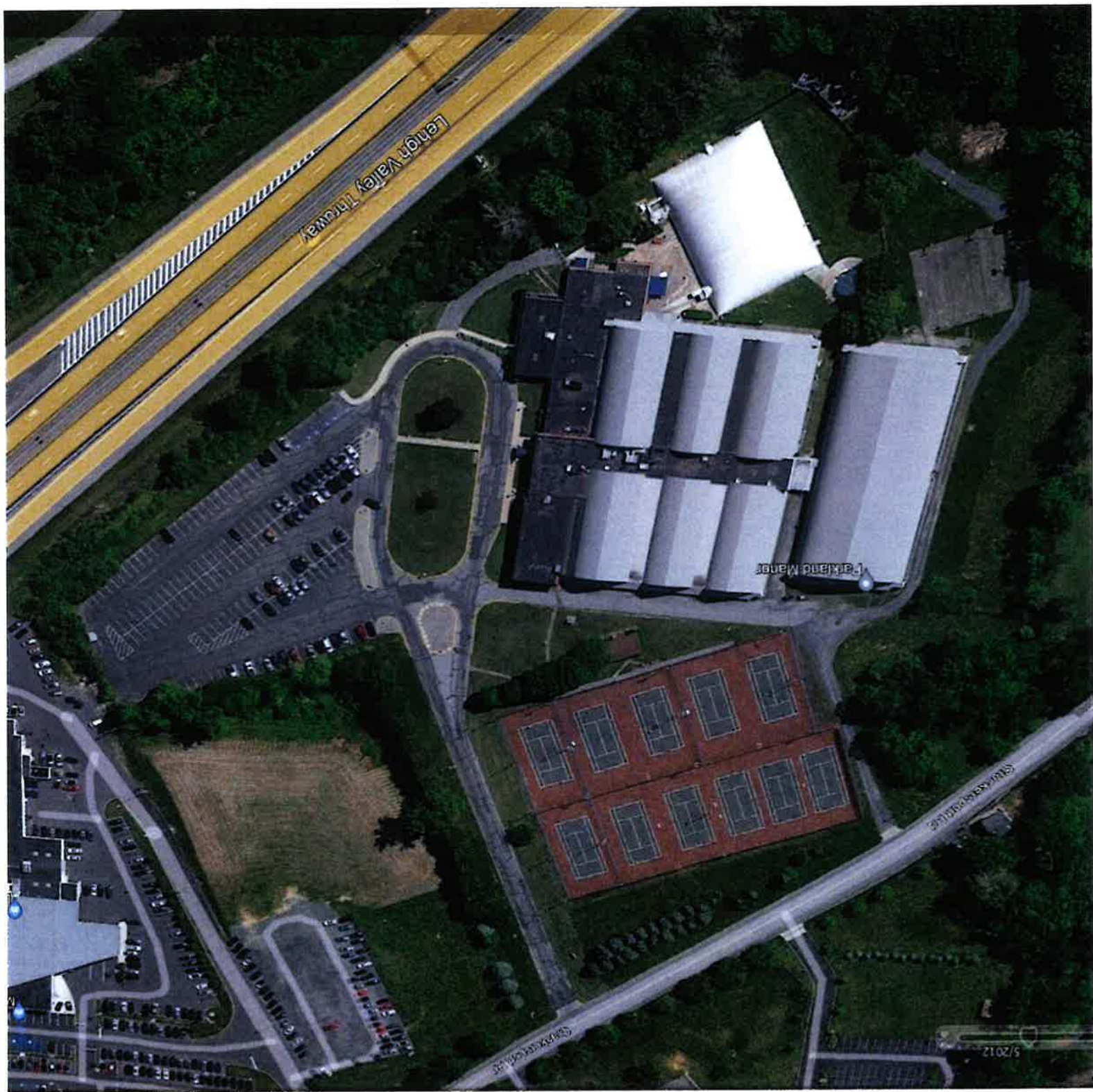


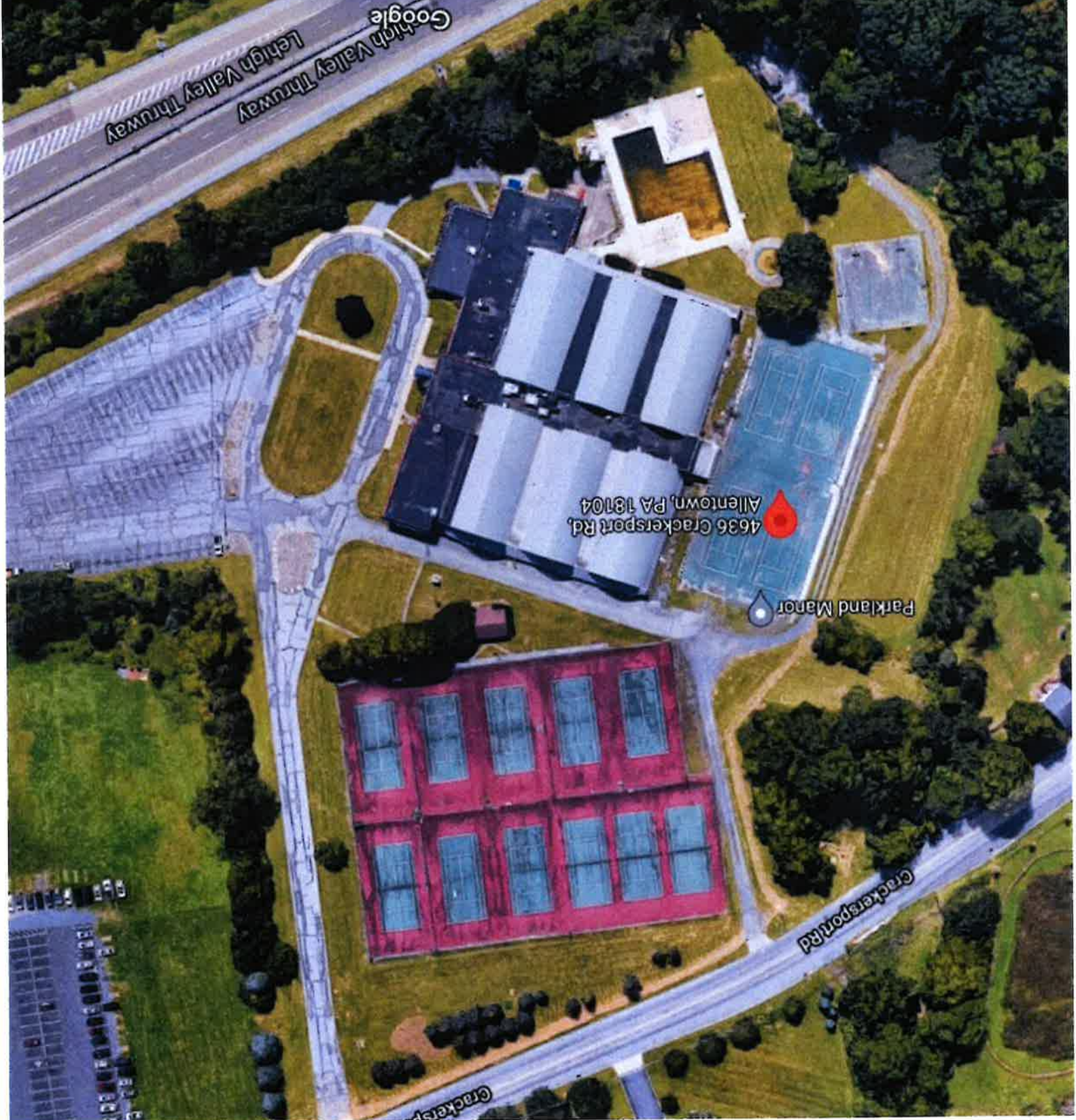
Exhibit 9



Imagery Date: 4/20/2014

4/20/14

Exhibit 10



4636 Crackersport Rd,
Allentown, PA 18104

Parkland Manor

Lehigh Valley Thruway

Google

Crackersport Rd

Crackersport Rd

Exhibit 11



Exhibit 12

FOR STAFF USE ONLY

PROJECT # _____
 ISSUE DATE: _____
 PERMIT #: _____
 Associated Permits _____



NON-RESIDENTIAL BUILDING/ZONING PERMIT APPLICATION

SECTION 1: APPLICANT INFORMATION

PLEASE PRINT LEGIBLY AND FILL OUT FORM COMPLETELY

DATE RECEIVED: _____

PROPERTY ADDRESS: 4626-4688 Crackersport Rd, 4820 Crackersport Rd, Allentown, PA 18104
4740 Crackersport Rd., 4920 Crackersport Rd, Allentown, PA 18104.
4802 Crackersport Rd, 4940 Crackersport Rd, Allentown, PA 18104.
 ZONING DISTRICT: IC-1 Industrial / Commercial-1 (special height limitation)
 Crackersport Racquetball, LP

PROPERTY PIN: _____
 APPLICATION DATE: _____
 July 14, 2021

PHONE: (610) 403-3400 X201 CELL: (610) 972-7777 EMAIL: abe7777@icloud.com

APPLICANT ADDRESS: 1177 Sixth Street, Whitehall, PA 18052

CITY: Whitehall STATE: PA ZIP CODE: 18052 FAX: N/A

An application is hereby made for a permit for construction as indicated herein and which shall be located as shown on the plot plan submitted herewith and/or to use the premises for the purpose herein described. Applicant agrees that such work will comply with all provisions of the Zoning Ordinance, Building Code, with all deed restrictions and with all other applicable Ordinances of South Whitehall Township.

APPLICANT PRINTED NAME: Crackersport Racquetball, LP, by Abraham Atiyeh SIGNATURE (REQUIRED):

IF THIS APPLICATION IS NOT BY THE PROPERTY OWNER, THEN BY WHAT AUTHORITY: _____

CONTRACTOR NAME: N/A No Construction PHONE: (N/A) _____
 CONTRACTOR ADDRESS: N/A FAX/CELL: N/A _____
 CITY: N/A STATE: N/A ZIP CODE: N/A EMAIL: N/A _____

PROPERTY OWNER NAME: Crackersport Racquetball, LP PHONE: (610) 403-3400 X201
 OWNER ADDRESS: 1177 Sixth Street, Whitehall, PA 18052 FAX/CELL: 610-972-7777
 CITY: Whitehall STATE: PA ZIP CODE: 18052 EMAIL: abe7777@icloud.com

PLEASE COMPLETE SECTION 2: "WORK TO BE DONE" ON PAGE 2

SECTION 3: FEES AND APPROVALS FOR STAFF USE ONLY

APPROVAL:	REVIEWER/DATE	N/A	DENIAL	DATES	
<input type="checkbox"/> PLANNING	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/> BUSINESS PRIVILEGE LICENSE <input type="checkbox"/> WORKER'S COMPENSATION <input type="checkbox"/> NOTARIZED FORM <input type="checkbox"/> THIRD PARTY REVIEW FEE Sewer Allocation Fee: _____ Water Allocation Fee: _____ Sewer Tapping Fee: _____ Water Tapping Fee: _____ Other: _____
<input type="checkbox"/> ZONING	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	
<input type="checkbox"/> BUILDING	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	
<input type="checkbox"/> ELECTRIC	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	
<input type="checkbox"/> PLUMBING	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	
<input type="checkbox"/> FIRE	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	
<input type="checkbox"/> PUB WORKS	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	
<input type="checkbox"/> Application Fee					
APPROVAL CONDITIONS: UCC CONSTRUCTION TYPE: _____ USE CLASSIFICATION: _____ OCCUPANT LOAD: _____					PLEASE BE AWARE THAT FEES WILL BE DUE UPON PERMIT ISSUANCE <input type="checkbox"/> Issuance Fee \$ _____ (Fees Will Vary) <input type="checkbox"/> Re-Review Fee(s) \$ _____ <input type="checkbox"/> PA Act 157 Fee \$ _____ <input type="checkbox"/> Balance Due \$ _____ <input type="checkbox"/> Applicant Called: _____ Check # _____ Check # _____
PERMIT ISSUED BY: _____ TITLE: _____ DATE: _____					
IF NOT PICKED UP BY APPLICANT, BUILDING PERMIT EXPIRES ONE HUNDRED EIGHTY (180) DAYS AFTER APPROVAL DATE OR ZONING PERMIT EXPIRES ONE (1) YEAR AFTER APPROVAL DATE					
Permits Office (610) 398-0401 www.southwhitehall.com 4444 Walbert Avenue Allentown, PA 18104 Fax (610) 398-1068					

SECTION 2: WORK TO BE DONE

APPLICATION FOR: (PLEASE CHECK ALL THAT APPLY) <input type="checkbox"/> New Building <input type="checkbox"/> Addition to Building <input type="checkbox"/> Exterior Alteration <input type="checkbox"/> Accessory Building <input type="checkbox"/> Interior Alteration <input type="checkbox"/> Temporary Building <input type="checkbox"/> HVAC/Mechanical <small>(may also require an Electrical Permit)</small> <input checked="" type="checkbox"/> New Commercial <small>Tenant (please specify the previous Use below)</small> <input type="checkbox"/> Demolition/Razing <input type="checkbox"/> _____	PROPOSED USE: <input type="checkbox"/> High Hazard <input type="checkbox"/> Institutional <input checked="" type="checkbox"/> Place of Assembly <input type="checkbox"/> Business (Office) <input type="checkbox"/> Educational <input type="checkbox"/> Factory or Industrial <input type="checkbox"/> Multi-Family Dwelling <input type="checkbox"/> Mercantile (Store) <input type="checkbox"/> Multi-Family Dwelling <input type="checkbox"/> Storage <input type="checkbox"/> Utility and Misc. <input type="checkbox"/> _____	<input type="checkbox"/> In Flood Plain <small>Requires a Special Flood Hazard Permit</small> <input checked="" type="checkbox"/> Not In Flood Plain <input checked="" type="checkbox"/> Public Water <input type="checkbox"/> Private Well <input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Private Septic <input type="checkbox"/> Industrialized <input type="checkbox"/> Manufactured <input type="checkbox"/> Basement <input type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage	CONSTRUCTION TYPE: <input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Masonry <input type="checkbox"/> Structural Steel <input type="checkbox"/> Reinforced Concrete <input type="checkbox"/> _____ HEATING FUEL: <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electricity <input type="checkbox"/> _____
--	--	---	--

STRUCTURE INFORMATION: PA ONE Call #: N/A Date: N/A

EXISTING FLOOR SPACE: 24,330 sf (excluding courts) sq. ft. # OF BEDROOMS: N/A # OF STORIES: 2 HEIGHT: 38.83 ft ft
71,175 sf 1st flr gross
6,411 sf 2nd flr gross
80,586 sf total gross
 to vaulted peaks

PROPOSED GROSS AREA TO BE CONSTRUCTED OR ALTERED (measured outside-to-outside dimensions of all levels of the structure, and shall include basements, bays, hallways, stairways, utility/mechanical rooms, storage rooms, lobbies, attached garages, foyers, elevators, decks, and attics that have a minimum headroom of 6 feet): N/A no alterations sq ft

DETAILED DESCRIPTION OF PROPOSED WORK: COST OF PROPOSED WORK: \$ 0

Per Zoning Section 350-48(c)(11), the owner proposes to create a Coordinated Development umbrella for the subject parcels over the following permitted uses in our IC-1 Zoning District: Parkland Manor will remain as a Retirement Facility Coordinated Development per Zoning Section 350-48(r)(10), Parkland Manor Fitness will operate as a Recreation, Low Intensity per Zoning Section 350-48(r)(2) and Parkland Restaurant will operate as Restaurant, Sit-Down per Zoning Section 350-48(r)(8). The owner already has a Certificate of Occupancy for the Restaurant, and the owner has an acknowledgement email from John Frantz that Mr. Frantz cannot find a copy of the West End Racquet & Fitness Club CO in the township records, and the UCC does not provide for the issuance of a second CO where no construction permit or activities have taken place.

