

RESULTS OF MEETING

TOWNSHIP OF WHITEHALL ZONING HEARING BOARD PUBLIC HEARING

January 29, 2019

The regular meeting of the Whitehall Township Zoning Hearing Board was held at 7:00 p.m., **December 18, 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.

Pledge of Allegiance to flag was done.

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 # 1921 – 1788/Riverside Business Center, LLC – c/o Fitzpatrick, Lentz & Bubba, PC, 4001 Schoolhouse Lane, Center Valley, PA 18034. **Location: 1139 Lehigh Avenue, Whitehall, PA 18052, PIN 640824179247**, the subject property is located in a I-Industrial Zoning District. Applicant is requesting a variance to Sec. 27-81 (A)(16) of the Zoning Ordinance regarding the use of a portion of the parking area on the property for the parking of tractor trailers and trucks. Continued to this meeting at the request of the Applicant.

Christopher McLean, Esquire represents the Applicant.

Buji Tallapeagada, Managing Director, was sworn in.

Michael Swartz, Project Engineer from Gilmore & Associates, was sworn in.

Testimony was given.

OBJECTORS/SUPPORTERS:

All objectors were sworn in.

OBJECTORS:

Gary Ward, concerned lot not paved, no lights, erosion of the gravel lot; concerned about traffic in neighborhood.

Bill Hartzell, concerned about diesel fumes and dust from the project.

Robin Matis, concerned about traffic with school bus stops.

Christopher Figueiredo, concerned about traffic.

David Rothrock, concerned about drainage and noise.

Russell Henry, concerned about proposal and enforcement of use.

Tim Reed, concerned about route that trucks will travel.

Michelle and Martin Powell, concerned about traffic damage due to increase of truck traffic.

Tina and William Shultz, concerned about trucks constantly idling and damage done to property.

Lee Guth, concerned about traffic.

John Delserro, concerned about odor, traffic and noise.

The Board went into Executive session.

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

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

DOCKET # 1922 – Lehigh Valley Physicians Group – 2100 Mack Boulevard, Allentown, PA 18103. **Location: 3691 Crescent Court East, Whitehall, PA 18052, PIN 549838792321**, the subject property is located in a C2 Regional/Community Commercial District. Applicants are requesting a variance and interpretation to Sec. 27-146 A (12) of the Zoning Ordinance regarding required offstreet parking standards.

Catherine Curcio, Esquire represents the Applicant.

Lori Hulse, Vice President of Operations for Lehigh Valley Physicians Group, was sworn in.

Denise Russomano, Administrator for Lehigh Valley Health Network Internal Medicine and Pediatrics under Lehigh Valley Physicians Group, was sworn in.

Testimony was given.

Motion was made by Alberta Scarfaro and seconded by Louis Jany to grant the Applicant's request for a favorable interpretation that Medical Assistants are not considered a professional.

The Applicant withdrew its request at the hearing for a variance regarding required offstreet parking standards.

OBJECTORS/SUPPORTERS:

None

The Board voted 5 to 0 to approve this request for a favorable interpretation.

The minutes for both October 2018 and November 2018 were submitted and approved by the Zoning Hearing Board.