



# TOWNSHIP OF WHITEHALL



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## M E M O R A N D U M

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DATE: JULY 14, 2014  
TO: ZONING HEARING BOARD  
WILLIAM J. FRIES, ESQUIRE  
BOARD OF COMMISSIONERS  
FROM: MELISSA A. WEHR, ZONING OFFICER *MAW*  
RE: MINUTES FOR APPROVAL

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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: JUNE 2014

/caj

## **RESULTS OF MEETING**

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

July 14, 2014

The regular meeting of the Whitehall Township Zoning Hearing Board was held at 7:00 p.m., **June 17, 2014**, in the Public Meeting Room of the Whitehall Township Municipal Building, at 3219 MacArthur Road, Whitehall, PA 18052.

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

STEPHEN BURDA, MEMBER  
LOUIS A. JANY, MEMBER  
DEAN WOTRING, MEMBER  
ALBERTA SCARFARO, MEMBER  
ROGER REICHARD, ALTERNATE

#### **ABSENT:**

LEE CHRISTMAN, CHAIRMAN  
JEFFREY B. MATZKIN, ESQUIRE  
VACANT, ALTERNATE

#### **TOWNSHIP PERSONNEL:**

MELISSA A. CEASAR, ZONING OFFICER  
GALLAGHER REPORTING, STENOGRAPHER

#### **SOLICITOR:**

WILLIAM J. FRIES, ESQUIRE

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

Stephen Burda 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 # 1789 - Tesla Motors, Inc. c/o Black & Veatch** - 3500 Deer Creek Road, Palo Alto, CA 94304. **Location: 250 Lehigh Valley Mall, Whitehall, PA 18052, PIN 549871957317**, the subject property is located in a C2 Regional/Community Commercial Zoning District. Applicant is requesting a variance to Sec. 27-100 of the Zoning Ordinance regarding frontage on a public street for proposed supercharging station for electric vehicles. Continued to this meeting at the request of the Applicant.

Troy Wiegand, was sworn in.

Testimony was given.

The charging hours 24 hours a day, seven days a week; no onsite employees.

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 # 1790 - Nelson Snyder** - 5167 Front Street, Whitehall, PA 18052. **Location: 5219 Main Street, Suite 2, Whitehall, PA 18052, PIN 559001071725**, the subject property is located in a R5A High Density Residential w/o Apts. Zoning District. Applicant is requesting a special exception to Sec. 27-60 (D) (6) of the Zoning Ordinance regarding changing from one non-conforming use of a retail store to another non-conforming use of a recreational gym. Continued to this meeting at the request of the Applicant.

Cynthia Teets, Owner, was sworn in.

Nelson Snyder, Applicant, was sworn in.

Testimony was given.

OBJECTORS/SUPPORTERS:  
NONE

Motion to approve made by Dean Wotring, seconded by Roger Reichard.

The Board voted 5 to 0 to approve this special exception request.

**DOCKET # 1791 - ZecLee Properties** - 524 Chelsea Lane, Allentown, PA 18104. **Location: 5010 and 5012 Washington Avenue, Whitehall, PA 18052, PIN 558090000592**, the subject property is located in a R5A High Density Residential w/o Apts. Zoning District. Applicant is seeking to overrule the decision of the Zoning Officer made on March 21, 2014 regarding resubdivision of property and in the alternative, applicant is requesting a variance to Sec. 27-76 E 1 (a) (2), E 1 (b) (2), E 1 (c) (2), E 2 (2) and E 2 (a) purpart 2 of the Zoning Ordinance regarding lot area, setbacks, and lot width for proposed subdivision of a single family detached dwelling into a semi-detached dwelling. Continued to this meeting at the request of the Applicant.

Theresa Brown, was sworn in.

Robert E. Hoppes, Jr., was sworn in.

Christopher Hoppes, was sworn in.

Testimony was given.

OBJECTORS/SUPPORTERS:  
NONE

The Board went into Executive session.

Motion to deny was made by Alberta Scarfaro in regard to the motion to overrule the decision of the Zoning Officer made on March 21, 2014 regarding resubdivision of property, and was seconded by Louis Jany.

Motion to approve the requests for variances was made by Alberta Scarfaro, seconded by Louis Jany.

The Board voted 5 to 0 to deny the motion to overrule the decision of the Zoning Officer made on March 21, 2014 and also voted 5 to 0 to approve the request for variances.

**DOCKET # 1792 - Dowel-Allentown, LLC c/o Progressive Management** - 2 Sylvan Way, Suite 304, Parsippany, NJ 07054. **Location: 1053 Grape Street, Whitehall, PA 18052, PIN 549882217007**, the subject property is located in a C2 Regional/Community Commercial Zoning District. Applicant is requesting an amendment to a prior zoning decision, or, in the alternative, a variance to Sec. 27-146 (A) of the Zoning Ordinance regarding off-street parking standards. Applicant seeks to amend prior Zoning Hearing Board decision which granted a variance for eighteen (18) parking spaces for a restaurant use. Applicant seeks to amend the prior Zoning decision to clarify and reflect the grant of a variance for eighteen (18) parking spaces, regardless of use. In the alternative, applicant seeks a variance from Sec. 27-146 (A) as it pertains to off-street parking standards and minimum parking requirements. Continued to this meeting at the request of the Applicant.

Timothy J. Siegfried, Esquire represents Applicant.

Richard Dinar, was sworn in.

Testimony was given.

OBJECTORS/SUPPORTERS:  
NONE

Motion to approve made by Louis Jany, seconded by Roger Reichard.

The Board voted 5 to 0 to approve this request with the condition that 188 or more required parking spaces will need additional approvals from the Zoning Hearing Board.

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