As you can see on the attached site plan, upon the 26.58-acre aggregate of the parcels noted above, we exceed the number of parking spaces required by the ordinance for all uses on the site. Considering that the total gross area of all floors of all existing buildings on site equals 119,073 square feet, we have applied the 15% reduction in parking which is permitted for a Coordinated Development of 75,000 square feet or more per Zoning Section 350-48(c)(11)(c)(ii).

Since there are no interior improvements, a building permit is not needed. Since there are no exterior improvements, this does not constitute a land development and does not need to go through review by the Planning Commission or Board of Commissioners. In addition, there should be no question regarding a NPDES permit since there is no disturbance.

PLOT PLAN REQUIREMENTS

Each plan shall be submitted with a plot plan that shows the following:

- ➔ The physical address of the work site (not simply the building or property address). Include floor and/or suite numbers, if applicable.
- ➔ The location of the work site relative to the property lines.
- ➔ If within a building, show the work site relative to the building footprint and indicate which floor or floors upon which the work is taking place.
- ➔ All existing and proposed structures and buildings, including eaves, cornices, porches, chimneys, decks, sheds, etc.
- ➔ The setbacks of all structures and buildings from all property lines.
- ➔ Existing and future (ultimate) right-of-way lines should also be shown along all streets fronting the subject property.

***Please note that right-of-way lines are customarily measured from the centerline of the street.**

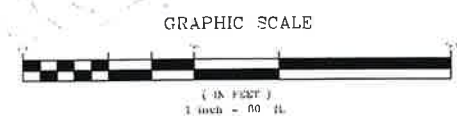
Exhibit 13

DATE: July 09, 2021 - 6:20am 11PA VENTURE CAPITAL INC. USER: Sue
 C:\Users\Sue\AppData\Local\Temp\AcPublish_186800\5-1-6-21-Finans Dub-3 uses in 2 Lats.dwg-35-1



DRAWING LEGEND

- Ex. Property Line
- Ex. Adjoining Lot
- Ex. Building Setback Line
- Ex. Parking Setback
- Ex. Buffer Strip
- Ex. Curb
- Ex. Edge Of Pav
- Ex. Gutterline
- Ex. Fence line
- Ex. Sidewalk
- Ex. Building
- Ex. Utility Pole
- Ex. Light Pole
- Ex. Wetlands
- Ex. Sign
- Ex. Light Pole (4' High)
- Ex. Fire Hydrant
- Ex. Tree Line
- Ex. FEMA FLOODPLAIN (ZONE X)
- PER FEMA MAP # 42077C0227F
- Ex. FEMA FLOODWAY
- Ex. FEMA FLOODPLAIN (ZONES AE)



ENGINEER'S CERTIFICATION
 I HEREBY CERTIFY THAT THE PROPERTY LINES AND EXISTING FEATURES INFORMATION SHOWN HEREON WAS TAKEN FROM ONLINE INFORMATION NOT FROM FIELD SURVEY WORK.

SUE KANDIL, P.E.
 (PE075468)
 PENN TECHNOLOGY CONSULTING LLC
 P.O. BOX 88
 FOGELSVILLE, PA 18051
 PHONE: 610-730-9809
 SUEKANDIL3@GMAIL.COM

7/9/2021

ZONING DATA:

UNIT A:
 EXISTING USE: 350-48(r)(10) RETIREMENT FACILITY COORDINATED DEVELOPMENT PROVIDED
 MIN. LOT SIZE(AC): 10 12.14

UNIT B:
 PROPOSED USE: 350-48(m)(4) MIXED-USE BUILDING *
 RECREATION, LOW INTENSITY & RESTAURANT, SIT-DOWN PROVIDED
 MIN. LOT SIZE(AC): 3 12.13

*DEFINITION: A SINGLE BUILDING CONTAINING A COMBINATION OF PERMITTED COMMERCIAL USES OR RESIDENTIAL AND COMMERCIAL USES, IN WHICH THE PERMITTED COMMERCIAL USES ARE LOCATED ON THE GROUND FLOOR WITH RESIDENTIAL OR COMMERCIAL ABOVE.

REQUIRED PARKING:

350-48(r)(10) RETIREMENT FACILITY COORDINATED DEVELOPMENT (UNIT A):

0.5 SPACES FOR EACH UNIT =	0.5 X 59 UNITS =	30 SPACES
1 SPACE FOR EACH EMPLOYEES ON THE LARGEST SHIFT =	1 X 10 EMPLOYEES =	10 SPACES
	REQUIRED FOR UNIT A =	40 SPACES

1 LARGE OFF STREET LOADING ZONE

350-48(m)(4) MIXED-USE BUILDING (UNIT B):

RECREATION, LOW INTENSITY:

1 SPACE FOR EACH EMPLOYEES ON THE LARGEST SHIFT =	1 X 2 EMPLOYEES =	2 SPACES
4 SPACES FOR EACH COURT =	4 X 6 COURTS =	24 SPACES
1 SPACE FOR EACH 500 SF OF TOTAL BUILDING =	1 X 24,330 SF/500 =	49 SPACES
NO PUBLICLY ACCESSIBLE OPEN SPACE OUTSIDE	REQUIRED =	75 SPACES

RESTAURANT - SIT DOWN:

THE GREATER OF:

1 SPACES FOR EVERY 3 SEATS =	0.33 X 48 SEATS =	16 SPACES
1 SPACE FOR EACH EMPLOYEES ON THE LARGEST SHIFT =	1 X 4 EMPLOYEES =	4 SPACES
	TOTAL =	20 SPACES
OR 1 SPACE PER EACH 80 SF OF THE TOTAL FLOOR =	1 X 2,715 SF/80 =	34 SPACES
	REQUIRED =	34 SPACES
	TOTAL REQUIRED FOR UNIT B =	109 SPACES

TOTAL REQUIRED = 149 SPACES

EXISTING PARKING = 175 SPACES

PENNSYLVANIA VENTURE CAPITAL INC.
 1177 6th Street, Whitehall, PA. 18052
 Phone: 610-403-3401

PARKLAND MANOR & RECREATION CENTER SITE PLAN
 4800 CRACKERPORT ROAD
 SOUTH WHITEHALL TOWNSHIP
 LEHIGH COUNTY

ISSUE & REVISIONS

NO.	DATE	DESCRIPTION

DRAWING NO. BY: SK
S-1

SHEET: 1 OF 1
 DATE: 7-9-21
 SCALE: AS NOTED

PENN TECHNOLOGY CONSULTING, LLC
 LAND DEVELOPMENT / SITE / CIVIL ENGINEERING
 P.O. BOX 88, FOGELSVILLE, PA 18051
 PHONE: 610-730-9809
 E-MAIL: SUEKANDIL3@GMAIL.COM
 WEBSITE: HTTP://PENNTC.COM

Exhibit 14

----- Forwarded message -----

From: **Laura Harrier** <HarrierL@southwhitehall.com>

Date: Tue, Aug 3, 2021 at 4:40 PM

Subject: 4636 Crackersport Rd - Parkland Manor Coordinated Development Proposal

To: Abraham Atiyeh <abe7777@icloud.com>, Priya Atiyeh <Priya@paventure.net>

Cc: Bill Erdman (werdman@kceinc.com) <werdman@kceinc.com>, Gregg R. Adams <adamsg@southwhitehall.com>, Aaron Silverstein <silversteina@southwhitehall.com>, David Manhardt <manhardtd@southwhitehall.com>, Gene Berg <gberg@gouckarchitects.com>

Hello Abe,

A review of Application No. 202100721 has been conducted for the proposal to change the current use of the Retirement Facility to a Coordinated Development Use. The proposal would encompass not only the existing Retirement Facility, but also add a Recreation Facility and a Sit-Down Restaurant that would be accessible to general public for utilization of services.

The application is denied and additional information is requested for clarification prior to approval of the change of Use.

The following sections pertain to the proposed uses that I gathered from the submission and construction documents provided with the application. The criteria for each use should be in compliance prior to the approval of a change of Use.

USES:

Section 350-48(a)(9) Assisted Living Residence

Section 350-48(c)(11) Coordinated Development

Section 350-48(d)(2)(A)(ii) Daycare Center, Accessory

Section 350-48(m)(4) Mixed-Use Building

Section 350-48(r)(3) Recreation Facility

Section 350-48(r)(8) Restaurant, Sit Down

Section 350-48 (s)(10) Signs

Clarification is requested as follows:

1. Clarification is requested on boundaries of each use. Show and label the delineated area for each specific use proposed within the Coordinated Development.
2. Clarification is requested on the "Assisted Living Future Kitchen". Show and label the existing use.
3. The parking calculations will need to be adjusted for the correct use of Recreation Facility. Parkland Manor Fitness is not to be considered "Low Intensity Recreation", and shall be considered a "Recreation Facility" in accordance with Section 350-48(r)(3).
4. Recreation Facility square footage should include the indoor court area. The parking calculations are based off square footage. The indoor courts should be included in this parking calculation. (The 15% parking reduction does apply as listed in Section 350-48(c)11, Coordinated Development).
5. Restaurant square footage. Show and label the restaurant square footage in accordance with the chart as listed on Sheet A-1 labeled Parkland Manor Master Plan.
6. Fitness Locker Rooms are shown in 2 locations. Clarify if the rooms are existing or proposed.
7. A Certificate of Occupancy was issued for an Adult Daycare where the restaurant is proposed. Clarify if the Adult Daycare is currently in operation within this facility. A building permit is required for any Change of Use to a building as a single unit, and including a change within a portion of a building, i.e., Adult Daycare to Restaurant.
8. The Zoning Data Block on the Site Plan "S-1" shall include impervious coverage calculations for all existing structures, parking areas, and impervious cover.
9. The Parkland Fitness Club, Sheet A-2, indicates an "existing nursery". Clarification is requested as to if the Daycare Center is a primary use or an accessory use to the fitness club.
10. The existing parking lot will need to be addressed. A majority of the parking area adjacent to Route 22 is not accessible or useable for parking. All items currently blocking any parking spaces that are shown on the plan as part of the Coordinated Development proposal will need to be cleaned up prior to approval of any permit to be in compliance with the approved plan.
11. In addition to the above comments pertaining to the proposal for the Change of Use, the existing signage will need to be addressed and permits will be required for installation of any coordinated development signage in accordance with Section 350-48(s)(10), specifically Sections (E)(ix) and (E)(xii).

Do not hesitate to contact me with any questions. If you would like your team to meet with our staff again, I will gladly schedule a meeting for all.

Laura

Sent from [Mail](#) for Windows 10

Exhibit 15

350-48(r)(2) Recreation, Low Intensity

(A) Definition: A use, the primary function of which is recreation or entertainment, characterized by one (1) or more of the following: an emphasis on Open Space, passive recreation activities, minimal site impact, low spectator emphasis, and club membership or entrance fees. Such uses include, but are not limited to: private libraries, museums, arboretums, botanical gardens, wildlife sanctuaries, zoos or aquariums; privately-held unstructured Open Space (including Greens, Squares, Plazas or similar open spaces); and other commercial passive recreation parks. This definition shall not include any Adult Entertainment Establishments or Betting Activities, Commercial Camps, Rod and Gun Clubs. The use may include the Accessory Use "Recreation Fields", which requires Special Exception use review.

(B) Use Classification: Commercial

(C) Where Permitted:

Zoning District	RR-3	RR-2	RR	R-2	R-3	R-4	R-5	R-10	NC	OC	GC	GC-1	HC	HC-1	CR	IC-1	I
Primary									X	X	X	X	X	X	X	X	X
Accessory																	
Special Exception	X	X	X														
Conditional Use																	

(D) Minimum Off-Street Parking Calculations: A minimum of 1.0 space per employee on the largest shift, plus 4.0 spaces for every playing court (tennis, squash, or similar), and/or 1.0 space for every 75 square feet of water surface open to swimming, and/or 1.0 space for every 500 square feet of total Floor Area (not included in other parking calculations for the use), and/or 1.0 space for every 0.1 acres of publicly-accessible open space (not included in other parking calculations for the use).

(E) Additional Regulations: Where so noted in subsection (C) above, Low Intensity Recreation shall be permitted by Special Exception subject to the following minimum standards and criteria, in addition to those set forth in Section 350-41(d):

(i) Such uses shall require the submission of evidence that the facility provides sufficient off-street parking to accommodate the maximum capacity of the facility.

(ii) Such uses shall require the submission of evidence that the facility provides sufficient traffic queuing area to prevent traffic entering or exiting the facility from queuing on public streets.

(iii) Such uses shall require the submission of evidence that exterior lighting is sufficiently screened so as to limit the effects of sky glow, limit the intensity of illumination on adjoining properties, and to prohibit the direct view of the lamp source from adjoining properties.

(iv) In Residential Zoning Districts, signage shall be subject to Section 350-48(s)(10)(E)(xiii).

350-48(r)(3) Recreation Facility

(A) Definition: A use, the primary function of which is for the purposes of recreation or entertainment, whether indoor or outdoor, and does not meet the definition of Low Intensity Recreation Facility or High Intensity Recreation Facility and including such uses as bowling alleys, health and fitness clubs, karate or similar training facilities, gymnastics or similar training facilities, outdoor swim clubs/tennis courts, miniature golf, pitch and putt golf, batting cages and the like. The use may include the Accessory Use "Recreation Fields", which requires Special Exception use review.

(B) Use Classification: Commercial

(C) Where Permitted:

Zoning District	RR-3	RR-2	RR	R-2	R-3	R-4	R-5	R-10	NC	OC	GC	GC-1	HC	HC-1	CR	IC-1	I
Primary									X		X	X	X	X	X	X	
Accessory																	
Special Exception																	
Conditional Use																	

(D) Minimum Off-Street Parking Calculations: 1.0 space for every employee on the largest shift, plus 1.0 space for every 150 square feet of total Floor Area, and/or 3.0 spaces for every tee, and/or 2.0 spaces for every batting cage or similar station that would be used by one user or participant at a time.

(E) Additional Regulations: None.

