

**TOWNSHIP OF WHITEHALL
ZONING HEARING BOARD
RESULTS OF PUBLIC HEARING
MARCH 15, 2022**

The Chairperson called the Meeting to order at 7:08 pm. All Members were present.

The Chairperson read the Fair Housing Statement.

The Chairperson announced that the Zoning Hearing Board held an Executive Session starting at 6:15 pm, to review the testimony and Exhibits from February 15, 2022 in Docket #2023.

DOCKET # 2023 – D.R. Horton, Inc. c/o Erin Lee Witt – 260 Detweiler Road, Suite 103, Harleysville, PA 19438. **Location: 4302 Main Street, Whitehall, PA 18052, PIN 548958690932**, the subject property is located in a R-4 Medium Density Residential Zoning District. Applicant is proposing to develop the property by subdividing it into 60 single family residential lots. Applicant is requesting variances to Sec. 27-74 E(1)(a) and Sec. 27-74 E(1)(b)(1) of the Zoning Ordinance to allow 37 of the proposed lots to have less than the minimum required lot size, and 46 of the lots to have less than the minimum required lot width. Applicant also requests Variances to Sec. 27-114(D) and (E) for minimum lot size and minimum lot frontage in areas of steep slopes. Continued to this meeting for deliberation and decision, with consent of the Applicant.

The Applicant was represented by Nate Fox, Esquire. Whitehall Township was represented by Samuel Cohen, Esquire.

The Zoning Hearing Board Solicitor announced that the Record was closed last month; with the exception of the Applicant's proposed Conditions if approved. The Applicant's Attorney's letter dated March 10, 2022 with proposed Conditions was admitted into the Record as Applicant Exhibit #2. The Applicant's Attorney stated that no lots will decrease in size from the plan admitted into the Record on February 15, 2022. The Applicant is proposing to remove the proposed lots with the steepest slopes. A Supplemental Plan showing those slopes was admitted into the Record as Applicant Exhibit #3. The Applicant's Engineer, Brian Spray testified that the only change in the Supplemental Plan was added color to show slopes. He testified that no decision had yet been made as to which proposed lots will increase in size. The Zoning And Code Enforcement Officer stated that he had received two (2) letters after the Record was closed from Neighbors objecting to the proposal. The Zoning Hearing Board unanimously determined not to open the Record to accept those letters.

Motion by Lou Jany to deny the requested Variance to Section 27-74(E)(1)(a); second by Lee Christman. Motion passed 5 – 0. Motion by Lou Jany to deny the requested Variance to Section 27-74(E)(1)(b)(1); second by Dean Wotring. Motion passed 5 – 0. Motion by Alberta Scarfaro to deny the requested Variance to Section 27-114(D); second by Lou Jany. Motion passed 5 – 0. Motion by Dean Wotring to deny the requested Variance to Section 114(E); second by Lee Christman. Motion passed 5 – 0.

Motion by Dean Wotring to approve the Minutes from the February 15, 2022 Meeting; second by Lou Jany. Motion passed 5 – 0.

Meeting adjourned at 7:34 pm.