

**TOWNSHIP OF WHITEHALL  
ZONING HEARING BOARD  
RESULTS OF PUBLIC HEARINGS  
FEBRUARY 17, 2026**

The Chairperson called the meeting to order at 7:00 pm. All five (5) Members were present. The Chairperson led the Pledge Of Allegiance. The Chairperson read the Fair Housing Statement.

**DOCKET # 2129 – Robert J. Eggstein** – 2800 Eberhart Road, Whitehall, PA 18052. **Location: 2800 Eberhart Road, Whitehall, PA 18052 PIN 549847360420.** The subject property is located in the C-2 Regional/Community Commercial Zoning District. Applicant is requesting a Variance from section 27-161(A)(1) of the Zoning Ordinance to add a fourth (4<sup>th</sup>) wall sign, where the Applicant has already received a Variance allowing the second (2<sup>nd</sup>) and third (3<sup>rd</sup>) existing wall signs. Continued to this Meeting with the consent of the Applicant.

The Applicant was represented by Gregg Feinberg, Esquire. The Applicant appeared.

Motion by Dean Wotring to grant the requested Variance; second by Roger Reichard. Motion passed 5 – 0.

**DOCKET # 2131 – Garland Insurance Agency, LLC d/b/a Ian D. Webb Insurance Agency** – 2258 MacArthur Road, Whitehall, PA 18052. **Location: 2258 MacArthur Road, Whitehall, PA 18052, PIN 549853772131.** The subject property is located in the C-2 Regional/Community Commercial Zoning District. Applicant is requesting Variances from sections 27-155(A)(2) and (3) of the Zoning Ordinance to install a freestanding sign four and one-half (4.5) feet from the MacArthur Road right-of-way where a 25 feet set back is required, and 2 and one-half (2.5) feet from the south side property line where a twenty (20) feet setback is required.

The Applicant was represented by Ryan Durkin, Esquire. The Applicant appeared through its Principal, Michael Givey.

The Board held an Executive Session.

Motion by Roger Reichard to grant the requested Variances; second by Dean Wotring. Motion passed 5 – 0.

**DOCKET # 2132 – Carol Olsen** – 3244 Water Street, Whitehall, PA 18052. **Location: 3230 Water Street, Whitehall, PA 18052, PIN 549961905251.** The subject property is located in the OS-1 Open Space - Residential/Agricultural Zoning District. Applicant is requesting Variances from sections 27-144(A), 27-146(A)(18), 27-171(D), 27-173(B) and (C), and 27-175(B)(3) of the Zoning Ordinance to allow reconstruction of a single family residence, which constitutes a prohibited substantial improvement in a flood plain, without required specificity in the Building Permit application, without required specificity in building/construction plans, and without required off street parking spaces where two (2) off street parking spaces up to Township standards are required.

The Applicant was represented by James Preston, Esquire.

The Applicant requested a Continuance. The Applicant waived all time limit requirements for the initial Hearing and written Zoning Opinion.

Motion by Steve Burda to grant the Continuance; second by Dean Wotring. Motion passed 5 – 0. It was announced to the Public that this application is continued to March 17, 2026.

**DOCKET # 2133 – WAWA, Inc.** – 260 W. Baltimore Pike, Media, PA 19063. **Location: 1519 Whitehall Mall, Whitehall, PA 18052, PIN 549872328571.** The subject property is located in the C-2 Regional/Community Commercial Zoning District. Applicant is requesting Variances from sections 27-160(B), 27-161(A)(1), and 27-155(B) of the Zoning Ordinance to allow a temporary sign for six months when 30 days are the maximum allowed, a second wall sign where only one is allowed, and two additional freestanding signs for a total of five (5) where Variances were already granted for the second and third existing freestanding signs.

The Applicant was represented by Erich Schock, Esquire.

The Board held an Executive Session.

Motion by Steve Burda to grant the requested Variances; second by Sean Roth. Motion passed 5 – 0.