Exhibit 16

**PARKLAND COORDINATED DEVELOPMENT
PARTIAL FIRST FLOOR PLAN**

I
AI

SCALE : 1/16" = 1' - 0"

TOTAL OF 1ST AND 2ND FLOOR AREAS:

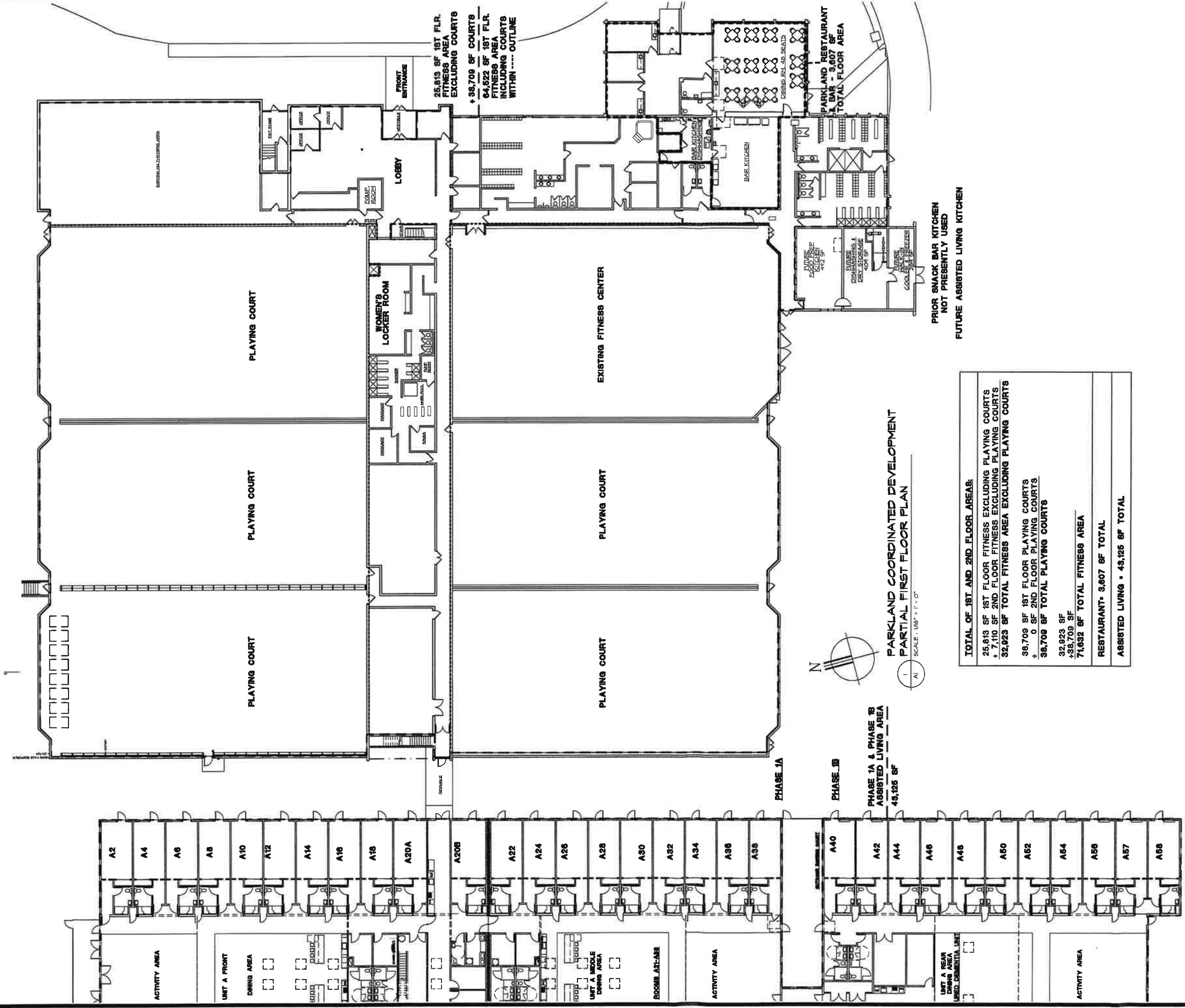
25,813 SF 1ST FLOOR FITNESS EXCLUDING PLAYING COURTS
+ 7,110 SF 2ND FLOOR FITNESS EXCLUDING PLAYING COURTS
32,923 SF TOTAL FITNESS AREA EXCLUDING PLAYING COURTS

38,709 SF 1ST FLOOR PLAYING COURTS
+ 0 SF 2ND FLOOR PLAYING COURTS
38,709 SF TOTAL PLAYING COURTS

32,923 SF
+38,709 SF
71,632 SF TOTAL FITNESS AREA

RESTAURANT = 3,607 SF TOTAL

ASSISTED LIVING = 43,125 SF TOTAL



25,813 SF 1ST FLR. FITNESS AREA EXCLUDING COURTS
 + 38,709 SF COURTS
 64,522 SF 1ST FLR. FITNESS AREA INCLUDING COURTS WITHIN ---- OUTLINE

PARKLAND COORDINATED DEVELOPMENT
 PARTIAL FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"

TOTAL OF 1ST AND 2ND FLOOR AREAS	
25,813 SF 1ST FLOOR FITNESS EXCLUDING PLAYING COURTS	
+ 7,110 SF 2ND FLOOR FITNESS EXCLUDING PLAYING COURTS	
32,923 SF TOTAL FITNESS AREA EXCLUDING PLAYING COURTS	
+ 38,709 SF 1ST FLOOR PLAYING COURTS	
+ 0 SF 2ND FLOOR PLAYING COURTS	
38,709 SF TOTAL PLAYING COURTS	
32,923 SF	
+ 38,709 SF	
71,632 SF TOTAL FITNESS AREA	
RESTAURANT: 3,807 SF TOTAL	
ASSISTED LIVING: 43,125 SF TOTAL	

PRIOR SNACK BAR KITCHEN
 NOT PRESENTLY USED
 FUTURE ASSISTED LIVING KITCHEN

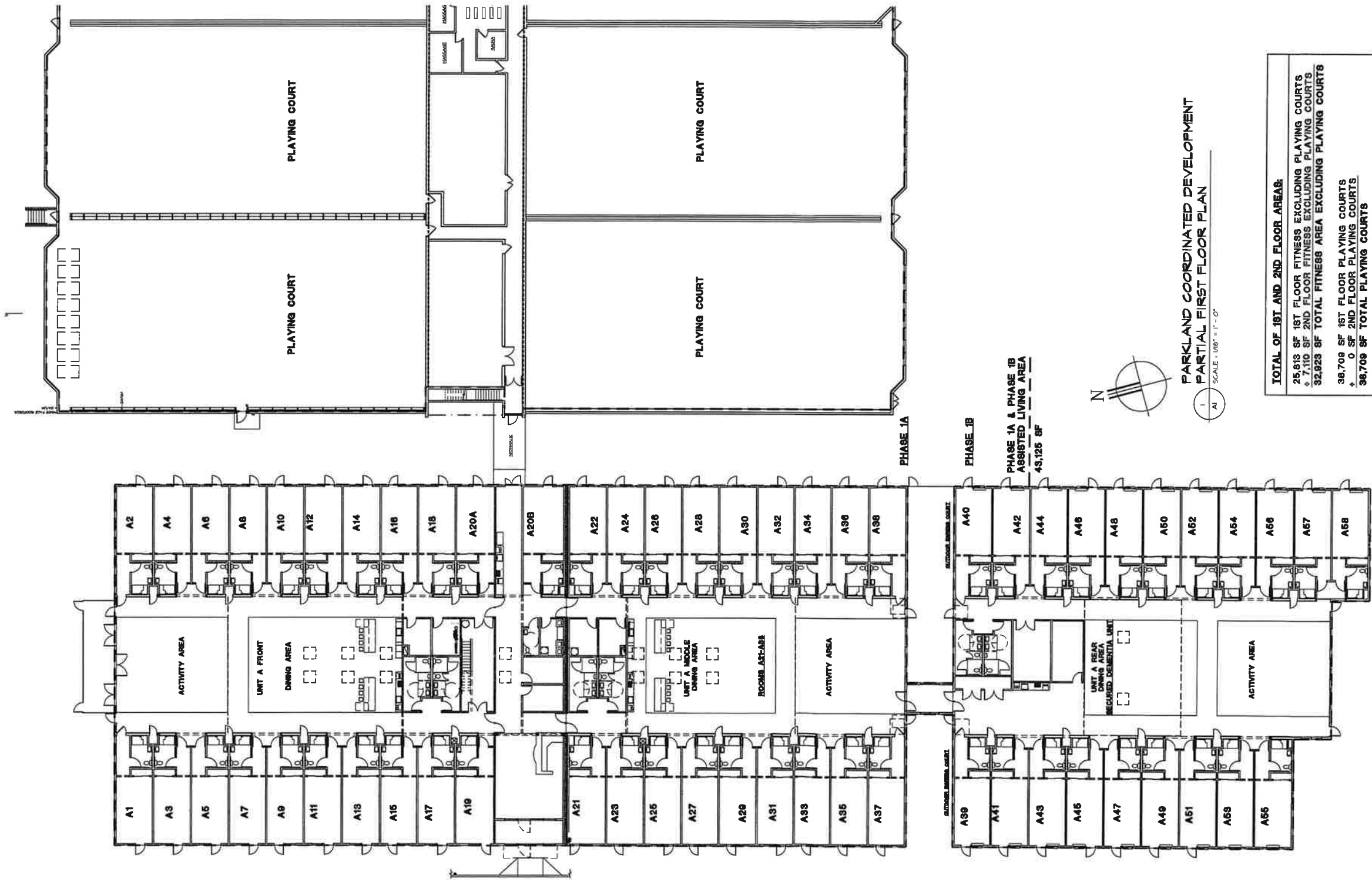
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DRAWN	GB	CHECKED	1/6
DATE	12-20-2021	SCALE	AS NOTED
JOB NO.	15178	PARTIAL FIRST FLOOR PLAN	
A-1A			

Proposed:
Parkland Coordinated Development

GOUCK ARCHITECTS
 STEWART J. GOUCK
 REGISTERED ARCHITECT
 1304 Hamilton Street, Allentown, PA 18102
 (610) 439-8818 FAX (610) 439-8165

BY:	
REVISIONS	



**PARKLAND COORDINATED DEVELOPMENT
PARTIAL FIRST FLOOR PLAN**

TOTAL OF 1ST AND 2ND FLOOR AREA:
25,813 SF 1ST FLOOR FITNESS EXCLUDING PLAYING COURTS
+ 7,110 SF 2ND FLOOR FITNESS EXCLUDING PLAYING COURTS
32,923 SF TOTAL FITNESS AREA EXCLUDING PLAYING COURTS
38,708 SF 1ST FLOOR PLAYING COURTS
+ 36,708 SF 2ND FLOOR PLAYING COURTS
75,416 SF TOTAL PLAYING COURTS
32,923 SF
+36,708 SF
71,632 SF TOTAL FITNESS AREA
RESTAURANT- 3,607 SF TOTAL
ASSISTED LIVING - 43,125 SF TOTAL

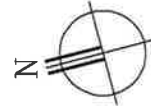
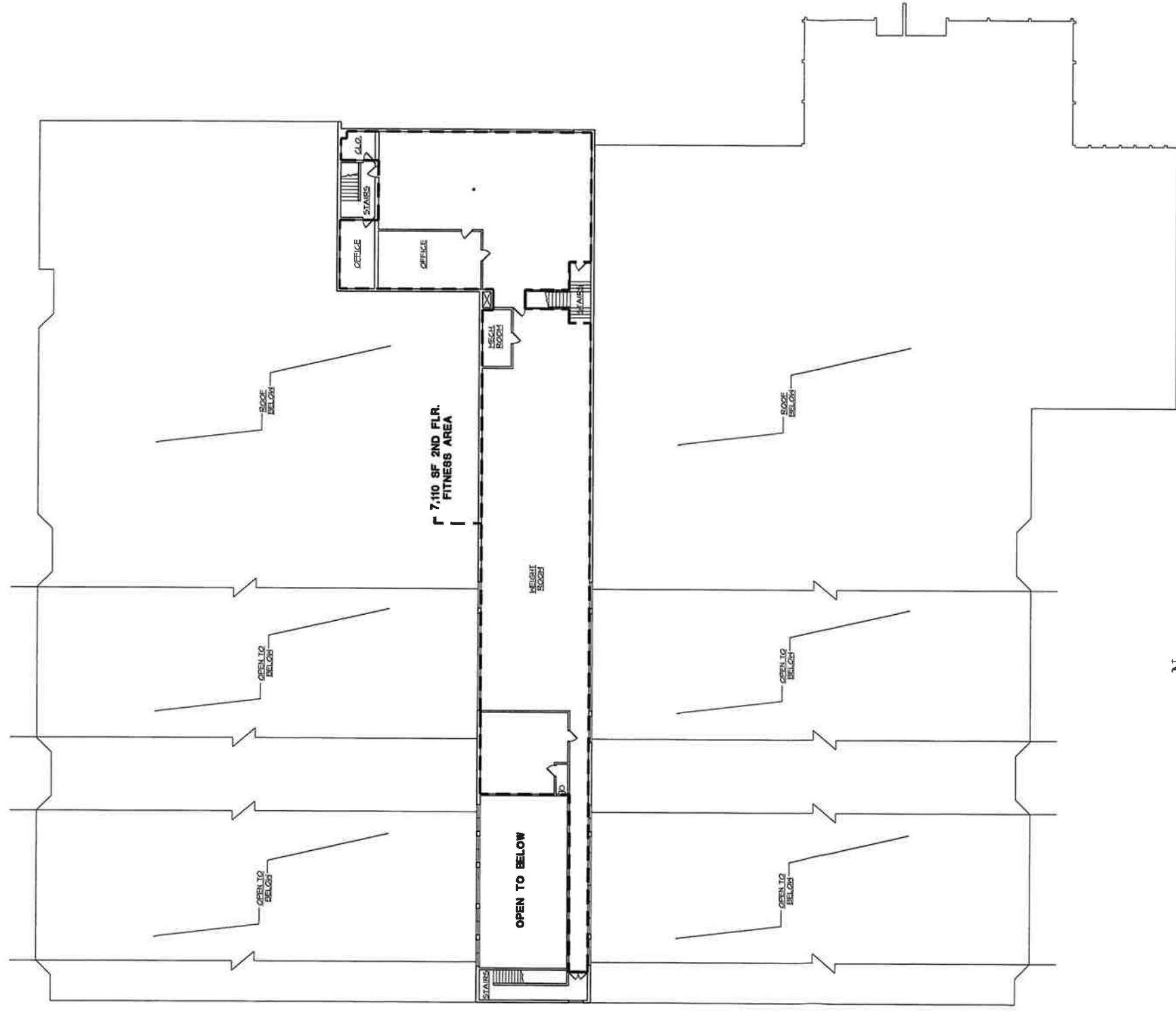
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DRAWN GB	CHECKED SG
DATE 12-20-2021	SCALE AS NOTED
JOB NO. 15114	PARTIAL FIRST FLOOR PLAN
A-1B	

Proposed:
Parkland Coordinated Development

GOUCK ARCHITECTS
 STEWART J. GOUCK
 REGISTERED ARCHITECT
 1304 Hamilton Street, Allentown, PA 18102
 (610) 430-8818 FAX (610) 430-8165

REVISIONS	BY



PARKLAND COORDINATED DEVELOPMENT
SECOND FLOOR PLAN

1 A2 SCALE: 1/16" = 1'-0"

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THE COPYRIGHT LAWS OF THE UNITED STATES AND
WILL BE SUBJECT TO LEGAL PROSECUTION.

DRAWN GB	CHECKED SG
DATE 12-30-2021	SCALE AS NOTED
JOB NO. 15TH	SECOND FLOOR PLAN

A-2

Proposed:
Parkland Coordinated Development

GOUCK ARCHITECTS
STEWART J. GOUCK
REGISTERED ARCHITECT
1304 Hamilton Street, Allentown, PA 18102
(610) 439-9818 FAX (610) 439-8156

REVISIONS	BY

Exhibit 17



GOUCK ARCHITECTS

Stewart J. Gouck, AIA
Registered Architect

PARKING CALCULATION HIGH & LOW

PARKING CALCULATION HIGH:

ASSUMPTION #1: All fitness center floor area, including courts, shall be calculated at the rate of 1 parking space per 150 SF of total floor area.

350-48(r)(3) RECREATION FACILITY:

32,923 SF + 38,709 SF indoor courts = 71,632 SF Total Floor Area of "Recreation Facility"

1 space for each 150SF total floor area $1 \times 71632\text{SF}/150 = 478$ spaces

1 space per employee on largest shift 1×2 employees = 2 spaces

REQUIRED=480 SPACES

PARKING CALCULATION LOW:

ASSUMPTION #2: Parking requirements for courts shall be 4 parking spaces per court. All remaining fitness center floor area shall be calculated at the rate of 1 parking space per 150 SF of floor area.

350-48(r)(2) RECREATION, LOW INTENSITY:

4 spaces for each playing court 4×5 courts = 20 spaces

350-48(r)(3) RECREATION FACILITY:

32,923 SF of "Recreation Facility" excluding court floor area

1 space for each 150SF total floor area $1 \times 32923\text{SF}/150 = 220$ spaces

1 space per employee on largest shift 1×2 employees = 2 spaces

REQUIRED=242 SPACES

THE DIFFERENCE BETWEEN THE HIGH AND LOW PARKING SPACE CALCULATION METHODS IS $(480-242) = 238$ SPACES.

Exhibit 18



Civil • Environmental • Highways • Municipal • Planning • Surveying

William A. Erdman, P.E.

