

## **RESULTS OF MEETING**

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

August 15, 2018

The regular meeting of the Whitehall Township Zoning Hearing Board was held at 7:00 p.m., **July 17, 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  
LOUIS A. JANY, MEMBER  
DEAN WOTRING, MEMBER

#### **ABSENT:**

ROGER REICHARD, ALTERNATE  
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 # 1912 – Granmazz Properties, LLC** – 311 Van Buren Street, Bethlehem, PA 18015-1739.  
**Location: 3020 N. Ruch Street, Whitehall, PA 18052, PIN 549913399580**, the subject property is located in a R4 Medium Density Residential Zoning District. Applicant is requesting a variance to Sec. 27-93, Sec. 27-146 (A) (18) and Sec. 27-145 D of the Zoning Ordinance regarding the conversion of a commercial space on the subject property to a dwelling unit, relief from the density and off-street parking requirements in the aforementioned sections of the zoning ordinance that Applicant would be in violation

of upon such and to permit the off-street parking facilities to have a less than required aisle width for the conversion of the commercial space to a dwelling unit. Continued to this meeting at the request of the Applicant.

Attorney Fries explained that only three (3) original Zoning Hearing Board members from the May 15, 2018 meeting are at tonight's meeting. The Applicant was given the option of having all five (5) present members hear the case or to have just the three (3) original members vote. The Applicant's attorney chose to have all five (5) present members hear and vote on the case due to him giving a summary of the previous testimony.

Matthew Anderson, Esquire represents Applicant.

Angela Lawry, was sworn in.

Testimony was given.

The application was amended to include a variance to Sec. 27-145 D, for a two-way aisle width; 19' existing, 24' needed.

OBJECTORS/SUPPORTERS:  
NONE

Motion to approve was made by Louis Jany and was seconded by Dean Wotring.

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

**DOCKET # 1913 – WaWa, Inc.** – 260 West Baltimore Pike, WaWa, PA 19063. **Location: 2985 MacArthur Road, Whitehall, PA 18052, PIN 549827891568**, the subject property is located in a C2 Regional/Community Commercial Zoning District. Applicant is requesting a variance to Sec. 27-96 C (1) of the Zoning Ordinance regarding height of fence (8' proposed). Continued to this meeting at the request of the Applicant.

Michael Gill, Esquire represents Applicant.

Justin Geonnotti, P.E. was sworn in.

Testimony was given.

The application was amended to include a variance request for Sec. 27-96 F (2).

Louis Jany made a motion to allow the Applicant to amend the application to include a variance to Sec. 27-96 F (2) and was seconded by Lee Christman.

The Board voted 5 to 0 to approve this motion to amend the application.

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

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