



TOWNSHIP OF WHITEHALL



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M E M O R A N D U M

DATE: JANUARY 8, 2018
TO: ZONING HEARING BOARD
WILLIAM J. FRIES, ESQUIRE
BOARD OF COMMISSIONERS
FROM: MELISSA A. WEHR, ZONING ADMINISTRATOR *MAW*
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: DECEMBER 2017

/caj

RESULTS OF MEETING

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

January 8, 2018

The regular meeting of the Whitehall Township Zoning Hearing Board was held at 7:00 p.m., **December 19, 2017**, 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
ALBERTA SCARFARO, ACTING CHAIRMAN
DEAN WOTRING, MEMBER
ROGER REICHARD, ALTERNATE

ABSENT:

LEE CHRISTMAN, CHAIRPERSON
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 7:40 P.M. due to accident on MacArthur Road.

Alberta Scarfaro read the Fair Housing Statement.

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 # 1895 – Creekside Land Holdings, LLC – 1216 Linden Street, Bethlehem, PA 18018.

Location: 1527 Creekside Road, Whitehall, PA 18052, PIN 549769438539 and 549769115527, the subject property is located in a R5 High Density Residential Zoning District. Applicant is requesting a variance to Sec. 27-75 E (1) (a) (4), Sec. 27-121 B (6), Sec. 27-173 B, Sec. 27-75 E (2) (c) (3), and Sec. 27-121 B (2) of the Zoning Ordinance regarding setbacks, minimum lot size, density, elevation and floodproofing requirement for proposed four 10-unit apartment buildings with off street parking. Continued to this meeting at the request of the Applicant.

Paul Harak, Esquire represents Applicant.

Michael Gabel, Engineer from Boucher and James, Inc., was sworn in.

Duane Wagner, Applicant was sworn in.

Testimony was given.

Applicant is looking to amend the application or interpretation to Sec. 27-75 E (2) (3) and in the alternative a variance is requested.

OBEJECTORS/SUPPORTERS:

Rosemary Hanych, question about berm location and removal.

Michael Montag, from 1536 Creekside Road, question on square footage of each unit.

Jeff Swiezak, from 1574 Creekside Road, question on the size of berm and question on parking.

April Pavao, from 1575 Creekside Road, A-23, question on parking.

Isabelle Algatt, from 1578 Creekside Road, concerned about wildlife.

Ella Swiezak, from 1574 Creekside Road, concerned about traffic.

The Board went into Executive session.

Motion for a variance for density to Sec. 27-121 B (6) was made by Stephen Burda, seconded by Roger Reichard with the following conditions:

1. The cul-de-sac on Creekside Road be built in the manner proposed at the hearing.
2. A Deed of Dedication conveying the land area described at the hearing to Whitehall Township.
3. Must pave Creekside Road and install curbing.

The Board voted 5 to 0 to approve this request.

Motion to for a variance to Sec. 27-173 B to permit construction in the floodplain area was made by Stephen Burda, seconded by Louis Jany.

The Board voted 5 to 0 to approve this request.

Motion to approve the request for a favorable interpretation to Sec. 27-75 E (2) A (3) was made by Stephen Burda, seconded by Louis Jany.

The Board voted 5 to 0 to approve this request.

The request for a favorable interpretation to Sec. 27-75 E (1) (a) (4) and Sec. 27-121 B (2) was withdrawn due to the favorable interpretation being granted.

DOCKET # 1901 – Michael P. Erney – 4329 Spruce Street, Whitehall, PA 18052. **Location: 4329 Spruce Street, Whitehall, PA 18052, PIN 558050217211**, the subject property is located in a R5A High Density Residential without Apartments Zoning District. Applicant is requesting a variance to Sec. 27-84 G of the Zoning Ordinance regarding proposed size of detached garage addition.

Michael Erney, property owner, was sworn in.

Testimony was given.

OBJECTORS/SUPPORTERS:
NONE

The Board went into Executive session.

Motion to approve was made by Louis Jany and seconded by Roger Reichard.

The Board voted 4 to 1 to approve this variance request with the following condition:

1. The shed must be removed prior to the issuance of the certificate of occupancy of garage.

The Zoning Hearing Board meeting minutes from **NOVEMBER 2017** were submitted and approved by the Zoning Hearing Board.