KEYSTONE
CONSULTING
ENGINEERS

EDUCATION

Drexel University, Bachelor of Science in Civil Engineering, 1970

PROFESSIONAL AWARDS/CERTIFICATES

Pennsylvania Society of Professional Engineers-Lehigh Valley Chapter Engineer of the Year, 2016

American Society of Civil Engineers-Lehigh Valley Section Engineer of the Year, 2016

Professional Engineer – Pennsylvania PE-032601, Ohio PE-67425

PROFESSIONAL SOCIETY MEMBERSHIPS

Pennsylvania Municipal Authorities Association

Pennsylvania Society of Professional Engineers, Past President of Lehigh Valley Chapter

Pennsylvania State Association of Township Engineers

COMMUNITY ORGANIZATION MEMBERSHIPS

Emmaus Rotary Club – Past President and Paul Harris Fellow Award

Lehigh County Board of View

Lehigh County Association of Township Officials-1st Vice-President

Upper Macungie Township Code Board of Appeals

Forum for Ethics in the Workplace, Prior Board Member

American Waterworks Association – Life Member

Renew Lehigh Valley

Lehigh County Conservation District, Board Chair

Lehigh County Authority Wastewater Advisory Committee Member

St. Luke's Hospital – Allentown Campus, Past Chair & Development Committee Chair

Western Lehigh Chamber of Commerce, Past President

Wildlands Conservancy, Past Board & Executive Committee Member and Development Member

EXPERIENCE

Keystone Consulting Engineers, Inc.

July 1984 - Present

Past President and Senior Project Manager responsible for the administration, coordination, and scheduling of all phases of project design, bidding and construction inspection for numerous municipal and private projects throughout the Greater Lehigh Valley including projects for the County of Lehigh, City of Allentown, Lower Macungie Township, Upper Macungie Township, Upper Saucon Township, Borough of Coopersburg, Borough of Macungie, St. Luke's University Health Network, Cetrionia Ambulance Corp., Alvin H. Butz Inc., Jaendl Land Co., and J.G. Petrucci Co. Inc.

resume

www.KCEinc.com

Extensive experience with subdivision and land development plans, traffic impact studies and other development documents and procedures. Engineering services in conjunction with post plan approval, municipal requirements such as outside agency approvals including PennDOT permits.

G. Edwin Pidcock Co.

September 1973 - July 1984

Chief of the Environmental Division responsible for all phases of water and wastewater system design and construction. Managed numerous engineering investigations, and planning and feasibility studies for municipalities and municipal authorities.

Exhibit 19

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

**RESOLUTION NO. 2017-16
(Duly Adopted February 1, 2017)**

**A RESOLUTION GRANTING A WAIVER OF SUBDIVISION AND LAND DEVELOPMENT
REVIEW AND APPROVAL REQUIREMENTS OF THE SOUTH WHITEHALL TOWNSHIP
SALDR FOR PENNSYLVANIA VENTURES CAPITAL, INC., PLAN ENTITLED "PARKLAND
MANOR" RELATING TO A PROPERTY LOCATED AT 4636 CRACKERSPORT ROAD**

WHEREAS, Pennsylvania Venture Capital, Inc., is the owner and has expressed an interest in improving the property located at 4636 Crackersport Road by redeveloping the former racquetball club as a retirement facility;

WHEREAS, the Subject Property is described as follows: an approximately 77,000 square-foot existing fitness club building and a 167-space parking lot on an approximately 13.9-acre property located at 4636 Crackersport Road, situated within the Industrial-Commercial-1 (IC-1) zoning district;

WHEREAS, on September 28, 2016, the South Whitehall Township Zoning Hearing Board granted Special Exception approvals under the Sections 12.25(d), 12.28(c)(17), 12.46 and applicable provisions of 12.10(i)(3), in order to permit the applicant to establish and maintain a "Retirement Facility", as a result of its discussion and deliberation at Zoning Appeal Docket 2016-13;

WHEREAS, the South Whitehall Township Subdivision and Land Development Regulations, consistent with the Pennsylvania Municipality's Planning Code ("MPC"), sets forth regulations for formal review requirements, as well as drawing requirements, for property improvements defined as subdivisions and/or land developments;

WHEREAS, the South Whitehall Township Board of Commissioners believes that under the circumstances it is unnecessary for this Project to be reviewed and approved as a subdivision or land development.

NOW, THEREFORE, BE IT ADOPTED AND RESOLVED that for the Project, the Board of Commissioners of the Township of South Whitehall hereby grants to Pennsylvania Venture Capital, Inc. a waiver from the requirements for review and approval under the Township Subdivision and Land Development Regulations, so as to preclude the necessity for review by the Township Planning Commission, with such waiver being subject to the Applicant's compliance with the following conditions:

1. This Resolution does not in any way waive or modify: any other requirements of South Whitehall Township; any requirements of the South Whitehall Township Authority; any other applicable laws, ordinances, orders, or regulations; or applicable requirements of any County, Commonwealth of Pennsylvania, Federal or other governmental agencies. Any and all such requirements, including all permits and approvals incident thereto, are to be obtained by the Applicant and are not to be considered waived or modified by this Resolution. Such outside agency reviews, approvals and permits may include by way of example but not

limitation the following: Highway Occupancy Permit requirements of the Pennsylvania Department of Transportation ("PennDOT"); stormwater-related requirements of the Lehigh County Conservation District ("LCCD") and/or the Pennsylvania Department of Environmental Protection ("DEP"); the South Whitehall Township Zoning Ordinance, the South Whitehall Township Building Code, and any other requirements of South Whitehall Township, including any requirements related to parking.

2. The Applicant shall address to the satisfaction of the Township Engineer, the comments of the Township Engineer as contained in his review letter dated January 23, 2017.
3. The Applicant shall address to the satisfaction of the Public Works Department, the comments of the Public Works Department as contained in its review letter dated January 13, 2017.
4. If deemed to be necessary by the Township, the applicant shall, prior to any permits being issued by the Township, dedicate or cause to be dedicated to the Township, such road right-of-way, utility, access and/or other easements as contemplated by SALDR. The dedication shall be by deed of dedication in form acceptable to the Township Solicitor, and shall be accompanied by an opinion of record title in form acceptable to the Township Solicitor prepared by the Applicant's counsel (who must not be affiliated with the Applicant, must be licensed to practice law in Pennsylvania and must maintain an office in Pennsylvania) to satisfy the Township Solicitor that the dedication is free and clear of all liens and encumbrances that could affect the Township's use of said property. The Applicant shall furnish to the Township Solicitor a legal description for the dedicated area that has been approved by the Township Engineer, a copy of the current recorded deed for the property showing current ownership and reciting the deed book volume and page reference.
5. If deemed to be necessary by the Township, the applicant shall obtain a letter from the DEP approving a sewage facilities planning module or exemption thereto, and shall provide the same to the Township for review and confirmation.
6. The Applicant shall address all issues and obtain all approvals deemed necessary by the South Whitehall Township Board of Authority regarding matters pertaining to water and sewer service, including the payment of any required fees and charges, such as tapping/connection fees, allocation fees and fulfillment of any relevant requirements relating thereto.
7. If the requirements of LCCD and/or DEP include the installation or construction of any stormwater best management practices structures or facilities or if either agency requires construction or installation of any new stormwater management structures or facilities or modification of any existing stormwater management structures or facilities, the Applicant shall execute a Declaration of Covenants and Easement for Maintenance of Stormwater Management Facilities in form acceptable to the Township.
8. All costs and expenses of the Township, including without limitation, the fees of the Township Engineer and Township Solicitor and/or other consultants relative

to review and approval of Applicant's waiver request, this Resolution, and attending to the conditions in this Resolution following adoption of this Resolution, shall be the responsibility of Applicant. The failure of Applicant to promptly pay invoices in accordance with applicable Township procedures for subdivision/developments review and approval shall give the Township the right to refuse to issue any additional permits until such time as all invoices have been paid in full and the Township escrow procedures have been complied with by the Applicant.

9. All fees associated with submission of a plan for land development, including application fees to cover expenses incurred through review of the plan by Township staff, shall be the responsibility of the Applicant.
10. If deemed to be necessary by the Township, the applicant shall be required to pay applicable development-related fees, including but not limited to recreation/open space fees in the event that there is not sufficient land to dedicate to the Township, as determined by the provisions of the South Whitehall Township SALDR.
11. If deemed to be necessary by the Township, the Applicant shall be required to execute subdivision improvements, security, maintenance and indemnification agreements acceptable to the Township Solicitor, to post sufficient security in a form acceptable to the Township, such security shall be available for draws/presentation no further than sixty (60) miles from the Township's office, and to provide evidence of necessary insurance coverage prior to permits being issued by the Township.
12. Applicant shall be required to provide the Township with an engineered record plan, signed by the Applicant and sealed by a registered professional engineer and/or professional land surveyor, as applicable, to be placed on file with the Community Development Department prior to issuance of a Certificate of Occupancy or release of performance guarantees.
13. Unless authorized to the contrary in writing by the Township Manager, no permits shall be issued to Applicant until the fulfillment of each of the foregoing conditions. Further, all sums owed to the Township shall be current in their payment by Applicant at the time of issuance of any permit.
14. The Applicant shall be obligated to perform all work necessary to return Township property, and Township and PennDOT rights-of-way, to their original, pre-construction condition, provided that such damage arises, relates to or results from, in whole or in part, the actions or omissions of the Applicant or any agent, employee, representative, contractor or subcontractor of the Applicant.
15. If for any reason any condition or conditions of this Resolution (or any portion(s) thereof) shall be held by a forum of competent jurisdiction to be invalid, illegal, void, or unenforceable in any respect or to any extent, this Resolution shall automatically be deemed to be null and void in its entirety and shall be deemed to have been immediately and automatically repealed as if it had never been passed. The Applicant acknowledges that each and every term and provision hereof is an essential, material component to the Township's approval of the Applicant's waiver request.

16. The Applicant shall satisfy all conditions of this Resolution within Twenty-Four (24) months from the date hereof. The Applicant's failure to do so shall render the approval null and void.
17. In the event that the Township becomes involved in litigation of any kind relating to the Project other than a direct appeal by the Applicant of the Township's approval of this Resolution, such as an appeal of this Resolution by an adjoining property owner or a third party, or an attempt to collaterally challenge any conditions of this approval by means other than a timely appeal of this Resolution, the Applicant, on behalf of itself and its agents, representatives, successors and assigns, hereby agrees to exonerate, indemnify, protect, defend (through legal counsel of Township's choice) and save harmless the Township and its boards, committees and commissions (including the individual members thereof), their elected and appointed officers and officials and their employees, contractors, other professional consultants, engineers, solicitors, managers, representatives, advisors, predecessors, successors, agents, independent contractors, insurers and assigns (collectively, the "Township Representatives"), from any and all claims, lawsuits, proceedings, actions, disputes, causes and rights of action, expenses, losses, allegations, demands, charges, injuries, costs (including, without limitation, attorneys' fees, engineers' fees and other costs and expenses incurred, including expert witness fees), damages (including, without limitation, compensatory, consequential or punitive damages), sanctions, and liabilities of every kind, character and manner whatsoever, in law or in equity, civil or criminal, administrative or judicial, contract, tort (including, without limitation, negligence of any kind) or otherwise ("Claims"), pertaining to, relating to, resulting from, caused by or arising out of the Township's approval of the waiver request as evidenced by this Resolution.

DULY ADOPTED this 1st day of **FEBRUARY, 2017**, by the Board of Commissioners of Township of South Whitehall, Lehigh County, Pennsylvania, in lawful session duly assembled. As part of this Resolution, the Board of Commissioners has directed that the President, or Vice-President in the absence of the President, execute this Resolution on behalf of the Board.

**TOWNSHIP OF SOUTH WHITEHALL
BOARD OF COMMISSIONERS**

Christina Tori Morgan, President

ATTEST:

Lenore Horos, Secretary

Exhibit 20

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

**RESOLUTION NO. 2018-32
(Duly Adopted April 18, 2018)**

**A RESOLUTION AMENDING RESOLUTION 2017-16 GRANTING A WAIVER OF
SUBDIVISION AND LAND DEVELOPMENT REVIEW AND APPROVAL REQUIREMENTS OF
THE SOUTH WHITEHALL TOWNSHIP SALDO FOR PENNSYLVANIA VENTURES CAPITAL,
INC., PLAN ENTITLED "PARKLAND MANOR" RELATING TO A PROPERTY LOCATED AT
4636 CRACKERSPORT ROAD**

WHEREAS, Pennsylvania Venture Capital, Inc., is the owner and has expressed an interest in improving the property located at 4636 Crackersport Road by redeveloping the former racquetball club as a retirement facility;

WHEREAS, the Subject Property is described as follows: an approximately 77,000 square-foot existing fitness club building and a 167-space parking lot on an approximately 13.9-acre property located at 4636 Crackersport Road, situated within the Industrial-Commercial-1 (IC-1) zoning district;

WHEREAS, on September 28, 2016, the South Whitehall Township Zoning Hearing Board granted Special Exception approvals under the Sections 12.25(d), 12.28(c)(17), 12.46 and applicable provisions of 12.10(i)(3), in order to permit the applicant to establish and maintain a "Retirement Facility", as a result of its discussion and deliberation at Zoning Appeal Docket 2016-13;

WHEREAS, the South Whitehall Township Board of Commissioners, at their February 1, 2017 meeting, approved Resolution 2017-16 granting a waiver of Subdivision and Land Development review and approval requirements of the South Whitehall Township SALDR for Pennsylvania Ventures Capital, Inc., plan entitled "Parkland Manor" relating to a property located at 4636 Crackersport Road;

WHEREAS, Pennsylvania Venture Capital, Inc., on March 9, 2018, submitted plans dated February 27, 2018 proposing amendments to the plan approved by Resolution 2017-16, including a building addition over the existing basketball courts and the removal of the pool and decking, while not increasing the number of beds within the facility;

WHEREAS, the South Whitehall Township Subdivision and Land Development Regulations, consistent with the Pennsylvania Municipality's Planning Code ("MPC"), sets forth regulations for formal review requirements, as well as drawing requirements, for property improvements defined as subdivisions and/or land developments;

WHEREAS, the South Whitehall Township Board of Commissioners believes that under the circumstances it is unnecessary for this Project to be reviewed and approved as a subdivision or land development.

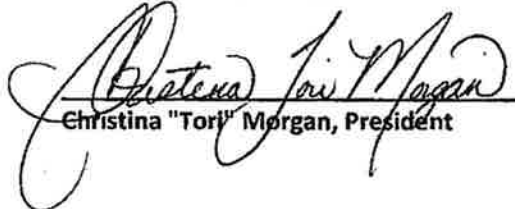
NOW, THEREFORE, BE IT ADOPTED AND RESOLVED that for the Project, the Board of Commissioners of the Township of South Whitehall hereby amends Resolution 2017-16 granting a waiver of Subdivision and Land Development review and approval requirements of the South Whitehall Township SALDR for Pennsylvania Ventures Capital, Inc., plan entitled "Parkland Manor" relating to a property located at 4636

Crackersport Road, with such amendment being subject to the Applicant's compliance with the following conditions:

1. The conditions of approval stated in Resolution No. 2017-16, which conditions have been affirmatively accepted by the applicant, and those waivers and deferrals granted by the Board of Commissioners that are reflected in said resolution, remain valid and in effect.
3. The Applicant shall address to the satisfaction of the Township Engineer, the comments of the Township Engineer as contained in his review letter dated April 13, 2018.
4. The Applicant shall address to the satisfaction of the Public Works Department, the comments of the Public Works Department as contained in its review letter dated April 4, 2018.
5. The applicant shall address to the satisfaction of the Community Development department, the comments of the Community Development Department as contained in its review letter dated April 13, 2018.
6. The applicant shall address the forthcoming comments of the Public Safety Commission.


DULY ADOPTED this 18th day of **APRIL, 2018**, by the Board of Commissioners of Township of South Whitehall, Lehigh County, Pennsylvania, in lawful session duly assembled. As part of this Resolution, the Board of Commissioners has directed that the President, or Vice-President in the absence of the President, execute this Resolution on behalf of the Board.

