

**TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
DECEMBER 16, 2020**

PLANNING COMMISSION

Robert Piligian, Chairman
Jonathan L. Bolton, Vice Chairman
Paul Geissinger, Secretary
Neil Ehrlichman, Member - Absent
John Hudock, III, Member - Absent
Maxwell Charles, Member - Absent
Robin Ruhmel, Member - Absent

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of
Planning, Zoning & Development
Frank Clark, Keystone Consulting Engineers
John F. Gross, Esq., Township Solicitor

Meeting called to order at approximately 7:30 PM.

MR. PILIGIAN read the Fair Housing Statement as required.

A) SUBMISSION REVIEW

INDEX #1973-20 – SARACENO LOT LINE ADJUSTMENT
4505 & 4507 Scheidys Road
Minor Subdivision

Michael Saraceno, Owner, and Stephen Pany, Engineer, were present representing the applicant.

MR. PANY stated that they reviewed Planning, Zoning & Development comments letter dated December 16, 2020. Keystone Consulting Engineers did not have a comment letter because the applicant had stated earlier on Monday, December 14, 2020, that he would be tabling the project to address issues.

Prior to the meeting, the Zoning Officer, Mr. Christopher Gittinger, stated there is a zoning issue, an increase of non-conformity.

MR. PANY stated the applicant wants to enlarge 4505 Scheidys Road and decrease 4507 Scheidys Road. The rear parcel would have one dwelling and one accessory structure. He stated that this is not a dwelling. It is an accessory structure.

Lehigh County records indicate that 4507 Scheidys Road has two dwellings. There is an open permit with Whitehall Township which was never closed out. Mr. Saraceno sent a letter to Whitehall Township on April 12, 2007 that the structure would be used as a storage and maintenance warehouse. The front deck was never removed, and the ground was never brought up to level to the entrance of the structure. Also, the windows were not removed to install doors for lawn equipment access. This permit was never closed out due to all the items not being finished. There is no confirmation that it was turned in to an accessory structure.

MR. PILIGIAN has some concerns:

1. Owner pulled a permit in 2007 to make into an accessory structure but never closed out the permit.
2. The owner paid taxes on two dwellings for 13 years.
3. The structure has access to public water and public sewer. They could easily have someone stay in this structure.
4. Garage doors were never installed.
5. It is in our best interest to review easement and maintenance agreements for common driveway.

Applicant tabled to address all these issues.

INDEX #1974-20 – LAUREL HOTEL
5201 Main Street
Special Exception

Applicant tabled prior to meeting.

B) DISCUSSION ITEM:

- C) OTHER:** Approval of 11/18/2020 Meeting Minutes – Not approved; Not enough of a quorum to approve.

D) ADJOURNMENT:

Meeting adjourned at approximately 8:15 PM.