

**TOWNSHIP OF WHITEHALL
ZONING HEARING BOARD
RESULT OF PUBLIC HEARING
JULY 15, 2025**

The Chairman called the meeting to order at 7:00 pm. All Members were present. The Chairman led the Pledge Of Allegiance. The Chairman read the Fair Housing Statement.

DOCKET # 2122 – TCNE METRO DEVELOPMENT, INC. – 300 Conshohocken State Road, Suite 250, West Conshohocken, PA 19428. **Location: 5100 and 5105 Beekmantown Road, Whitehall, PA 18052, PINs 549906489354 and 549906586088.** The subject properties are located in the OS-2 Open Space/Limited Industrial Zoning District. Applicant is requesting a one year extension of time to act upon Variances to sections 27-69(E)(1)(c), (3), and (4), 27-100, and 27-114 of the Zoning Ordinance to allow construction of a warehouse with 60% impervious coverage, with 50 feet building height above grade, without frontage on and access from 150 feet of a public street, and on steep slopes, which Variances were last extended August 27, 2024.

DOCKET # 2123 – TCNE METRO DEVELOPMENT, INC. – 300 Conshohocken State Road, Suite 250, West Conshohocken, PA 19428. **Location: 5100 and 5105 Beekmantown Road, Whitehall, PA 18052, PINs 549906489354 and 549906586088.** The subject properties are located in the OS-2 Open Space/Limited Industrial Zoning District. Applicant is requesting a one year extension of time to act upon the Zoning Hearing Board's interpretation issued August 27, 2024 that the definition of warehouse in section 27-194 of the Zoning Ordinance allows certain uses incidental to the warehouse use on up to 25% of the working floor space.

The Zoning and Code Enforcement Officer testified as to publication, posting, and mailing Notice of the Hearing to Neighboring Landowners.

The Applicant was represented by Catherine E. N. Durso, Esquire. The Applicant appeared through John Pollock, an Industrial Development expert from the Trammell Crow Company. He testified that the Applicant entered into an Agreement Of Sale for the subject properties in June, 2025. Negotiations started early in the year. It took many months to negotiate the Agreement Of Sale due to the prior Agreement Of Sale with Greystone Capital, Inc., and pending litigation between the Landowner and Greystone Capital, Inc.. The Applicant intends to proceed with essentially the same plan to build a warehouse as the prior Applicant, Greystone Capital, Inc.. Fill operations at the site were completed in October, 2024. The average pre-development time frame for this type of project is 22 months.

There were no objectors or supporters.

Motion by Lou Jany to grant the requested one year extensions of time; second by Lee Christman. Motion passed 5 – 0.

Motion by Lee Christman to approve the June 17, 2025 Minutes; second by Lou Jany. Motion passed 5 – 0.

Meeting adjourned at 7:36 pm.