**TOWNSHIP OF SOUTH WHITEHALL
BOARD OF COMMISSIONERS**



Christina "Tori" Morgan, President

ATTEST:



Lenore Horos, Secretary

TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA

RESOLUTION NO. 2018-32
(Duly Adopted April 18, 2018)

A RESOLUTION AMENDING RESOLUTION 2017-16 GRANTING A WAIVER OF
SUBDIVISION AND LAND DEVELOPMENT REVIEW AND APPROVAL REQUIREMENTS OF
THE SOUTH WHITEHALL TOWNSHIP SALDO FOR PENNSYLVANIA VENTURES CAPITAL,
INC., PLAN ENTITLED "PARKLAND MANOR" RELATING TO A PROPERTY LOCATED AT
4636 CRACKERSPORT ROAD

The undersigned Applicant/Owner for the Project described in the foregoing referenced Resolution, in consideration of the grant of the amendment of Resolution 2017-16 granting the waiver from the formal planning, Subdivision/Land Development Plan review and approval requirements of SALDR for Pennsylvania Ventures Capital, Inc., plan entitled "Parkland Manor" relating to a property located at 4636 Crackersport Road by the Commissioners of South Whitehall Township, and intending to be legally bound hereby, does affirmatively accept the conditions of the grant of the waiver set forth in the foregoing Resolution and does waive any and all rights which Applicant would otherwise possess to contest the imposition of said conditions, both at law or in equity.

WITNESS/ATTEST:

Date: _____

WITNESS/ATTEST:

Date: _____

APPLICANT:

By: David J. Harte V.P.
Name: DAVID J. HARTE
Title: V.P.

RECORD OWNER:

Crackersport Racquetball, LP

By: Michael Thompson
Name: MICHAEL THOMPSON
Title: A MANOR

Exhibit 21

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

**RESOLUTION NO. 2019-41
(Duly Adopted August 21, 2019)**

**A RESOLUTION GRANTING A WAIVER OF SUBDIVISION AND LAND DEVELOPMENT
REVIEW AND APPROVAL PROCESS REQUIREMENTS OF THE SOUTH WHITEHALL
TOWNSHIP SALDO FOR PENNSYLVANIA VENTURES CAPITAL, INC., PLAN ENTITLED
“PARKLAND MANOR” RELATING TO A PROPERTY LOCATED AT 4636 CRACKERSPORT
ROAD**

WHEREAS, Pennsylvania Venture Capital, Inc., is the owner and has expressed an interest in improving the property located at 4636 Crackersport Road by redeveloping the former racquetball club as a retirement facility;

WHEREAS, the Subject Property is described as follows: an approximately 116,614 square-foot existing retirement facility and a 167-space parking lot on an approximately 15.3540-acre property located at 4636 Crackersport Road, situated within the Industrial-Commercial-1 (IC-1) zoning district;

WHEREAS, Pennsylvania Venture Capital, Incorporated received a Waiver from the Land Development Process for a number of minor improvements to the subject tract from the South Whitehall Township Board of Commissioners on February 1, 2017, which was modified to incorporate another set of minor improvements by an amendment to that Waiver on April 18, 2018;

WHEREAS, Pennsylvania Venture Capital, Incorporated more recently submitted permit applications for work beyond the scope of the above-mentioned approvals and staff determined that a Land Development review would be in order to ascertain the extent of improvements that had occurred to date and set a baseline plan for future improvements;

WHEREAS, plans showing the existing conditions and proposed work, as portrayed on plans prepared by Pennsylvania Venture Capital, Incorporated, entitled *“Parkland Manor 4636 Crackersport Road”*, dated November 22, 2016 and last revised June 24, 2019, were submitted on June 24, 2019 and reviewed by the South Whitehall Township Planning Commission at their July 18, 2019 meeting;

WHEREAS, Pennsylvania Venture Capital, Incorporated, requested that the Planning Commission recommend to the Board of Commissioners that, due to the minor nature of the improvements proposed, the proposed plan be granted a Waiver from the Land Development Process, to which the Planning Commission agreed and so recommended, on the condition that staff and Township Engineer approve the baseline plan and that any future improvements be submitted to the Township for a Land Development review;

WHEREAS, the South Whitehall Township Subdivision and Land Development Regulations, consistent with the Pennsylvania Municipality’s Planning Code (“MPC”),

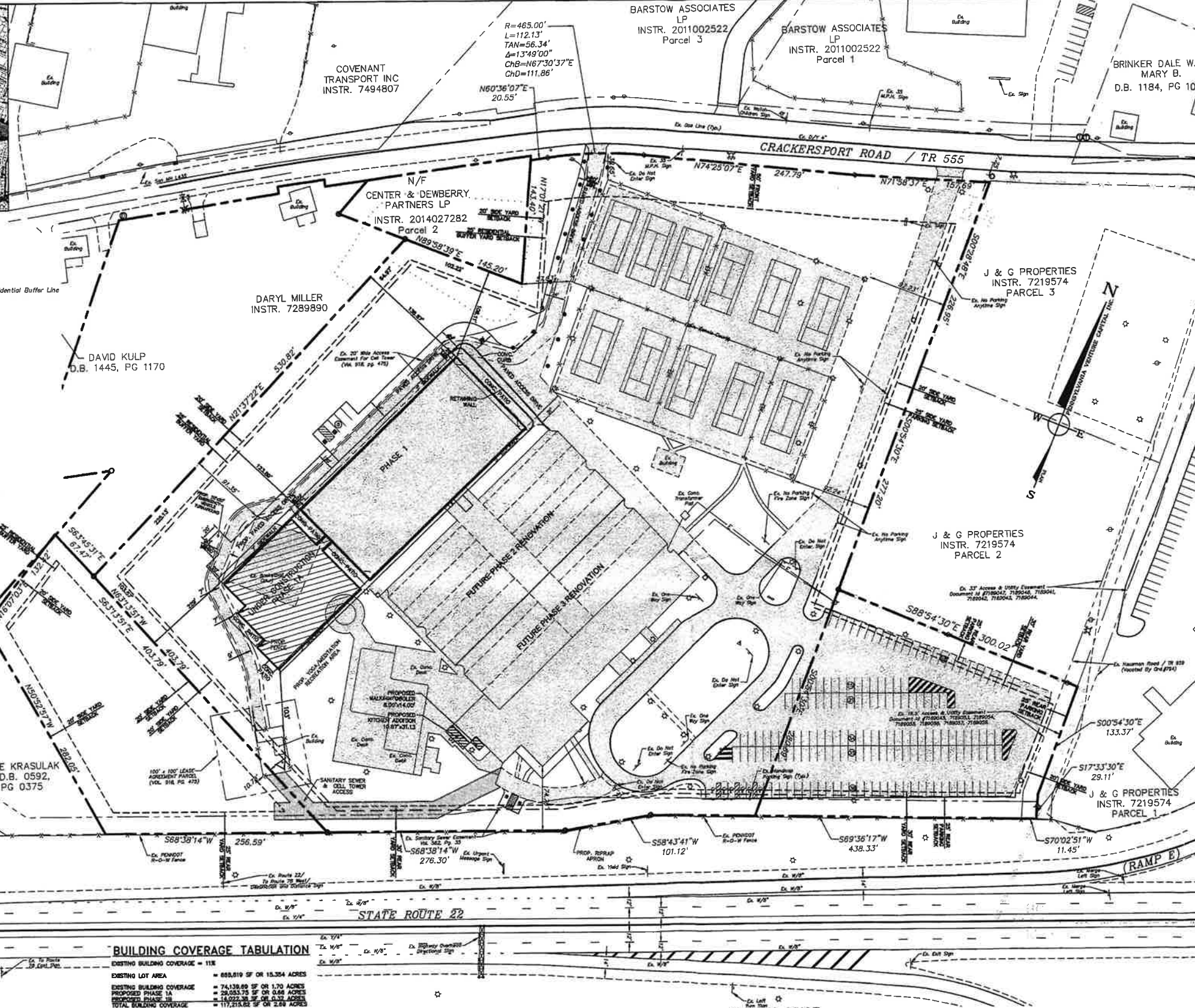
and clear of all liens and encumbrances that could affect the Township's use of said property. The Applicant shall furnish to the Township Solicitor a legal description for the dedicated area that has been approved by the Township Engineer, a copy of the current recorded deed for the property showing current ownership and reciting the deed book volume and page reference.

6. If deemed to be necessary by the Township, the applicant shall obtain a letter from the DEP approving a sewage facilities planning module or exemption thereto, and shall provide the same to the Township for review and confirmation.
7. The Applicant shall address all issues and obtain all approvals deemed necessary by the South Whitehall Township Board of Commissioners regarding matters pertaining to water and sewer service, including the payment of any required fees and charges, such as tapping/connection fees, allocation fees and fulfillment of any relevant requirements relating thereto.
8. If the requirements of LCCD and/or DEP include the installation or construction of any stormwater best management practices structures or facilities or if either agency requires construction or installation of any new stormwater management structures or facilities or modification of any existing stormwater management structures or facilities, the Applicant shall execute a Declaration of Covenants and Easement for Maintenance of Stormwater Management Facilities in form acceptable to the Township.
9. All costs and expenses of the Township, including without limitation, the fees of the Township Engineer and Township Solicitor and/or other consultants relative to review and approval of Applicant's waiver request, this Resolution, and attending to the conditions in this Resolution following adoption of this Resolution, shall be the responsibility of Applicant. The failure of Applicant to promptly pay invoices in accordance with applicable Township procedures for subdivision/developments review and approval shall give the Township the right to refuse to issue any additional permits until such time as all invoices have been paid in full and the Township escrow procedures have been complied with by the Applicant.
10. All fees associated with submission of a plan for land development, including application fees to cover expenses incurred through review of the plan by Township staff, shall be the responsibility of the Applicant.
11. If deemed to be necessary by the Township, the applicant shall be required to pay applicable development-related fees, including but not limited to recreation/open space fees in the event that there is not sufficient land to dedicate to the Township, as determined by the provisions of the South Whitehall Township SALDO.
12. If deemed to be necessary by the Township, the Applicant shall be required to execute subdivision improvements, security, maintenance and indemnification agreements acceptable to the Township Solicitor, to post sufficient security in a form acceptable to the Township, such security shall be available for draws/presentation no further than sixty (60) miles from the

Township's office, and to provide evidence of necessary insurance coverage prior to permits being issued by the Township.

13. Applicant shall be required to provide the Township with an engineered record plan, signed by the Applicant and sealed by a registered professional engineer and/or professional land surveyor, as applicable, to be placed on file with the Community Development Department prior to issuance of a Certificate of Occupancy or release of performance guarantees.
14. Unless authorized to the contrary in writing by the Township Manager, no permits shall be issued to Applicant until the fulfillment of each of the foregoing conditions. Further, all sums owed to the Township shall be current in their payment by Applicant at the time of issuance of any permit.
15. The Applicant shall be obligated to perform all work necessary to return Township property, and Township and PennDOT rights-of-way, to their original, pre-construction condition, provided that such damage arises, relates to or results from, in whole or in part, the actions or omissions of the Applicant or any agent, employee, representative, contractor or subcontractor of the Applicant.
16. If for any reason any condition or conditions of this Resolution (or any portion(s) thereof) shall be held by a forum of competent jurisdiction to be invalid, illegal, void, or unenforceable in any respect or to any extent, this Resolution shall automatically be deemed to be null and void in its entirety and shall be deemed to have been immediately and automatically repealed as if it had never been passed. The Applicant acknowledges that each and every term and provision hereof is an essential, material component to the Township's approval of the Applicant's waiver request.
17. The Applicant shall satisfy all conditions of this Resolution within Twelve (12) months from the date hereof. The Applicant's failure to do so shall render the approval null and void.
18. In the event that the Township becomes involved in litigation of any kind relating to the Project other than a direct appeal by the Applicant of the Township's approval of this Resolution, such as an appeal of this Resolution by an adjoining property owner or a third party, or an attempt to collaterally challenge any conditions of this approval by means other than a timely appeal of this Resolution, the Applicant, on behalf of itself and its agents, representatives, successors and assigns, hereby agrees to exonerate, indemnify, protect, defend (through legal counsel of Township's choice) and save harmless the Township and its boards, committees and commissions (including the individual members thereof), their elected and appointed officers and officials and their employees, contractors, other professional consultants, engineers, solicitors, managers, representatives, advisors, predecessors, successors, agents, independent contractors, insurers and assigns (collectively, the "Township Representatives"), from any and all claims, lawsuits, proceedings, actions, disputes, causes and rights of action, expenses, losses, allegations, demands, charges, injuries, costs (including, without limitation, attorneys' fees, engineers' fees and other costs and

Exhibit 22



SITE DATA

PROPERTY ADDRESS: 4636 CRACKERSPORT ROAD ALLENTOWN, PA 18104
 PARCEL I.D. NO.: 877070100101 & 877070100102
 DOCUMENT ID: VOL 1324, PG 381
 SURVEY: PUBLIC SURVEY
 SURVEYED AREA: 666,819 S.F. OR 15,354 ACRES

ZONING DATA

SOUTH WHITEHALL TOWNSHIP ZONING DISTRICT: IC-1 - INDUSTRIAL COMMERCIAL SPECIAL HEIGHT LIMITATION (CONFORMS SECTION 12.48 - ADDITIONAL SPECIAL REGULATIONS (A) RETIREMENT FACILITIES)

MIN. LOT SIZE:	REQUIRED:	EXISTING:	PROPOSED:
NO LIMIT	15,354 ACRES	15,354 acres	15,354 acres
FRONT YARD SETBACK:	50'	41'	40'
REAR YARD SETBACK:	30'	20'	20'
SIDE YARD SETBACK:	20'	20'	20'

COMMON OPEN SPACE: 15% GROSS LOT: 15,354 ACRES = 2,303 ACRES REQUIRED
 MAX. DENSITY: 13 DWELLING UNITS PER AC. = 13 X 15,354 = 199 DWELLING UNITS

- ### DRAWING LEGEND
- SCALE: 1"=2,000'
- Ex. Property Line
 - Ex. Adjoining Lot
 - Ex. Building Setback Line
 - Ex. Parking Setback & Residential Buffer Line
 - Ex. Curb
 - Ex. Edge Of Pavement
 - Ex. Gutter
 - Ex. Fence Line
 - Ex. Sidewalk
 - Ex. Sanitary Sewer
 - Ex. Building
 - Ex. Utility Pole
 - Ex. Light Pole
 - Ex. Sign
 - Ex. Sanitary Manhole
 - Ex. Conc. Bollard
 - Ex. Light Pole (4' High)
 - Ex. ImperVIOUS
- ### PROPOSED IMPERVIOUS
- ### ADDITIONAL IMPROVEMENTS MADE AFTER PHASE 1A

