

## **RESULTS OF MEETING**

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

February 22, 2019

The regular meeting of the Whitehall Township Zoning Hearing Board was held at 7:00 p.m., **February 19, 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

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 # 1924 – Realty Income Corporation** – 11995 El Camino Real, San Diego, CA 92130.

**Location:** 2630 MacArthur Road, Whitehall, PA 18052, PIN 549846306986, the subject property is located in a C2 Regional/Community Commercial Zoning District. Applicant is requesting an interpretation and variance (if necessary) to Sec. 27-80 E (6) of the Zoning Ordinance regarding minimum building width per establishment. Continued to this meeting at the request of the Applicant.

The application was withdrawn by the Applicant.

**DOCKET # 1925 – Hassan F. Achi** – 1667 Jackson Street, Whitehall, PA 18052. **Location: 2240 MacArthur Road, Whitehall, PA 18052, PIN 549853759151**, 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 limitations on use of lot.

The application was withdrawn by the Applicant.

**DOCKET # 1927 – 3614 Lehigh Street Partnership, LP** – 3312 Seventh Street, Whitehall, PA 18052. **Location: 3614 Lehigh Street, Whitehall, PA 18052, PIN 549849165137**, the subject property is located in a C2 Regional/Community Commercial Zoning District. Applicant is requesting a variance to Sec. 27-172 (B) (1) (a) and (b), Sec. 27-145 E (3) and Sec. 27-30 (B) of the Zoning Ordinance regarding permitting construction in a flood way area, off street parking to be paved with a hard surface and time limitations on approvals.

Kenneth A. Snyder, Applicant and Property Owner, was sworn in.

Testimony was given.

Applicant is requesting a five (5) year extension on the approval process.

OBJECTORS/SUPPORTERS:  
NONE

Lee Christman made a motion to approve Section 27-72 (B) (1) (a) and (b) with the condition that the Appellant seek and receive further approvals from other appropriate regulatory agencies prior to commencement of the proposed construction and was seconded by Alberta Scarfaro.

Lee Christman made a second motion to approve the request for a variance to Sec. 27-145 E (3) with the same condition as in Motion 1 and was seconded by Dean Wotring.

Lee Christman made a third motion to approve the request for approval to Sec. 27-30 (B) to extend the one (1) year period to a total of thirty (30) months to apply for a building permit and was seconded by Stephen Burda.

The Board voted 5 to 0 approve this variance request.

**DOCKET # 1928 – Quarry Street Whitehall Development, LP** – 1177 Sixth Street, Whitehall, PA 18052. **Location: 212 Quarry Street, Whitehall, PA 18052, PIN 6408124317161**, the subject property is located in a R5A High Density Residential w/o Apartments Zoning District. Applicant is requesting a special exception to Sec. 27-60 (D) (6), an interpretation to utilize existing non conforming parking lot, or alternatively a dimensional variance to Sec. 27-145 design off-street parking of the Zoning Ordinance regarding change of a non conforming multi-story warehouse and light industrial manufacturing/retail use to a 4 unit apartment building.

The Applicant had requested a continuance until the March 19, 2019 meeting and the Board agreed to grant this request.

The Zoning Hearing Board meeting minutes from **DECEMBER 2018 and JANUARY 2019** were submitted and approved by the Zoning Hearing Board.