



TOWNSHIP OF WHITEHALL



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M E M O R A N D U M

DATE: APRIL 8, 2014
TO: ZONING HEARING BOARD
JEFFREY B. MATZKIN, ESQUIRE
BOARD OF COMMISSIONERS
FROM: MELISSA A. WEHR, ZONING OFFICER MAW
RE: 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: MARCH 2014

/caj

RESULTS OF MEETING

TOWNSHIP OF WHITEHALL ZONING HEARING BOARD PUBLIC HEARING

April 8, 2014

The regular meeting of the Whitehall Township Zoning Hearing Board was held at 7:00 p.m., **March 18, 2014**, in the Public Meeting Room of the Whitehall Township Municipal Building, at 3219 MacArthur Road, Whitehall, PA 18052.

ZONING HEARING BOARD:

LEE CHRISTMAN, CHAIRMAN
STEPHEN BURDA, MEMBER
DEAN WOTRING, MEMBER
ALBERTA SCARFARO, MEMBER
ROGER REICHARD, ALTERNATE

ABSENT:

LOUIS A. JANY, MEMBER
VACANT, ALTERNATE

TOWNSHIP PERSONNEL:

MELISSA A. CEASAR, ZONING OFFICER
GALLAGHER REPORTING, STENOGRAPHER

SOLICITOR:

JEFFREY B. MATZKIN, ESQUIRE

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

Lee Christman 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 # 1780 - Kaiser Pathan, Sheikh M. Ahmed, Ilyas M. Shaikh - 4451 Anthony Drive, Bethlehem, PA 18020. **Location:** 1995 Schadt Avenue, Whitehall, PA 18052, PIN 549803441182, the subject property is located in a R3A Special Care Community Residential Zoning District. Applicant is requesting a variance to Sec. 27-73, Sec. 27-104 C, and Sec. 27-104 D (4) of the Zoning Ordinance regarding approval for the proposed use of single-family attached homes, to allow the homes on a single zoning lot and to permit a 30' separation between the buildings. Continued to this meeting at the request of the Applicant.

Erick Schock, Esquire represents Applicant.

Dennis McCarthy, Esquire represents Bible Fellowship Church Homes as objectors.

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

Testimony was given.

The property has a 6 acre and 1.57 acre parcel; .694 acres was taken with Schadt Avenue PennDot road improvements leaving 6.41 net acres.

Applicant is proposing residential condominium single family attached dwellings community.

It will be a gated condo association community with private roads maintained by the association. There will be a community pavilion and proposed recreational facilities.

There are 51 units (7.9 units/acre proposed) with 2 proposed access driveways.

Tiamiyu Salau, from 1133 Brynwood Drive, Breinigsville was sworn in, question on property values of proposed project on existing lots.

Paul Geissinger was sworn in, asked about any single family homes in area. Answer was "yes".

Richard Moyer was sworn in, question on access to property.

Raymond Geiger, Jr. was sworn in, real estate appraiser, gave testimony.

Ted Silbert was sworn in, real estate broker handling listing, gave testimony. The property was listed August 2012.

Kaiser Pathan was sworn in, proposed developer, gave testimony

He chose the property because of the location and the need for members to live close to church.

Project is not feasible for them to make it for only ages 55+ due to the fact that most members are professionals whose children would go to school at the church.

The infrastructure cost is too high to offset the costs for single family homes.

The units proposed are 3 bedroom townhouses with most having 2.5 baths. Some units will have 3 baths with a first floor bedroom and full bath. The square footage of each unit is around 1,600 to 1,800 range.

The community would be gated to create a safe and secure environment.

It's cost prohibitive to build a single family home project. Cost estimates are about \$220,000 and higher for each unit.

The units will be constructed in the character of the neighborhood.

Dennis McCarthy, Esquire represents Bible Fellowship Church Homes, Inc. as an objector.

Robert Zentz was sworn in, President of Bible Fellowship Church Homes, Inc.

Del Markward was sworn in, real estate broker.

Larry Turocy was sworn in, from Lehigh Engineering.

A letter of opposition from the Korean Church of the Lehigh Valley was presented.

Testimony was given.

The average age of people on the Bible Fellowship campus is 87.

Are concerned about the effect on bonds and character of neighborhood the development will have.

OBJECTORS/SUPPORTERS:

All were sworn in.

Nagi Latefa, from 149 Windermere Avenue, Allentown, President of Lehigh Valley Muslim Association, supports, would be beautiful and wonderful for neighborhood.

Shabana Bodnan, supports.

Phillip Yerrington, Pastor at Bible Fellowship Church Homes, opposes, concerned about traffic and changing character of neighborhood.

Dr. Pathan, supports, will be good for area.

Iqbal Sorathia, from 463 Apollo Drive, Bethlehem, supports, no other property available for this project.

Ismail Kaskhoush, from 5919 Rickey Ridge Trail, Orefield, supports, will be positive impact on community.

Motion to deny made by Stephen Burda, seconded by Roger Reichard.

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

DOCKET # 1783 - William W. Schneider, PE, CEI Engineering - 400 Spruce Street, Suite 400-A, Scranton, PA 18503. **Location: 100 Lehigh Valley Mall, Whitehall, PA 18052, PIN54971605091**, the subject property is located in a C2 Regional/Community Commercial Zoning District. Applicant is requesting a variance to Sec. 100 of the Zoning Ordinance regarding required frontage for lot on internal mall ringroad for proposed subdivision of lot.

William Skip Schneider was sworn in.

Testimony was given.

There is no proposed change of use, JC Penney and Firestone are looking to be independent of each other.

There is no change in character or access.

OBJECTORS/SUPPORTERS:
NONE

Motion to approve made by Alberta Scarfaro, seconded by Dean Wotring.

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

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