- ### GENERAL NOTES
1. THE APPLICANT IS THE OWNER, EQUITABLE OWNER OR HAS AN OPTION OR CONDITIONAL CONTRACT OF SALE OF THE LAND PROPOSED TO BE SURVEYED OR DEVELOPED. THAT NO LITIGATION OR LIENS EXIST ON OR ARE PENDING AGAINST THE SITE THAT THE PLAN HAS BEEN PREPARED WITH THE APPLICANT'S FREE CONSENT.
 2. THE APPLICANT CERTIFIES THAT HE WILL PROPERLY GRADE ALL INDIVIDUAL LOTS TO PROVIDE REGULAR SURFACE DRAINAGE SO THAT NO LOW SPOTS OR WATER POCKETS EXIST ON THE PROPOSED DEVELOPMENT. PERMANENT CONCRETE REFERENCE MONUMENTS TO GRADE SHALL BE PLACED ON THE SITE UPON COMPLETION OF GRADING.
 3. THE APPLICANT ACKNOWLEDGES THAT FOLLOWING APPROVAL OF THIS PLAN, PLAN CHANGES MAY BE REQUIRED TO ADDRESS THE COMMENTS AND RECOMMENDATIONS OF AGENCIES RESPONSIBLE TO REVIEW ANY ASPECT OF THE PROJECT REFLECTED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO POST-CONSTRUCTION STORMWATER MANAGEMENT AND SPDES PERMIT REGULATIONS. IN THE EVENT OF CHANGES TO THE PLAN FOLLOWING APPROVAL (WHETHER OR NOT THE PLAN HAS BEEN RECORDED), THE APPLICANT SHALL SUBMIT THE REVISED PLAN TO THE TOWNSHIP ENGINEER FOR REVIEW BEFORE THE PLAN IS RECORDED. THE REVISED PLAN SHALL BE PROVIDED TO THE TOWNSHIP ENGINEER FOR REVIEW BEFORE THE PLAN IS RECORDED.
 4. A NOTE SHALL BE PROVIDED ON EACH PLAN TO BE RECORDED WHICH INDICATES THAT THIS PLAN HAS BEEN RECORDED BY THE TOWNSHIP ENGINEER FOR REVIEW AND FOR CONFORMANCE WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USE AND DIMENSIONAL REQUIREMENTS OF ZONING, INVESTIGATIONS REGARDING PERMISSIBLE LAND USES AND PLAN ISSUES WHICH ARE NOT RECORDED AS PART OF A REVIEW PROCESS SUCH AS CLARITY OF TITLE, SUBSURFACE CONDITIONS INCLUDING BUT NOT LIMITED TO SOIL AND WATER QUALITY, KARST GEOLOGICAL ACTIVITY, AND HISTORIC AND ARCHAEOLOGICAL ISSUES, OR SUCH OTHER ISSUES (AS APPROPRIATE) THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND. THE APPLICANT SHALL INVESTIGATE AND REVIEW WITH THE TOWNSHIP ENGINEER, THE TOWNSHIP AND TOWNSHIP ENGINEER, AND QUALIFIED PROFESSIONALS, COMMISSIONED BY THE APPLICANT AND/OR LAND OWNER(S) AS APPROPRIATE, AND ENGAGED IN THE APPROPRIATE FIELD OF PRACTICE, PERMITS, STANDARDS, REGULATIONS, ORDINANCES AND ANY INTERNAL LOTS AND STREETS HAVE BEEN OVERVIEWED WITH RESPECT TO APPLICABLE ORDINANCE STANDARDS, CLARITY OF DEPICTION, CONSISTENCY, CLOSURE, AND AREA (ONLY). THE RESEARCH FOR AND DETERMINATION AND LOCATION OF PROPERTY LINES, STREET RIGHTS-OF-WAY, AND OTHER EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE SURVEYOR OF RECORD WHOSE SEAL APPEARS ON THIS PLAN, AND HAVE NOT BEEN INDEPENDENTLY CONFIRMED OR VERIFIED BY THE TOWNSHIP ENGINEER, OR THE TOWNSHIP ENGINEER.
 5. NOTWITHSTANDING ANY PROVISIONS OF THE TOWNSHIP STORM WATER MANAGEMENT PLAN, INCLUDING EXISTING AND WAIVER PROVISIONS, ANY LANDOWNER AND ANY PERSON ENGAGED IN THE ALTERATION OR GRADING OF LAND WHICH MAY AFFECT STORM WATER RUNOFF CHARACTERISTICS SHALL IMPLEMENT SUCH MEASURES AS ARE REASONABLY NECESSARY TO PREVENT HAZARD TO HEALTH, SAFETY OR OTHER PROPERTY. SUCH MEASURES SHALL INCLUDE SUCH ACTIONS AS REQUIRED TO MANAGE THE RATE, VOLUME, DIRECTION AND QUALITY OF RESULTING STORM WATER RUNOFF IN A MANNER WHICH OTHERWISE ADEQUATELY PROTECTS HEALTH AND PROPERTY FROM INJURY AND DAMAGE.
 6. MUNICIPALITY REVIEW AND APPROVAL OF THE DRAINAGE PLAN OR THE CLASSIFICATION, PRESERVATION AND APPROVAL OF STORM WATER MANAGEMENT FACILITIES, SHALL NOT CONSTITUTE LAND DEVELOPMENT OR SURVEY BY THE MUNICIPALITY OR OTHERWISE CAUSE THE MUNICIPALITY TO BE ENGAGED IN THE ALLOCATION UNDER THE TOWNSHIP STORM WATER MANAGEMENT PLAN. THE DEVELOPER HEREBY AGREES TO HOLD THE MUNICIPALITY AND HOLD HARMLESS THE MUNICIPALITY AND ALL ITS REPRESENTATIVES, SERVANTS, EMPLOYEES, OFFICIALS AND AGENTS FROM AND FROM ANY AND ALL CLAIMS, DAMAGES, CAUSES OF ACTION OR SUITS WHICH MAY BE ASSERTED AGAINST OR INCURRED BY THE MUNICIPALITY OR OTHERWISE CAUSE THE MUNICIPALITY TO BE ENGAGED IN THE ALLOCATION UNDER THE TOWNSHIP STORM WATER MANAGEMENT PLAN.

BUILDING COVERAGE TABULATION

EXISTING BUILDING COVERAGE = 11%

EXISTING LOT AREA	= 666,819 SF OR 15,354 ACRES
EXISTING BUILDING COVERAGE	= 74,139.89 SF OR 1.70 ACRES
PROPOSED PHASE 1A	= 28,053.75 SF OR 0.64 ACRES
PROPOSED PHASE 1B	= 14,287.27 SF
TOTAL BUILDING COVERAGE	= 117,212.52 SF OR 2.68 ACRES
PROPOSED TOTAL BUILDING COVERAGE	= 17.0%

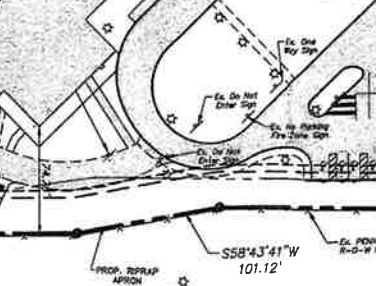
IMPERVIOUS TABULATION

EXISTING IMPERVIOUS ALLOWED = 78%

EXISTING LOT AREA	= 666,819 S.F. OR 15,354 ACRES
EXISTING REMOVED IMPERVIOUS	= 338,773.53 S.F. OR 7.69 ACRES
EXISTING REVED IMPERVIOUS COVERAGE	= 30.0%
IMPERVIOUS ADDITION OF PHASE 1A	= 14,287.27 S.F.
IMPERVIOUS SURFACE TO BE REMOVED:	
MACADAM BASKETBALL COURT	= 6,714.16 S.F.
GAZEBO AND PARTIAL POOL DECKING	= 7,398.13 S.F.
ASPHALT	= 4,838.21 S.F.
TOTAL PERVIOUS REMOVED	= 18,950.50 S.F.
TOTAL PERVIOUS REMOVED IMPERVIOUS OF PHASE 1A	= 18,950.50 S.F.
NET GAIN OF PERVIOUS	= 3,338.33 S.F.
TOTAL PERVIOUS	= 334,823.03 S.F. OR 7.66 ACRES
EXISTING IMPERVIOUS	= 333,475.90 S.F. OR 7.66 ACRES
EXISTING IMPERVIOUS COVERAGE	= 49.6%

- ### PLAN NOTES
1. ACCESSIBLE ACCESS WILL BE PROVIDED TO ALL RESIDENTIAL PORTIONS OF THE PROJECT.
 2. EXISTING ROAD WILL BE REPAVED AND CAPABLE OF SUPPORTING NORTH WHITEHALL TOWNSHIP FIRE APPARATUS.
 3. ALL RESIDENTIAL BUILDINGS WILL HAVE IDENTIFYING SIGNAGE.
 4. PROPOSED PHASE 1B BUILDING WILL NOT BE ENCROACHING UPON THE CELL TOWER EASEMENT.
 5. EXISTING FENCE TO BE REMOVED HAS BEEN REQUIRED BY THE SENIOR AUTHORITY SO THEY CAN HAVE ACCESS TO THEIR LOTS. NO REPLACEMENT FENCE IS PROPOSED AT THIS TIME.
 6. AREAS TO BE REMOVED (ASPHALT, CONCRETE DECKS, AND W/IRROUNND POOL) WILL BE RETURNED TO LAWN POST DEMOLITION. TREE IS PROPOSED AT THIS TIME SINCE THERE IS NO ADDITIONAL IMPERVIOUS COVERAGE BEING ADDED.

CALL BEFORE YOU DIG
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE - STOP CALL
 Pennsylvania One Call System, Inc.
 811
 Serial #: 20153011536
 (South Whitehall Township)



REVIEWER'S STATEMENT

THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USE AND DIMENSIONAL REQUIREMENTS OF ZONING, INVESTIGATIONS REGARDING PERMISSIBLE LAND USES AND PLAN ISSUES WHICH ARE NOT RECORDED AS PART OF A REVIEW PROCESS SUCH AS CLARITY OF TITLE, SUBSURFACE CONDITIONS INCLUDING BUT NOT LIMITED TO, SOIL AND WATER QUALITY, KARST GEOLOGICAL ACTIVITY, AND HISTORIC AND ARCHAEOLOGICAL ISSUES, OR SUCH OTHER ISSUES (AS APPROPRIATE) THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND, HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP ENGINEER OR THE TOWNSHIP ENGINEER, AND QUALIFIED PROFESSIONALS, COMMISSIONED BY THE DEVELOPER AND/OR LAND OWNER(S) AS APPROPRIATE, AND ENGAGED IN THE APPROPRIATE FIELD OF PRACTICE, PERMITS, STANDARDS, REGULATIONS, ORDINANCES AND ANY INTERNAL LOTS AND STREETS HAVE BEEN OVERVIEWED WITH RESPECT TO APPLICABLE ORDINANCE STANDARDS, CLARITY OF DEPICTION, CONSISTENCY, CLOSURE, AND AREA (ONLY). THE RESEARCH FOR AND DETERMINATION AND LOCATION OF PROPERTY LINES, STREET RIGHTS-OF-WAY, AND OTHER EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE SURVEYOR OF RECORD WHOSE SEAL APPEARS ON THIS PLAN, AND HAVE NOT BEEN INDEPENDENTLY CONFIRMED OR VERIFIED BY THE TOWNSHIP ENGINEER, OR THE TOWNSHIP ENGINEER.

BENCHMARK:
 TOP NUT OF FIRE HYDRANT SOUTHEAST
 CORNER OF J&G PROPERTIES, PARCEL #2
 ELEV. = 500.16 (ASSUMED)

PARKING TABULATION:

SECTION 12.36 (4) (1) (i) RETIREMENT FACILITIES: 1.5 PER INDEPENDENT DWELLING UNIT, PLUS:
 SECTION 12.36 (4) (1) (ii) ASSISTED LIVING: 0.5 PER DWELLING UNIT PLUS 1 SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT.

REQUIREMENTS	EXISTING	PROPOSED
1.5 SPACES FOR EACH INDEPENDENT DWELLING UNIT	0 SPACES	18 SPACES
0.5 SPACES PER DWELLING UNIT*0.5	0 SPACES	8 SPACES
1.0 FOR EACH EMPLOYEE ON THE LARGEST WORK SHIFT	0 SPACES	26 SPACES

PHASE 1A: 18 SPACES PROVIDED
 PHASE 1B: 14 SPACES PROVIDED
 TOTAL SPACES PROVIDED: 32 SPACES

STATEMENT OF INTENT

I, THE APPLICANT, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLANS AND SUPPORTING DOCUMENTATION ARE TRUE, CORRECT AND ACCURATE AND ARE IN CONFORMANCE WITH THE REQUIREMENTS, PROVISIONS AND CONDITIONS OF RESOLUTION 20... BY WHICH THE TOWNSHIP BOARD OF COMMISSIONERS CONDITIONALLY WAIVED THE REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR THE PROJECT REFLECTED ON THIS PLAN, I AGREE THAT I SHALL CONDUCT, RECONSTRUCT, PROTECT, DEFEND AND SAVE HARMLESS THE TOWNSHIP FROM ANY AND ALL CLAIMS, DAMAGES, DAMAGES AND LIABILITIES OF EVERY KIND, QUANTITY AND NATURE, WHATSOEVER PERTAINING TO, RELATING TO, RESULTING FROM, CAUSED BY OR ARISING OUT OF THE TOWNSHIP'S APPROVAL OF THE WAIVER REQUEST AS ENVOICED BY RESOLUTION 20... ALL AS MORE FULLY OUTLINED IN RESOLUTION 20...

RECORD OWNER

CRACKERSPORT RACQUETBALL LP
 1177 SIXTH STREET
 WILKES-BARE, PA 18262
 PHONE: 610-403-3400

APPLICANT/DEVELOPER

PENNSYLVANIA VENTURE CAPITAL INC.
 1177 SIXTH STREET
 WILKES-BARE, PA 18262
 PHONE: 610-403-3400

OWNER'S CERTIFICATION

I, BRYAN L. RITTER, A LICENSED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLANS AND SUPPORTING DOCUMENTATION ARE TRUE, CORRECT AND ACCURATE AND ARE IN CONFORMANCE WITH THE REQUIREMENTS, PROVISIONS AND CONDITIONS OF RESOLUTION 20... BY WHICH THE TOWNSHIP BOARD OF COMMISSIONERS CONDITIONALLY WAIVED THE REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR THE PROJECT REFLECTED ON THIS PLAN.

OWNER'S STATEMENT

WE, THE OWNERS OF THIS PLAN OF LAND SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT WE ARE THE SOLE OWNERS OF THIS PROPERTY IN PEACEFUL POSSESSION OF IT AND THAT THERE IS NO LITIGATION OR LIENS EXIST ON OR ARE PENDING ON THE SITE. THE FINAL PLAN HAS BEEN PROCESSED WITH OUR FREE CONSENT AND IT IS OUR DESIRE TO RECORD THE PLAN.

DEVELOPER'S STATEMENT

WE CERTIFY THAT WE WILL PROPERLY GRADE ALL INDIVIDUAL LOTS TO PROVIDE ADEQUATE SURFACE DRAINAGE SO THAT NO LOW SPOTS OR WATER POCKETS CREATE A PUBLIC HAZARD AND THAT WE WILL PLACE PERMANENT CONCRETE REFERENCE MONUMENTS TO GRADE AS NOTED ON THE PLAN UPON COMPLETION OF GRADING.

ENGINEER'S CERTIFICATION

I, BRYAN L. RITTER, A LICENSED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLANS AND SUPPORTING DOCUMENTATION ARE TRUE, CORRECT AND ACCURATE AND ARE IN CONFORMANCE WITH THE REQUIREMENTS, PROVISIONS AND CONDITIONS OF RESOLUTION 20... BY WHICH THE TOWNSHIP BOARD OF COMMISSIONERS CONDITIONALLY WAIVED THE REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR THE PROJECT REFLECTED ON THIS PLAN.

TOWNSHIP ACKNOWLEDGEMENT

BASED UPON AND EXPRESSLY IN RELIANCE ON THE FOREGOING CERTIFICATIONS OF THE OWNER AND ENGINEER, THE WITHIN PLAN IS APPROVED BY SOUTH WHITEHALL AS THE PLAN SATISFYING ALL REQUIREMENTS, PROVISIONS AND CONDITIONS OF RESOLUTION 20... BY WHICH THE TOWNSHIP BOARD OF COMMISSIONERS CONDITIONALLY WAIVED THE REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR THE PROJECT REFLECTED ON THIS PLAN.