**DOCKET # 2134 – Bible Fellowship Church Homes, Inc. 3000 Fellowship Drive, Whitehall, PA 18052. Location: northeast corner of Schadt Avenue and Mauch Chunk Road, Whitehall, PA 18052, PIN 549803441182.** The subject property is located in the R-3A Special Care Community Residential Zoning District. Applicant is requesting a favorable interpretation that proposed carports for independent living apartments are not buildings as defined in section 27-194 of the Zoning Ordinance and that section 27-141(K)(2) of the Zoning Ordinance does not apply. In the alternative, Applicant is requesting a Variance from section 27-141(K)(2) of the Zoning Ordinance to allow the carports to be located 45 feet eleven and three-quarter inches (45' 11 ¾") from the apartment buildings where 70 feet of separation are required.

The Applicant was represented by Joseph Bubba, Esquire.

Member Roger Reichard recused himself from proceedings.

The Board held an Executive Session.

Motion by Dean Wotring to grant the requested Variances; second by Steve Burda. Motion passed 4 – 0.

**DOCKET # 2013 A – BETHLIN, LLC – 1177 Sixth Street, Whitehall, PA 18052. Location: 215 Quarry Street, Whitehall, PA 18052, PIN 640812367096.** The eastern part of the subject property is located in the R-5A High Density Residential without Apartments Zoning District, and the western part of the property is located in the C-1 Neighborhood Commercial Zoning District. Applicant is requesting a reinstatement of or one year extension of time to act upon Variances and a Special Exception originally granted February 15, 2022 from sections 27-104(A), 27-145(K), (P), and (R), 27-147(D), and 27-60(D)(6) of the Zoning Ordinance allowing reduced parking area setbacks and screening, access to one off street loading dock, a change from a nonconforming warehouse/manufacturing use to a nonconforming commercial storage use, in addition to a second use for adaptive reuse of the property for 28 apartments.

The Applicant was represented by Joel Weiner, Esquire.

Motion by Steve Burda to grant the requested extension of time; second by Dean Wotring. Motion passed 5 – 0.

**DOCKET # 2121 A – Quarry Street Whitehall Devel LP – 1177 Sixth Street, Whitehall, PA 18052. Location: 212 Quarry Street, Whitehall, PA 18052, PIN 640812431716.** The subject property is located in the R-5A High Density Residential without Apartments Zoning District. Applicant is requesting a one (1) year extension of time to act upon Variances originally granted July 23, 2025 to sections 27-76(E)(1)(a)(5), 27-145(D), (F), and (P), and 27-199.1(F)(1) of the Zoning Ordinance allowing adaptive reuse of a property less than 10,000 square feet for four (4) apartments with reduced parking space width and parking lot aisle width, with no screening or setback from Cherry Alley, and with bumper blocks and macadam curbing in place of guard rails or concrete curbing.

The Applicant was represented by Joel Weiner, Esquire.

Motion by Steve Burda to grant the requested extension of time; second by Roger Reichard. Motion passed 5 – 0.

**DOCKET # 2135 – Tractor Supply Co. – 5401 Virginia Way, Brentwood, TN 37027. Location: 3581 West Columbia Street, Whitehall, PA 18052, PIN 548983908300.** The subject property is located in the C-2A Local Commercial Zoning District. Applicant is requesting Variances from sections 27-155(A)(1) and (3), and 27-161(A)(1) and (2) of the Zoning Ordinance to allow a two-sided freestanding sign with 108 square feet of sign display per side where only 75

square feet per side are allowed, located approximately nine feet six inches (9' 6") from the right-of-way where 25 feet of setback are required, a 192 square feet wall sign where 150 square feet are the maximum allowed, and a second wall sign where only one wall sign is permitted.

The Applicant was represented by Mark R. Fischer, Jr., Esquire.

Motion by Roger Reichard to grant the requested Variances; second by Steve Burda. Motion passed 5 – 0.

Meeting adjourned at 9:30 pm.