

## **RESULTS OF MEETING**

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

November 26, 2018

The regular meeting of the Whitehall Township Zoning Hearing Board was held at 7:00 p.m., **October 16, 2018**, in the Public Meeting Room of the Whitehall Township Municipal Building, at 3219 MacArthur Road, Whitehall, PA 18052.

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

ALBERTA SCARFARO, CHAIRPERSON  
STEPHEN BURDA, MEMBER  
LEE CHRISTMAN, MEMBER  
DEAN WOTRING, MEMBER  
ROGER REICHARD, ALTERNATE

#### **ABSENT:**

LOUIS A. JANY, MEMBER  
KENNETH SNYDER, ALTERNATE

#### **TOWNSHIP PERSONNEL:**

MELISSA A. WEHR, ZONING ADMINISTRATOR  
GALLAGHER REPORTING, STENOGRAPHER

#### **SOLICITOR:**

WILLIAM J. FRIES, ESQUIRE

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

Alberta Scarfaro read the Fair Housing Statement.

Alberta Scarfaro 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 # 1915 – Jordan River Land, LP** – 1177 Sixth Street, Whitehall, PA 18052.

**Location:** 135 Crest Drive, Whitehall, PA 18052, PIN 640716893289, the subject property is located in a R4 Medium Density Medium Density Residential Zoning District. Applicant is requesting a variance to Sec. 27-74 of the Zoning Ordinance regarding dimensional variance for lot area and lot width for eight (8) single family lots.

Mickey Thompson, Esquire, COO for Jordan River Land LP was sworn in.

David Harte, VP for Land Development PA Venture Capital, was sworn in.

Applicant would like to amend the application to include the request for a variance to Section 27-100 – frontage on a public street.

Motion to approve the amending of the application to include the request for a variance to Section 27-100 – frontage on a public street was approved by Lee Christman and was seconded by Stephen Burda. The Board voted 5 to 0 to approve this request.

Testimony was given.

#### OBEJCTORS/SUPPORTERS:

Tina Verras, was sworn in and supports, fits character of neighborhood.

The Board went into Executive session.

Motion to approve was made by Lee Christman and was seconded by Stephen Burda.

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

1. Applicant agrees to reconfigure lots 5 and 6 by equaling dividing lot B between the lots as well as reconfiguring lots 7 and 8 by equaling dividing lot A between the lots.

**DOCKET # 1918 – Carlos Delgado** – 3211 S. Fourth Avenue, Whitehall, PA 18052.

**Location: 3019 S. Second Street, Whitehall, PA 18052, PIN 549951538504**, 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 A, Sec. 27-121 B (2), Sec. 27-121 B (5), and Sec. 27-121 B (6) regarding the intended use of the property is for the rental of two (2) apartments, requesting parking space requirement size to be allowed to be 9’-6” wide x 20’-0” deep, requests two (2) apartment units be permitted on 6,720 SF of the Zoning Ordinance.

Jeffrey S. Fleischaker, Esquire represents Applicant.

Santia Pons, part owner, was sworn in.

Carlos Delgado, part owner, was sworn in.

Joseph Herman, Architect, was sworn in.

Testimony was given.

#### OBJECTORS/SUPPORTERS:

Mike Pascoe, was sworn in, is concerned about parking for a multi-unit property.

The Board went into Executive session.

Motion to deny was made by Stephen Burda and was seconded by Roger Reichard.

The Board voted 3 to 2 to deny this variance request.

**DOCKET # 1900 A – Marie Searfoss** – 3252 W. Fairview Street, Allentown, PA 18104.

**Location: 717 Seventh Street, Whitehall, PA 18052, PIN 640801016967**, the subject property is located in a R4 Medium Density Residential Zoning District. Applicant is requesting a variance to Sec. 27-106 A; Sec. 27-106 F; and Sec. 27-74 E of the Zoning Ordinance regarding nonconforming lot of record; alternatively, minimum lot size/minimum lot width/minimum lot frontage and side yard building setback variance. Applicant is requesting an approval extension due to a building permit not being secured for the new lot within one year of the approval.

Mark Malkames, Esquire represents Applicant.

Robert Piligian, from Bascom & Sieger, was sworn in.

Marie Searfoss, Applicant, was sworn in.

Testimony was given.

OBJECTORS/SUPPORTERS:

NONE

Motion to approve was made by Lee Christman and was seconded by Dean Wotring.

The Board voted 5 to 0 to approve this approval extension with the following conditions:

1. The Applicant must meet off-street parking requirement for Lot 1 and Lot 2 as required per the Zoning Ordinance.
2. The extension granted to obtain the building permits until December 14, 2019.

**DOCKET # 1736 B – 4154 Roosevelt Street, LLC** – 727 N. Meadow Street, Allentown, PA

18102. **Location: 4154, 4159 Roosevelt Street, Truman S. side of Truman, Whitehall, PA 18052, PIN 558040402252, 558040505388, 55804040606115, 548949872258**, the subject property is located in a R4 Medium Density Residential and R5A High Density Residential w/o Apts. Zoning District. Applicant is requesting a variance to Sec. 27-121 (B)(6), Sec. 27-121 (B)(8), Sec. 27-146 (A)(18), Sec. 27-121 (B)(1), Sec. 27-110 (C)(3), Sec. 27-121 (B)(3), Sec. 27-121 (B)(2), Sec. 27-76 (E)(2), Sec. 27-74 (E)(2), Sec. 27-145 (P), Sec. 27-145 (R), Sec. 27-74 (E)(2)(c) and (d), Sec. 27-121 (A)(4), Sec. 27-76 (E)(1)(A)(4), Sec. 27-74 (E)(5), Sec. 27-76 (E)(5), and Sec. 27-30 (B) of the Zoning Ordinance regarding parking requirements, apartment

density requirements, parking and apartment screening requirements, use requirements for a multi-tenant apartment building in the R4 and R5A Zoning Districts, driveway location requirements, rear and side yard setback requirements, density requirements, impervious coverage requirements, and extension of previous Zoning Hearing Board approval.

Attorney Fries gave a brief statement to the members of the audience on the history of the case regarding the use of property and dimensional relief with regards to purpose of the hearing.

Lee Christman stated that he owns property on Roosevelt Street, but that he can vote fairly on the case before the Zoning Hearing Board tonight.

The Applicant had no objection.

Testimony was given.

Nat Hyman, property owner, was sworn in.

There will be a total of forty-nine (49) units.

**OBJECTORS/SUPPORTERS:**

Tim Caffrey, objects – traffic concerns.

The meeting was adjourned due to time. The Docket was continued until the November 20, 2018 meeting for the taking of additional testimony.

The Zoning Hearing Board meeting minutes from **SEPTEMBER 2018** were submitted and approved by the Zoning Hearing Board.