17/11/2018 REVIEWED PER PROPOSED REVIEW LETTER DATED 12/29/2018
 18/07/2018 REVISED PER REVIEW LETTER DATED 07/17/2018
 19/07/2018 REVISED PER REVIEW LETTER DATED 07/17/2018
 20/07/2018 REVISED PER REVIEW LETTER DATED 07/17/2018
 21/07/2018 REVISED PER REVIEW LETTER DATED 07/17/2018

PENNSYLVANIA
VENTURE CAPITAL INC.
 823 3rd Street, Whitehall, PA. 18052
 Phone: (610) 403-6666 Fax No.: (610) 443-0627

PARKLAND MANOR
 4636 CRACKERSPORT ROAD
 WAIVER OF LAND DEVELOPMENT
 SITE PLAN

DRAWING NO. LD-3
 SHEET: LD-3 OF LD-4
 DATE: 2018/11/22
 SCALE: AS NOTED

Exhibit 23

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

**RESOLUTION NO. 2020-46
(Duly Adopted June 3, 2020)**

**A RESOLUTION GRANTING FINAL APPROVAL
TO A MAJOR PLAN ENTITLED
“PARKLAND MANOR PHASE 4 SENIOR LIVING”**

WHEREAS, Pennsylvania Venture Capital, Incorporated (Applicant), pursuant to Article 3 of the South Whitehall Township Subdivision and Land Development Ordinance, submitted an application to construct a four-story 91,520 square foot senior living building containing 16 studio apartments and 64 1-bedroom units, and a 89-space parking lot on a 15.354-acre property located at 4636 Crackersport Road, in South Whitehall Township, Lehigh County, Pennsylvania; and,

WHEREAS, this proposal is reflected on plans prepared by Penn Technology Consulting LLC, entitled “*Parkland Manor Phase 4 Senior Living*”, dated August 26, 2019 and last revised April 18, 2020; and,

WHEREAS, all sections of the Subdivision and Land Development Regulations cited herein refer to sections of the Subdivision and Land Development Regulations that were adopted March 20, 2019, and made effective April 1, 2019, and are applicable to this plan based on the submission of the initial application in August 26, 2019; and,

WHEREAS, the South Whitehall Township Planning Commission has reviewed the aforesaid final plan on April 16, 2020, and having found it to be in substantial compliance with the Subdivision and Land Development Ordinance, has recommended that final approval be granted; and,

WHEREAS, the Board of Commissioners previously granted conditional preliminary approval to the plan entitled “*Parkland Manor Phase 4 Senior Living*” on December 18, 2019, pursuant to Resolution 2019-66; and,

WHEREAS, the applicant has requested that the requirement of Section 312-12(b)(19) of the Subdivision and Land Development Ordinance pertaining to the requirement to show the location, size and owners of existing buildings, sewer mains, water mains, culverts, storm sewers, petroleum or petroleum products lines, gas lines, transmission lines including extent of right-of-way, fire hydrants, underground tanks, wells, septic systems within one-hundred feet of the tract and other significant man-made features be waived, and the Planning Commission is persuaded that the waiver would be appropriate, as the level of information shown on the plan is acceptable; and,

WHEREAS, the applicant has requested that the requirement of Section 312-12(b)(21) of the Subdivision and Land Development Ordinance pertaining to the showing of the locations and widths of all sidewalks, trails, driveways, streets, easements, and rights-of-way within 400 feet of the tract be waived, and the Planning Commission is persuaded

that the waiver is appropriate, as the level of information shown on the plan is acceptable.

NOW, THEREFORE, BE IT ADOPTED AND RESOLVED that the Board of Commissioners of the Township of South Whitehall hereby grants final approval to the major plan entitled "*Parkland Manor Phase 4 Senior Living*", subject to the applicant's compliance with the following conditions:

1. That subdivision improvement, security, maintenance and indemnification agreements acceptable to the Township be executed, that sufficient security in a form acceptable to the Township be posted, such security shall be available for draws/presentation no further than 60 miles from the Township's office, and evidence of necessary insurance coverage be provided prior to the plan being recorded.
2. That the applicant address to the satisfaction of the Township Engineer, the comments of the Township Engineer, as contained in his review dated May 13, 2020.
3. That the applicant address to the satisfaction of the Township Water & Sewer Engineer, the comments of the Township Water & Sewer Engineer, as contained in his review dated March 27, 2020.
4. That the applicant address to the satisfaction of the Township Geotechnical Consultant, the comments of the Geotechnical Consultant, as contained in his review dated May 11, 2020.
5. That the applicant address to the satisfaction of the Township Lighting Consultant, the comments of the Lighting Consultant, as contained in his review dated April 28, 2020.
6. That the applicant address to the satisfaction of the Community Development Department, the comments of the Department, as contained in its review dated April 11, 2020.
7. That the applicant address to the satisfaction of the Public Works Department, the comments of the Public Works Department, as contained in Mr. Herb Bender's review dated February 28, 2020.
8. If deemed to be necessary, the applicant obtains a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module.
9. That the applicant complies with the March 9, 2020 recommendation of the Landscape and Shade Tree Commission.
10. That the applicant complies with the October 15, 2019 recommendation of the Parks and Recreation Board.

11. That the applicant addresses all issues and obtains all approvals deemed necessary by the South Whitehall Township Board of Commissioners in so far as matters pertaining to the Township's water and sewer service are concerned.
12. That the applicant shall dedicate to the Township a utility easement of sufficient size in an area acceptable to the Township for accessing the water meter pit along Crackersport Road. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Easement in a form acceptable to the Township Solicitor, and an Opinion of Record Title prepared by applicant's counsel indicating that the easement is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the easement that has been approved by the Township Engineer, a copy of the current deed for the property showing current ownership and recites the deed book volume and page reference.
13. That the applicant shall dedicate to the Township a utility easement of sufficient size in an area acceptable to the Township for accessing the water meter pit along the former Upper Hausman Road. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Easement in a form acceptable to the Township Solicitor, and an Opinion of Record Title prepared by applicant's counsel indicating that the easement is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the easement that has been approved by the Township Engineer, a copy of the current deed for the property showing current ownership and recites the deed book volume and page reference.
14. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.
15. The applicant shall meet all conditions of the Final Plan approval, and the Record Plan will be recorded within twelve (12) months of Conditional Final Plan approval, and the applicant agrees that if such conditions are not met, the conditional Final Plan approval will be considered void, and the application for Final Plan approval will be considered void and withdrawn unless otherwise approved by the South Whitehall Township Board of Commissioners.
16. If for any reason any condition or conditions of this Resolution (or any portion(s) thereof) shall be held by a forum of competent jurisdiction to be invalid, illegal, void, or unenforceable in any respect or to any extent: (i) this Resolution shall automatically be deemed to be null and void in its entirety and shall be deemed to have been immediately and automatically repealed as if it had never been passed; (ii) this Resolution shall automatically be deemed to be a resolution denying the application due to the fact that the application does not comply with those sections of the SALDO (or other applicable ordinance(s)) listed herein or in any review letters referred to herein, including any section relating to waivers or

deferrals; and (iii), the Applicant is waiving any right to proceed with an action seeking a deemed approval of the plan based upon the automatic repeal of this Resolution identified in this condition. The Applicant acknowledges that each and every term and provision hereof is an essential, material component to the Township's approval of the Applicant's plan.

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

FURTHER RESOLVED, the Board of Commissioners of South Whitehall Township hereby grants the following waiver requests relative to the major plan entitled "*Parkland Manor Phase 4 Senior Living*":

The requirement of Section 312-12(b)(19) of the Subdivision and Land Development Ordinance pertaining to the requirement to show the location, size and owners of existing buildings, sewer mains, water mains, culverts, storm sewers, petroleum or petroleum products lines, gas lines, transmission lines including extent of right-of-way, fire hydrants, underground tanks, wells, septic systems within one-hundred feet of the tract and other significant man-made features is hereby waived.

The requirement of Section 312-12(b)(21) of the Subdivision and Land Development Ordinance pertaining to the showing of the locations and widths of

all sidewalks, trails, driveways, streets, easements, and rights-of-way within 400 feet of the tract is hereby waived.

The conditions of approval have been made known to the applicant, and final approval is to be deemed expressly contingent upon the applicant's affirmative written acceptance of the conditions on a form prescribed by South Whitehall Township on or before 7:00 p.m., Wednesday June 3, 2020.

DULY ADOPTED this 3rd day of June, 2020, by a majority of the Board of Commissioners of the Township of South Whitehall, Lehigh County, Pennsylvania, at a duly advertised meeting of the Board of Commissioners. As part of this Resolution, the Board of Commissioners has directed that the President, or Vice President in the absence of the President, execute this Resolution on behalf of the Board.

**TOWNSHIP OF SOUTH WHITEHALL
BOARD OF COMMISSIONERS**



Christina Tori Morgan, President

ATTEST:



Stephen D. Carr, Secretary

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

**RESOLUTION NO. 2020-46
(Duly Adopted June 3, 2020)**

ACCEPTANCE OF CONDITIONS

**A RESOLUTION GRANTING FINAL APPROVAL TO A MAJOR PLAN ENTITLED
"PARKLAND MANOR PHASE 4 SENIOR LIVING"**

The undersigned, being the applicant of the land shown on the plan entitled "Parkland Manor Phase 4 Senior Living" prepared by Penn Technology Consulting LLC, dated August 26, 2019 and last revised April 18, 2020, Township Major Plan File #2019-106, for the further development of a 15.354-acre property located at 4636 Crackersport Road, in South Whitehall Township, Lehigh County, Pennsylvania, intending to be legally bound hereby, does affirmatively accept all of the conditions set forth in the Resolution granting conditional final approval to the major plan entitled "Parkland Manor Phase 4 Senior Living" and does waive any and all rights which the applicant would otherwise possess to contest the imposition of said conditions, both at law or in equity. Further, the applicant hereby certifies that as of the date of the Resolution, the applicant does not dispute (as outlined by the Pennsylvania Municipalities Planning Code, including but not limited to §§ 10503(1) and 10510(g)) any professional consultant fee for which it has received an invoice from the Township through the date hereof.

WITNESS/ATTEST:

APPLICANT: Pennsylvania Venture Capital Inc.



Witness

Sue Kandil, PE

Printed Name



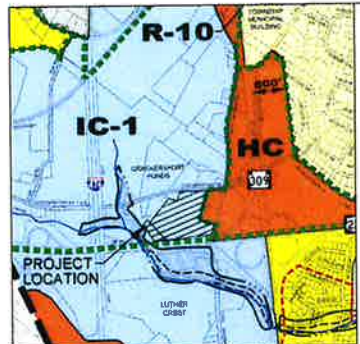
Applicant



Printed Name

Date: 5/29/2020

Exhibit 24



DRAWING INDEX	
DRAWING TITLE	DRAWING NO.
*RECORD PLAN	LD 1 OF 7
EXISTING FEATURES PLAN	LD 2 OF 7
GRADING & UTILITY PLAN	LD 3 OF 7
CONSTRUCTION DETAILS PLAN	LD 4 OF 7
LANDSCAPING & LIGHTING PLAN	LD 5 OF 7
ACCESSIBLE ROUTES PLAN	LD 6 OF 7
TRUCK TURNING PLAN	LD 7 OF 7
SOIL EROSION AND SEDIMENTATION CONTROL SET	
EARTHMOVING ACTIVITIES PLAN	ES 1 OF 2
DETAILS PLAN	ES 2 OF 2
*PLAN TO BE RECORDED	

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N53°15'20"E	20.08
L2	S24°37'14"E	26.61
L3	S29°08'50"E	22.08
L4	S60°51'10"W	20.00
L5	N29°08'50"W	22.87
L6	N24°37'14"W	23.67
L7	S62°13'48"W	116.99
L8	N27°46'29"W	20.00
L9	N16°25'56"E	27.83
L10	N62°10'33"E	29.15
L11	S73°46'19"E	28.76
L12	N82°13'48"E	48.70
L13	S25°02'37"E	20.02

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C1	465.00	000°17'12"	2.33	1.16	N53°23'56"E 2.33
C2	465.00	002°30'26"	20.35	10.18	N54°47'45"E 20.35

SITE DATA	
PROPERTY ADDRESS	4654 CRACKERSPORT ROAD ALLENTOWN, PA 18104
PARCEL ID #	547826275036 8
DOCUMENT ID #	2019012841
SANITARY	PUBLIC
WATER	PUBLIC
PARCEL AREA #	3.2735 ACRES (UNIT 7 OF CONDO PLAN)
	(FULL TRACT AREA=698,890.15 S.F. 13.356 ACRES)
	*PHASE 4 IS TO BE DEVELOPED ON UNIT 7 OF PARKLAND PLACE CONDOMINIUM. INSTRUMENT 2019031650.

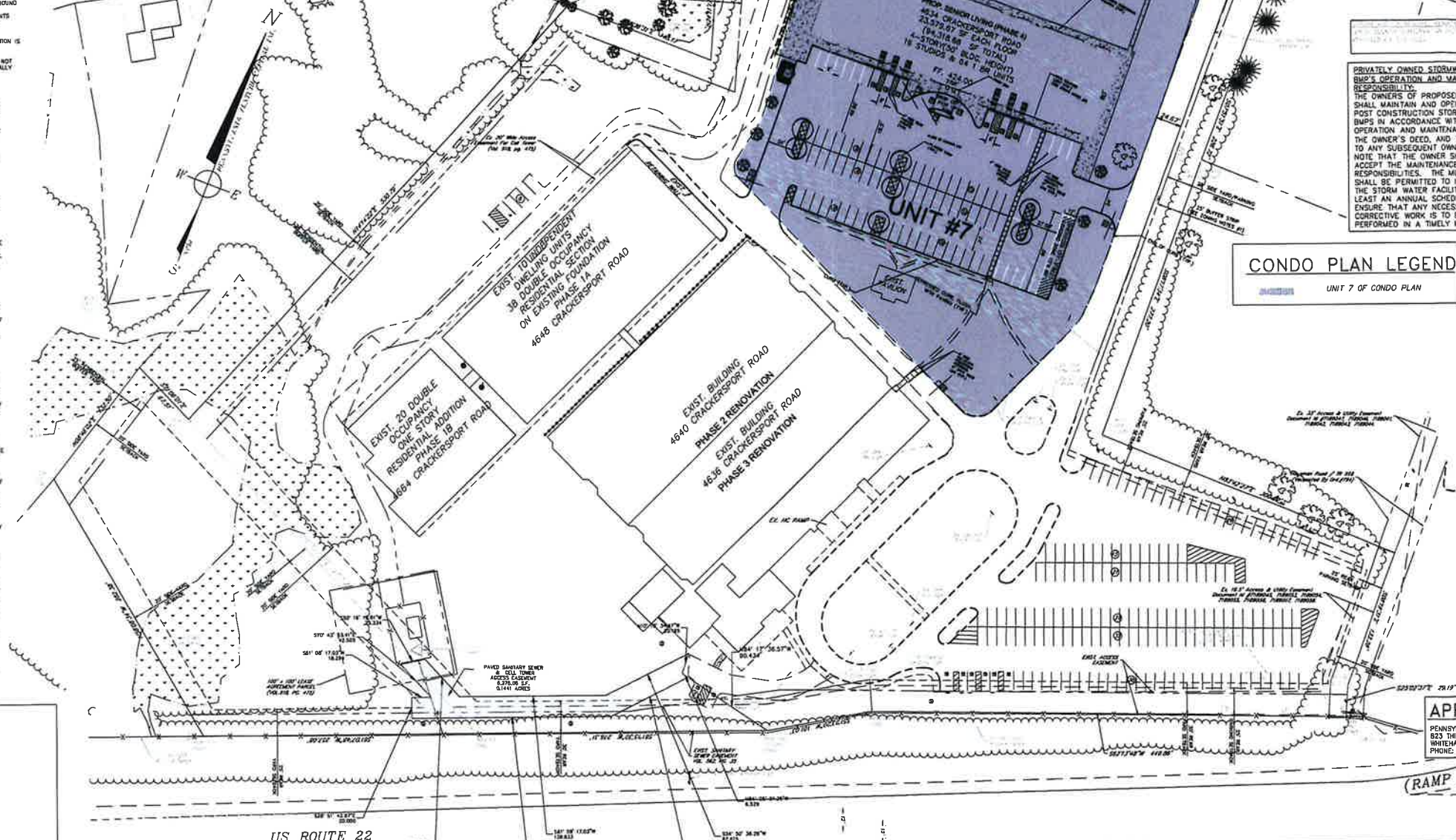
ZONING DATA:	
SOUTH WHITEHALL TOWNSHIP ZONING DISTRICT:	IC-1 - INDUSTRIAL COMMERCIAL-1 (SPECIAL HEIGHT LIMITATION)
(ZONING SECTION 350-48)(1)(D)	- RETIREMENT FACILITIES
PROPOSED:	13,356 AC
MIN. LOT SIZE:	10 AC
MIN. FRONT YARD SETBACK:	50'
MIN. SIDE YARD SETBACK:	50'
MIN. REAR YARD SETBACK:	25'
MIN. SIDE YARD SETBACK:	25'
MIN. FRONT YARD SETBACK:	50'
MIN. REAR YARD SETBACK:	25'
MIN. SIDE YARD SETBACK:	25'

APPLICANT ACKNOWLEDGES:
THE APPLICANT IS THE OWNER, EQUITABLE OWNER OR HAS AN OPTION OR CONDITIONAL CONTRACT OF SALE ON THE LAND PROPOSED TO BE SUBDIVIDED OR DEVELOPED, THAT NO LITIGATION OR LEGIS EXIST ON OR ARE PENDING AGAINST THE SITE, AND THAT THE PLAN HAS BEEN PROCESSED WITH THE APPLICANT'S FREE CONSENT.

