



TOWNSHIP OF WHITEHALL



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M E M O R A N D U M

DATE: DECEMBER 19, 2014
TO: ZONING HEARING BOARD
JEFFREY B. MATZKIN, ESQUIRE
BOARD OF COMMISSIONERS
FROM: MELISSA A. WEHR, ZONING OFFICER MAW
RE: MINUTES FOR APPROVAL

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: DECEMBER 2014

/caj

RESULTS OF MEETING

TOWNSHIP OF WHITEHALL ZONING HEARING BOARD PUBLIC HEARING

December 19, 2014

The regular meeting of the Whitehall Township Zoning Hearing Board was held at 7:00 p.m., **December 16, 2014**, in the Public Meeting Room of the Whitehall Township Municipal Building, at 3219 MacArthur Road, Whitehall, PA 18052.

ZONING HEARING BOARD:

LEE CHRISTMAN, CHAIRMAN
STEPHEN BURDA, MEMBER
LOUIS A. JANY, MEMBER
ALBERTA SCARFARO, MEMBER
DEAN WOTRING, MEMBER

ABSENT:

ROGER REICHARD, ALTERNATE
VACANT, ALTERNATE

TOWNSHIP PERSONNEL:

MELISSA A. WEHR, ZONING OFFICER
GALLAGHER REPORTING, STENOGRAPHER

SOLICITOR:

JEFFREY B. MATZKIN, ESQUIRE
WILLIAM J. FRIES, ESQUIRE (Conflict Attorney)

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

Lee Christman 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 # 1809 – Heather A. Slavin/Montego Bay Tans – 3931 Juniper Trail, Highland, IN 46322.
Location: 2006 Eberhart Road, Whitehall, PA 18052, PIN 549879429238, the subject property is located in an I – Industrial Zoning District. Applicant is requesting a variance to Sec. 27-81 A and Sec. 27-146 C of the Zoning Ordinance regarding permitted uses and parking for proposed tanning salon in a mixed use office building.

Dave Fretz, property owner, was sworn in.

John Slavin, was sworn in.

Heather Slavin, was sworn in.

Tyler Slavin, was sworn in.

Testimony was given.

There are 3 offices currently in the center; 1 beauty salon and Masters of Aikido.

There are 8 tanning beds proposed.

There is a deficit of 8 parking spaces.

OBJECTORS/SUPPORTERS:
NONE

The Board went into Executive session.

Motion to approve made by Alberta Scarfaro, seconded by Dean Wotring.

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

DOCKET # 1810 – Allentown S.M.S.A. dba Verizon Wireless – c/o Catherine E.N. Durso, Esquire
4001 Schoolhouse Lane, Center Valley, PA 18034. **Location: 2655 Range Road, Whitehall, PA
18052, PIN 549868205167**, the subject property is located in an OS-2 Open Space/Limited Industrial
Zoning District. Applicant is requesting a variance to Sec. 27-85 (c) (5) (d) (1) and (d) (8) of the Zoning
Ordinance regarding permission to install an 11'x23' concrete pad with equipment cabinets at the existing
wireless communications facility and an outdoor 30kw diesel generator.

Attorney William J. Fries, Township conflict attorney, heard this case.

Catherine E. N. Durso, Esquire represents Applicant.

Joel Defreytas, Jr., from CMC Engineering, was sworn in.

Andrew Petersohn, from DBM Engineering, was sworn in.

Testimony was given.

OBJECTORS/SUPPORTERS:
NONE

Motion to approve made by Louis Jany, seconded by Alberta Scarfaro.

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

Heather Slavin, was sworn in.

Tyler Slavin, was sworn in.

Testimony was given.

There are 3 offices currently in the center; 1 beauty salon and Masters of Aikido.

There are 8 tanning beds proposed.

There is a deficit of 8 parking spaces.

OBJECTORS/SUPPORTERS:

NONE

The Board went into Executive session.

Motion to approve made by Alberta Scarfaro, seconded by Dean Wotring.

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

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Ordinance regarding permission to install an 11'x23' concrete pad with equipment cabinets at the existing
wireless communications facility and an outdoor 30kw diesel generator.

Attorney William J. Fries, Township conflict attorney, heard this case.

Catherine E. N. Durso, Esquire represents Applicant.

Joel Defreytas, Jr., from CMC Engineering, was sworn in.

Andrew Petersohn, from DBM Engineering, was sworn in.

Testimony was given.

OBJECTORS/SUPPORTERS:

NONE

Motion to approve made by Louis Jany, seconded by Alberta Scarfaro.

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

DOCKET # 1811 – Logisol, LLC – 3724 Crescent Court W, Whitehall, PA 18052. **Location: 3716-3724 Crescent Court W, Whitehall, PA 18052, PIN 549838364422 and 549838260334**, the subject property is located in a C2 Regional/Community Commercial Zoning District. Applicant is requesting a variance to Sec. 27-146 (15) of the Zoning Ordinance regarding required number of parking spaces.

Megan Mullin, representative from Logisol, LLC.

Testimony was given.

They purchased the property in 2008.

Frank Wallice, represents Eastern Industries, was sworn in.

The site will be used for billing, receiving and accounting, engineering and reporting staff. There will be no more than 18 employees.

Guna, Inc. currently has 6 employees for phone sales only.

OBJECTORS/SUPPORTERS:

David Miles, was sworn in and objects – thinks they should have to meet the parking requirements.

Carmen Gerardi, from Guna, Inc., was sworn in.

The Board went into Executive session.

Motion to approve made by Louis Jany, seconded by Dean Wotring.

The Board voted 4 to 1 to approve this variance request with the following condition:

1. A change in tenant requires Zoning Hearing Board approval regardless of the use.

The minutes for November 2014 were submitted and approved by the Zoning Hearing Board.