



TOWNSHIP OF WHITEHALL



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M E M O R A N D U M

DATE: FEBRUARY 28, 2013
TO: ZONING HEARING BOARD
JEFFREY B. MATZKIN, ESQUIRE
BOARD OF COMMISSIONERS
FROM: MELISSA A. CEASAR, ZONING OFFICER
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: FEBRUARY 2013

/caj

RESULTS OF MEETING

TOWNSHIP OF WHITEHALL ZONING HEARING BOARD PUBLIC HEARING

February 28, 2013

The regular meeting of the Whitehall Township Zoning Hearing Board was held at 7:00 p.m., **February 19, 2013**, in the Public Meeting Room of the Whitehall Township Municipal Building, at 3219 MacArthur Road, Whitehall, PA 18052.

ZONING HEARING BOARD:

STEPHEN BURDA, CHAIRPERSON
LOUIS A. JANY, MEMBER
LEE CHRISTMAN, MEMBER
LARRY BEERS, MEMBER
DEAN WOTRING, MEMBER

ABSENT:

ALBERTA SCARFARO, ALTERNATE
ROGER REICHARD, ALTERNATE
JEFFREY MATZKIN, ESQUIRE

TOWNSHIP PERSONNEL:

MELISSA A. CEASAR, ZONING OFFICER
GALLAGHER REPORTING, STENOGRAPHER

SOLICITOR:

VICTOR F. CAVACINI, ESQUIRE

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

Stephen Burda 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 # 1761 – James and Judith Havassy – 4623 Susan Drive, Bethlehem, PA 18017. **Location:** **5109-5111 Second Street, Whitehall, PA 18052, PIN 559001298683**, the subject property is located in a R5A High Density Residential w/o Apartments Zoning District. Applicants are requesting a variance to Sec. 27-76 and Sec. 27-146 (A) (15) of the Zoning Ordinance regarding proposed law office use and parking.

James Havassy was sworn in.

Jana Havassy was sworn in.

Alice Nero was sworn in.

Gerald Nero was sworn in.

Mark Molchany, Real Estate Agent, was sworn in.

Testimony was given.

O'Mara coffee was the last user of this building. They occupied the building for approximately 10 years and were a distributor.

Applicant is also purchasing the house next door.

OBJECTORS/SUPPORTERS:
NONE

Applicant requests a continuance until the March 19, 2013 meeting.

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

The Board voted 5 to 0 to approve the request for a continuance.

DOCKET # 1762 – DOWEL-AlLENTOWN, LLC, c/o Progressive Management - 2 Sylvan Way, Suite 304, Parsippany, NJ 07054. **Location: 1053 Grape Street, Whitehall, PA 18052, PIN 549882217007**, the subject property is located in a C2 Regional/ Community Commercial Zoning District. Applicant is requesting a variance to Sec. 27-146 A (19) of the Zoning Ordinance regarding minimum parking facilities. Applicant seeks relief in the form of a variance to Sec. 27-146 A (19) of the Zoning Ordinance regarding the number of parking spaces for the proposed tenant.

Attorney Timothy Siegfried represents Applicant.

Testimony was given.

Derek Zeffass, Real Estate Agent, was sworn in.

Richard Diner, Property Manager, was sworn in.

Jason Englehart, Langan Engineers, was sworn in.

OBJECTORS/SUPPORTERS:
NONE

The Board went into Executive Session.

Motion to approve made by Louis Jany, seconded by Larry Beers.

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

The minutes for January 2013 were submitted and approved by the Zoning Hearing Board.