THE APPLICANT CERTIFIES THAT HE WILL PROPERLY GRADE ALL INDIVIDUAL LOTS TO PROVIDE ADEQUATE SURFACE DRAINAGE SO THAT NO LOW SPOTS OR WATER POCKETS CREATE A PUBLIC NUISANCE AND THAT HE WILL PLACE PERMANENT CONCRETE REFERENCE MONUMENTS TO GRADE AS NOTED ON THE PLAN UPON COMPLETION OF GRADING.

THE APPLICANT ACKNOWLEDGES THAT FOLLOWING APPROVAL OF THIS PLAN, PLAN CHANGES MAY BE REQUIRED TO ADDRESS THE COMMENTS AND REGULATIONS OF OUTSIDE AGENCIES RESPONSIBLE TO REVIEW ANY ASPECT OF THE PROJECT REFLECTED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO POST-CONSTRUCTION STORMWATER MANAGEMENT AND NPDES PERMIT REGULATIONS. IN THE EVENT OF CHANGES TO THE PLAN FOLLOWING APPROVAL (WHETHER OR NOT THE PLAN HAS BEEN RECORDED), THE APPLICANT SHALL SUBMIT THE REVISED PLAN TO THE TOWNSHIP FOR REVIEW BEFORE THE APPLICANT MAY MOVE FORWARD WITH CONSTRUCTION ACTIVITIES PURSUANT TO THE REVISED PLAN (WHETHER OR NOT THE PLAN HAS BEEN RECORDED).

THE APPLICANT ACKNOWLEDGES THAT FOLLOWING APPROVAL OF THIS PLAN, THE OWNERS OF PROPOSED FACILITY SHALL MAINTAIN AND OPERATE THE POST-CONSTRUCTION STORMWATER BMPS IN ACCORDANCE WITH THE OPERATION AND MAINTENANCE PLAN, THE OWNER'S DEED, AND THE DEEDS TO ANY SUBSEQUENT OWNER, SHALL NOTE THAT THE OWNER SHALL ACCEPT THE MAINTENANCE RESPONSIBILITIES. THE MUNICIPALITY SHALL BE PERMITTED TO INSPECT THE STORM WATER FACILITIES ON AT LEAST AN ANNUAL SCHEDULE TO ENSURE THAT ANY NECESSARY CORRECTIVE WORK IS TO BE PERFORMED IN A TIMELY MANNER.



ZONING NOTES:

- SCREENING WALLS WILL BE PROVIDED AND MAINTAINED WITHIN THE BUFFER STRIP AND AROUND THE SUMPTER AREA, AND AS A MINIMUM SHALL COVER 50% OF THE PERIMETER OF THE SUMPTER AND AT LEAST ONE SIDE OF THE SUMPTER. PLANTS SHALL BE MAINTAINED AT A MINIMUM OF FIVE FEET IN HEIGHT ADJACENT TO THE BUFFER STRIP.
- EXISTING NATURAL VEGETATION A MINIMUM OF FIVE FEET IN HEIGHT SHALL BE MAINTAINED FOR A REQUIRED BUFFER STRIP IF THE AREA OF NATURAL VEGETATION IS AT LEAST 30 FEET IN DEPTH BETWEEN THE USES TO BE BUFFERED.
- THE PROPOSED LIGHTING WILL MEET THE REQUIREMENTS OF SECTION 300-402. ILLUMINATION OF PRIVATE STREETS AND DRIVEWAYS THE ILLUMINATION LEVEL WILL NOT EXCEED 0.9 HORIZONTAL FOOTCANDLES ON ANY ADJACENT LOT THAT IS RESIDENTIALLY ZONED OR CONTAINS A RESIDENTIAL USE.

GENERAL NOTES:

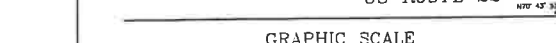
- THE APPLICANT IS THE OWNER, EQUITABLE OWNER OR HAS AN OPTION OR CONDITIONAL CONTRACT OF SALE ON THE LAND PROPOSED TO BE SUBDIVIDED OR DEVELOPED, THAT NO LITIGATION OR LEGIS EXIST ON OR ARE PENDING AGAINST THE SITE, AND THAT THE PLAN HAS BEEN PROCESSED WITH THE APPLICANT'S FREE CONSENT.
- THE APPLICANT CERTIFIES THAT HE WILL PROPERLY GRADE ALL INDIVIDUAL LOTS TO PROVIDE ADEQUATE SURFACE DRAINAGE SO THAT NO LOW SPOTS OR WATER POCKETS CREATE A PUBLIC NUISANCE AND THAT HE WILL PLACE PERMANENT CONCRETE REFERENCE MONUMENTS TO GRADE AS NOTED ON THE PLAN UPON COMPLETION OF GRADING.
- THE APPLICANT ACKNOWLEDGES THAT FOLLOWING APPROVAL OF THIS PLAN, PLAN CHANGES MAY BE REQUIRED TO ADDRESS THE COMMENTS AND REGULATIONS OF OUTSIDE AGENCIES RESPONSIBLE TO REVIEW ANY ASPECT OF THE PROJECT REFLECTED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO POST-CONSTRUCTION STORMWATER MANAGEMENT AND NPDES PERMIT REGULATIONS. IN THE EVENT OF CHANGES TO THE PLAN FOLLOWING APPROVAL (WHETHER OR NOT THE PLAN HAS BEEN RECORDED), THE APPLICANT SHALL SUBMIT THE REVISED PLAN TO THE TOWNSHIP FOR REVIEW BEFORE THE APPLICANT MAY MOVE FORWARD WITH CONSTRUCTION ACTIVITIES PURSUANT TO THE REVISED PLAN (WHETHER OR NOT THE PLAN HAS BEEN RECORDED).
- A NOTE SHALL BE PROVIDED ON EACH PLAN TO BE RECORDED WHICH INDICATES THAT THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE REGULATIONS AND ORDINANCES RELATING TO LAND USE AND DIMENSIONAL REQUIREMENTS OF ZONING DISTRICTS. THE TOWNSHIP ENGINEER'S REVIEW DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN. THE TOWNSHIP ENGINEER'S REVIEW DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN. THE TOWNSHIP ENGINEER'S REVIEW DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN.

REVIEWER'S STATEMENT

THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE REGULATIONS AND ORDINANCES RELATING TO LAND USE AND DIMENSIONAL REQUIREMENTS OF ZONING DISTRICTS. THE TOWNSHIP ENGINEER'S REVIEW DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN. THE TOWNSHIP ENGINEER'S REVIEW DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN.

DRAWING LEGEND

- Ex. Property Line
- Ex. Adjoining Lot
- Ex. Building Setback Line
- Ex. Parking Setback
- Ex. Buffer Strip
- Ex. Curb
- Ex. Edge Of Pav
- Ex. Culvert
- Ex. Fence line
- Ex. Sidewalk
- Ex. Building
- Ex. Utility Pole
- Ex. Light Pole
- Ex. Wetlands
- Ex. Sign
- Ex. Light Pole (4' High)
- Ex. Fire Hydrant
- Ex. Trailing
- Sanitary Sewer/Cell Tower Access Easement
- PROP. PAINT LINE
- PROP. CURB
- PROP. CONCRETE PEDESTRIAN WALKWAY
- PROP. BUILDING
- PROP. PLANTER STRIP
- PROP. STRIPED PEDESTRIAN WALKWAY
- PROP. HANDICAP PARKING
- PROP. HANDICAP PARKING
- PROP. WALL MOUNTED LIGHT



PROPOSED SIGN TABLE		
SYMBOL DESCRIPTION	MESSAGE	WIDTH HEIGHT QUANTITY
A R3-1	STOP SIGN	30" 30" 4
B R7-5	RESERVED PARKING (HANDICAP)	12" 18" 6
C R7-8P	VAN ACCESSIBLE	12" 6" 2
D R7-8F	RESERVED PARKING PENALTIES	12" 18" 6
E R3-7-1R	ALL TRAFFIC MUST TURN RIGHT	30" 30" 2
F R5-1	DO NOT ENTER OVERHEAD	30" 30" 2
G W12-3	CLEARANCE 9'-0"	24" 12" 2
H W11-2		30" 30" 1

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL Pennsylvania One Call System, Inc.
811
Serial #: 20153011536
(South Whitehall Township)

BUILDING COVERAGE TABULATION	
PHASE 4 BUILDING COVERAGE	= 117,215.82 SF OR 2.6909 AC (17.52%)
PROPOSED PHASE 4 BUILDING	= 23,378.87 SF OR 0.5413 AC
POST-PHASE 4 BUILDING AREA	= 140,754.49 SF OR 3.2322 AC
POST-PHASE 4 BUILDING COVERAGE	= 21.05%

IMPERVIOUS COVERAGE TABULATION	
ALLOWED IMPERVIOUS = 73%	
EXISTING IMPERVIOUS = 343,971.57 SF OR 7.8965 AC (51.42%)	
POST-PHASE 4 IMPERVIOUS = 347,678.59 SF OR 7.9818 AC (51.86%)	
INCREASE IN THE IMPERVIOUS AREA = 3,706.92 SF.	

TOWNSHIP ACKNOWLEDGEMENT
BASED UPON AND EXPRESSLY IN RELIANCE ON THE FOREGOING CERTIFICATIONS OF THE OWNER AND DESIGN PROFESSIONAL, THE WITHIN PLAN IS ACCEPTED BY SOUTH WHITEHALL AS THE PLAN SATISFYING ALL REQUIREMENTS, PROMOTIONS AND CONDITIONS OF RESOLUTION 30-...

STATEMENT OF INTENT
CONSTRUCT A 4-STORY INDEPENDENT LIVING BUILDING AT THE LOCATION OF THE TENNIS COURTS AND USE THE REMAINING TENNIS AREA AS A PARKING LOT.

LEHIGH VALLEY PLANNING COMMISSION
REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION.
DATE _____ PLANNER _____

RECORDING CERTIFICATION
PLAN RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF LEHIGH, AT ALLENTOWN, PENNSYLVANIA, AS INSTRUMENT NUMBER _____ ON THE _____ DAY OF _____ 20__

PLAN NOTES:
1. AMBULANCE ACCESS WILL BE PROVIDED TO ALL RESIDENTIAL PORTIONS OF THE PROJECT.
2. ALL RESIDENTIAL BUILDINGS WILL HAVE IDENTIFYING SIGNAGE.
3. ALL PROPOSED PUBLIC IMPROVEMENTS TO BE COMPLETED WITHIN A YEAR OF THE FINAL APPROVAL.

APPLICANT/DEVELOPER	RECORD OWNER
PENNSYLVANIA VENTURE CAPITAL INC. 823 THIRD STREET, WHITEHALL, PA 18052 PHONE: 610-403-3400	CRACKERSPORT RACQUETBALL LP 1172 6TH STREET WHITEHALL, PA 18052 PHONE: 610-403-3400

ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THIS PLAN IS CORRECT AND THAT THE PROPERTY LINE INFORMATION SHOWN HEREON WAS TAKEN FROM AN ACTUAL SURVEY PREPARED BY JENA ENGINEERING CORP.

SUE KANDIL, P.E.
(PD75488)
PENN TECHNOLOGY CONSULTING LLC
P.O. BOX 66
FOGELSVILLE, PA 18051
PHONE: 610-730-9809
SUEKANDIL3@GMAIL.COM

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE PROPERTY LINE INFORMATION SHOWN HEREON WAS TAKEN TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THIS PLAN IS CORRECT.

REGISTERED SURVEYOR SEAL
DATE _____

JAMES F MORRISSEY, PLS
(SU16238E)
JENA ENGINEERING CORPORATION
2358 SUNSHINE RD #200
ALLENTOWN, PA 18103
PHONE: (610) 797-4200

ISSUE & REVISIONS

DATE	DESCRIPTION
11/27/2019	REVISED AND CORRECTED OTHER COMMENTS
12/29/2019	REVISED PER TOWNSHIP LETTER DATED 12-19-19
1/13/2020	REVISED PER TOWNSHIP LETTER DATED 1-13-20
4/14/2020	REVISED PER TOWNSHIP LETTER DATED 4-14-20
7/23/2020	REVISED PER TOWNSHIP LETTER DATED 7-23-20
7/23/2020	REVISED PER TOWNSHIP LETTER DATED 7-23-20
7/23/2020	REVISED PER TOWNSHIP LETTER DATED 7-23-20
7/23/2020	REVISED PER TOWNSHIP LETTER DATED 7-23-20
7/23/2020	REVISED PER TOWNSHIP LETTER DATED 7-23-20

PENN TECHNOLOGY CONSULTING, LLC
LAND DEVELOPMENT / SITE/CIVIL ENGINEERING
P.O. BOX 66, FOGELSVILLE, PA 18051
PHONE: 610-730-9809
E-MAIL: SUEKANDIL3@GMAIL.COM
WEBSITE: HTTP://PENTC.COM

PENNSYLVANIA VENTURE CAPITAL INC.
823 3rd Street, Whitehall, PA 18052
Phone: (610) 403-3400 Fax: No.: (610) 445-0627

PARKLAND MANOR PHASE 4 SENIOR LIVING RECORD PLAN
DRAWING NO. LD-1
BY: SK
DATE: 8/26/2019
SCALE: AS NOTED

Exhibit 25

PARKLAND MANOR FITNESS CENTER

COMPARISON OF PRIOR APPROVED PARKING

TO

ITE PARKING GENERATION MANUAL 5TH EDITION

Assisted Living Residences (Phases 1A & 1B)

SWT Zoning Parking Requirement per 350-48(a)(9)
64 Parking Spaces

Parking Requirement per ITE Land Use Code 254 Assisted Living
0.4 spaces per unit
59 units X 0.40 = 24 Parking Spaces

Senior Adult Housing

SWT Zoning Parking Requirement per 350-48(r)(10)
1.5 spaces/unit plus 1.0 per employee
80 units X 1.5 + 4 employees = 120 + 4 = 124 Parking Spaces

Parking Requirement per ITE Land Use Code 252 Senior Adult Housing – Attached
0.61 spaces per unit
80 units X 0.61 = 49 Parking Spaces

Conclusion:

Pursuant to ITE Parking Generation Manual requirements, the prior approved plans based on the SWT Zoning Ordinance requirements have provided 40 spaces (64 – 24 spaces) plus 75 spaces (124 – 49 spaces) for a total of 115 parking spaces in excess of the ITE requirements.

