



TOWNSHIP OF WHITEHALL



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M E M O R A N D U M

DATE: AUGUST 14, 2019
TO: ZONING HEARING BOARD
WILLIAM J. FRIES, ESQUIRE
BOARD OF COMMISSIONERS
FROM: MELISSA A. WEHR, ZONING ADMINISTRATOR *maw/jg*
RE: ZONING HEARING BOARD MINUTES FOR APPROVAL

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 2019

/caj

RESULTS OF MEETING

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

August 13, 2019

The regular meeting of the Whitehall Township Zoning Hearing Board was held at 7:00 p.m., **June 18, 2019**, in the Public Meeting Room of the Whitehall Township Municipal Building, at 3219 MacArthur Road, Whitehall, PA 18052.

ZONING HEARING BOARD:

LOUIS A. JANY, CHAIRMAN
STEPHEN BURDA, MEMBER,
LEE CHRISTMAN, MEMBER
ALBERTA SCARFARO, 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
CATHERINE E. N. DURSO, ESQUIRE for Docket # 1943

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

Louis Jany read the Fair Housing Statement.

Pledge of Allegiance to flag was done.

Louis Jany 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 # 1937 – Dollar General c/o Chris Evans – 100 Mission Ridge, Goodlettsville, TN 37072.
Location: 1167 MacArthur Road, Whitehall, PA 18052, PIN 549787536152, the subject property is located in a C2 Regional/Community Commercial Zoning District. Applicant is requesting a variance to Sec. 27-104 A of the Zoning Ordinance regarding multiple uses on lot for proposed additional retail tenant. Continued to this meeting at the request of the Applicant.

Applicant requested a continuance until the July 16, 2019 Zoning Hearing Board meeting.

DOCKET # 1945 – David and Joann Sheckler – 639 W. Union Street, Whitehall, PA 18052.
Location: 639 W. Union Street, Whitehall, PA 18052, PIN 549884922686, the subject property is located in a R4 Medium Density Residential Zoning District. Applicants are requesting a variance to Sec. 27-74 E (5) of the Zoning Ordinance regarding impervious coverage for proposed addition of a detached garage.

David Sheckler, property owner, was sworn in.

Testimony was given.

OBJECTORS/SUPPORTERS:

NONE

Motion to approve was made by Alberta Scarfaro and was seconded by Lee Christman for a detached two (2) car garage.

The Board voted 5 to 0 to approve this variance request with the condition that the two (2) existing sheds be removed.

DOCKET # 1946 – Horizon Signs c/o Diane Quigley – 1520 Allentown Road, Quakertown, PA 18951.
Location: 2677 MacArthur Commons, Whitehall, PA 18052, PIN 549856162307, the subject property is located in a C-2 Regional/Community Commercial Zoning District. Applicant is requesting an interpretation to Sec. 27-161 A (1) and (2) of the Zoning Ordinance regarding the interpretation of street frontage and sign location as to total area.

Zachary J. Cohen, Esquire, represents Applicant.

Cody Michaels, from Planet Fitness, was sworn in.

Diane Quigley, from Horizon Signs, was sworn in.

Testimony was given.

Interpretation to Sec. 27-161 B to state use of word “or” to separately calculate symbols from words in the sign display area.

Proposed sign to front Schadt Avenue and MacArthur Roads.

OBJECTORS/SUPPORTERS:

Kerry Paules, property owner of 2741 MacArthur Road, proposed similar relief and was denied.

The Board went into Executive session.

The Board met in Executive session to deliberate.

Applicant requested a continuance.

The Board granted the continuance request for the taking of additional testimony until the July 16, 2019 Zoning Hearing Board meeting.

DOCKET # 1947 – United Liberty LLC – 4451 Anthony Drive, Bethlehem, PA 18020. **Location:** **1995 Schadt Avenue, Whitehall, PA 18052, PIN 549803441182**, the subject property is located in a R-3A Special Care Community Zoning District. Applicant is requesting a variance to Sec. 27-141 (H) (1) of the Zoning Ordinance regarding request to permit a special care community on a tract of land that is less than ten (10) acres.

Attorney Christopher McLean represents Applicant.

Harold Newton, Jr., from Newton Engineering, was sworn in.

Testimony was given.

OBJECTORS/SUPPORTERS:

Attorney Jason Ulrich entering an appearance on behalf of Whitehall Township.

Motion to approve was made by Lee Christman and was seconded by Louis Jany.

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

The Zoning Hearing Board meeting minutes from **MAY 2019** were submitted and approved by the Zoning Hearing Board.