



# TOWNSHIP OF WHITEHALL



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## M E M O R A N D U M

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DATE: JANUARY 24, 2013  
TO: ZONING HEARING BOARD  
JEFFREY B. MATZKIN, ESQUIRE  
BOARD OF COMMISSIONERS  
FROM: MELISSA A. CEASAR, ZONING OFFICER  
RE: MINUTES FOR APPROVAL

MAC

Ladies and Gentlemen:

Enclosed are the minutes of the Zoning Hearing Board for your review and approval at the next meeting:

FOR THE MONTH OF: JANUARY 2013

/caj

## **RESULTS OF MEETING**

### **TOWNSHIP OF WHITEHALL ZONING HEARING BOARD PUBLIC HEARING**

January 24, 2013

The regular meeting of the Whitehall Township Zoning Hearing Board was held at 7:00 p.m., **January 15, 2013**, in the Public Meeting Room of the Whitehall Township Municipal Building, at 3219 MacArthur Road, Whitehall, PA 18052.

#### **ZONING HEARING BOARD:**

STEPHEN BURDA, CHAIRPERSON  
LEE CHRISTMAN, MEMBER  
LARRY BEERS, MEMBER  
ALBERTA SCARFARO, ALTERNATE  
ROGER REICHARD, ALTERNATE

#### **ABSENT:**

LOUIS A. JANY, MEMBER  
DEAN WOTRING, MEMBER

#### **TOWNSHIP PERSONNEL:**

MELISSA A. CEASAR, ZONING OFFICER  
GALLAGHER REPORTING, STENOGRAPHER

#### **SOLICITOR:**

JEFFREY B. MATZKIN, ESQUIRE

THE MEETING WAS CALLED TO ORDER AT APPROXIMATELY 7:00 P.M.

Lee Christman asked for nominations for Chairperson. Stephen Burda was nominated by Lee Christman, and was seconded by Alberta Scarfaro. The Board voted 5 to 0 to appoint Stephen Burda, Chairperson for the year 2013.

Lee Christman and Stephen Burda stated that anyone at this meeting, who would want any documentation pertaining to any of the Dockets for this meeting, must fill out an Entry of Appearance Form.

**DOCKET # 1757 - David J. Harte** – 1177 N. Sixth Street, Whitehall, PA 18052. **Location: 855 Third Street, Whitehall, PA 18052, PIN 640812142058**, the subject property is located in a C1 Neighborhood Commercial Zoning District. Applicant is requesting a variance to Sec. 27-146 of the Zoning Ordinance regarding parking for office use, 8 spaces required and 4 spaces provided. Continued to this meeting at the request of the Applicant.

Joel Wiener, Esquire represents Applicant.

David Harte, Vice President of PA Venture Capital, was sworn in.

Sections 27-110 (c) (3 and 4) are not applicable.

Testimony was given.

Plan A submitted is the plan the Zoning Hearing Board is to look at.

OBJECTORS/SUPPORTERS:

NONE

The Board went into Executive session.

Motion to approve made by Lee Christman, was seconded by Larry Beers.

The Board voted 5 to 0 to approve this variance request with the following condition:

1. The property may only be occupied by a single tenant comprising affiliated entities with the same principals.

**DOCKET # 1758 – Mark Nielsen** – 500 Metuchen Road, South Plainfield, NJ 07080. **Location: 2350-2360 MacArthur Road, Whitehall, PA 18052, PIN 54984443484**, the subject property is located in a C2 Regional/Community Residential Zoning District. Applicant is requesting a variance to Sec. 27-146 A (20) (a) of the Zoning Ordinance regarding number of parking spaces for proposed retail tile store.

Mark Nielsen, Applicant, was sworn in.

Testimony was given.

OBJECTORS/SUPPORTERS:

June King, current property owner, was sworn in; supports

Motion to approve made by Alberta Scarfaro, was seconded by Lee Christman.

The Board voted 5 to 0 to approve this variance request.

**DOCKET # 1759 – Janet Loch** – 3339 S. Second Street, Whitehall, PA 18052. **Location: 3339 S. Second Street, Whitehall, PA 18052, PIN 549869372342**, the subject property is located in a R5A High Density Residential w/o Apts. Zoning District. Applicant is requesting a variance to Sec. 27-76 E (2) (c) of the Zoning Ordinance regarding side yard setback for proposed enclosed sunroom.

Janet Loch, Applicant, was sworn in.

Testimony was given.

OBJECTORS/SUPPORTERS:

NONE

Motion to approve made by Larry Beers, was seconded by Roger Reichard.

The Board voted 5 to 0 to approve this variance request.

**DOCKET # 1760 – Ski Properties II, L.P.** – 105 Airport Road, Pottstown, PA 19464-3438. **Location:** **2510 MacArthur Road, Whitehall, PA 18052, PIN 549855024125**, the subject property is located in a C2 Regional/Community Commercial Zoning District. Applicant is requesting a variance to Sec. 27-153 A (3), 27-153 A (4), 27-153 A (5), 27-153 A (6), 27-161 A (1) and 27-161 A (2) of the Zoning Ordinance regarding advertising signs and wall signs to permit Applicant to maintain the scenic display panels containing portions of advertisements on the Applicant's commercial building.

Timothy Siegfried, Esquire represents Applicant.

Bradford Buckman, Applicant, was sworn in.

Testimony was given.

There are a total of six (6) panels measuring eight (8) feet by ten (10) feet high.

Applicant would like to replace them yearly.

Applicant is requesting a portion contain advertising not to exceed three (3) square feet or ten (10) inch by two (2) feet.

OBJECTORS/SUPPORTERS:

NONE

The Board went into Executive session.

Motion to approve made by Lee Christman, was seconded by Larry Beers.

The Board voted 5 to 0 to approve this variance request with the following condition:

1. Two (2) square feet of total advertising that relates only to the picture on that display.

The minutes for December 2012 were submitted and approved by the Zoning Hearing Board.