



TOWNSHIP OF WHITEHALL



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M E M O R A N D U M

DATE: NOVEMBER 25, 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: NOVEMBER 2014

/caj

RESULTS OF MEETING

TOWNSHIP OF WHITEHALL ZONING HEARING BOARD PUBLIC HEARING

November 25, 2014

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

ABSENT:

ROGER REICHARD, ALTERNATE
VACANT, ALTERNATE

TOWNSHIP PERSONNEL:

MELISSA A. WEHR, 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 # 1804 – Bang Wang Pan – 3311 Carl Drive, Whitehall, PA 18052. **Location: 1250 Schadt Avenue, Whitehall, PA 18052, PIN 549864197492**, the subject property is located in a R4 Medium Density Residential Zoning District. Applicant is requesting a variance to Sec. 27-74 (a) of the Zoning Ordinance regarding to permit the retail sale of seafood and grocery items.

Steven A. Bergstein, Esquire represents Applicant.

Len Bilous, owner of property, was sworn in.

James Balliet, Real Estate Agent, was sworn in.

Bang Wan Pan, Applicant, was sworn in.

Mr. Pan's daughter was sworn in to help interpret for father the Applicant.

Testimony was given.

Property has been vacant for approximately 3 years.

A seafood market and grocery store business is proposed.

Hours of operation would be from 10:00 a.m. to 7:00 p.m., deliveries would be from 8:00 a.m. to 10:00 a.m.

There would be 2-3 employees who are members of the family.

There will be no cooking, only preparation of food. Steaming of seafood to be done with burners shown on proposed plan.

This will not be a restaurant.

OBJECTORS/SUPPORTERS:
NONE

The Board went into Executive session.

Motion to approve made by Louis Jany, seconded by Alberta Scarfaro.

The Board voted 5 to 0 to approve this variance request with the following condition:

1. The utilization of the stove is for the preparation for the retail sale of items and not for any on-site consumption.

DOCKET # 1805 – Jean E. Horvath – 1597 Brown Street, Allentown, PA 18104. **Location: 5163 Fornaciari Drive, Whitehall, PA 18052, PIN 548979760397**, the subject property is located in a R5A High Density Residential without Apartments Zoning District. Applicant is requesting a variance to Sec. 27-76 (A) and 27-93 of the Zoning Ordinance regarding interpretation that use of property as a single family home with an apartment is a pre-existing non-conforming use and in the alternative variances are requested for use and density.

Jean Horvath, Applicant was sworn in.

Testimony was given.

Property was purchased in 1973 with the apartment already existing.

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.

DOCKET # 1806 – KRT Property Holdings LLC – c/o Brixmor Property Group 420 Lexington Avenue, 7th Floor, New York, NY 10170. **Location: 2160-2180 MacArthur Road, Whitehall, PA 18052, PIN 549852398039**, the subject property is located in a C2 Regional/Community Commercial Zoning District. Applicant is requesting a variance to Sec. 27-155 of the Zoning Ordinance regarding a freestanding sign.

William Malkames, Esquire represents Applicant.

Craig Sherby, leasing representative for Brixmor Property Group, was sworn in.

Cheryl Green, affiliated with Subway, was sworn in.

Sandeep Kaur, owner of Subway store for this location, was sworn in.

Testimony was given.

OBJECTORS/SUPPORTERS:
NONE

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

The Board voted 5 to 0 to approve this variance request with the following condition:

1. Must maintain “2180 MacArthur Road” sign in conformance with the existing sign.

DOCKET # 1807 – Lisa Sommer – 4826 Main Street, Whitehall, PA 18052. **Location: 4826 Main Street, Whitehall, PA 18052, PIN 548917496309**, the subject property is located in a R4 Medium Density Residential Zoning District. Applicant is requesting a variance to Sec. 27-74 E (2) (c) and (d) of the Zoning Ordinance regarding side yard setbacks for proposed addition.

Lisa Sommer, Applicant, was sworn in.

Tom Yagerhofer, Contractor, was sworn in.

Testimony was given.

OBJECTORS/SUPPORTERS:
NONE

Motion to approve made by Louis Jany, seconded by Dean Wotring.

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

DOCKET # 1808 – West Catasauqua Fire Company – 2012 Second Avenue, Whitehall, PA 18052.

Location: 2012 Second Avenue, Whitehall, PA 18052, PIN 54989614437, the subject property is located in a R5A High Density Residential without Apartments Zoning District. Applicant is requesting a variance to Sec. 27-76 E (2) (a) of the Zoning Ordinance regarding tear down and expansion of existing vehicle storage area for new modern fire apparatus.

David Berger, Esquire, represents Applicant.

Harold Newton, from Newton Engineers, was sworn in.

Donald Dreisbach, Jr, was sworn in.

Testimony was given.

OBJECTORS/SUPPORTERS:

NONE

Motion to approve made by Alberta Scarfaro, seconded by Louis Jany.

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

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