

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

The Chairperson called the Meeting to order at 7:01 pm. Chairperson Alberta Scarfaro, Members, Lou Jany, Dean Wotring, Lee Christman, and Roger Reichard were present.

The Chairperson led the Pledge Of Allegiance. The Chairperson read the Fair Housing Statement. The Chairperson announced that Docket #2032 – Joshua and Margaret Carter was continued to the August 16, 2022 Meeting.

DOCKET # 2030 – Greystone Capital, Inc. – Suite 300, 559 Main Street, Bethlehem, PA 18018. **Location: 5100 Beekmantown Road and 5105 Beekmantown Road, Whitehall, PA 18052, PINs 549906489354 and 549906586088**, the subject properties are located in an Open Space/Limited Industrial Zoning District. Applicant is requesting Variances to Secs. 27-69(E)(3) and (4), 27-100, and 27-114 regarding maximum impervious coverage, 50% requested and 45% allowed, maximum building height, 50 feet requested and 35 feet allowed, frontage on a public street, and construction on steep slopes, in order to develop the land for a warehouse/distribution center. Continued to this meeting at the request of the Applicant.

The Applicant was represented by Attorney George Broseman.

The Zoning And Code Enforcement Officer testified as to publication, posting, and mailing Notice of the Hearing to Neighboring Landowners.

The Applicant requested to amend the application for warehouse use only; not a distribution center. The request was granted.

The Applicant's Consulting Firm's President, Brian Hilliard testified that he estimated it would take ten (10) years to complete the fill operation to bring the subject property (a quarry) completely up to grade; and that there is an average of 110 trucks per day entering the premises, and sometimes up to 400 trucks per day.

The Applicant's Owner, Lou Pekto testified that he wished to start construction at a level of 410 feet; not the 465 feet previously contemplated as the final grade.

Gerald Blinebury testified as an Expert Witness in commercial/industrial real estate. He testified that 35 feet is an insufficient height for modern warehousing use; and that 50 feet is the minimum practical height.

Matt Chartrand testified as an Expert Witness in civil engineering and land development. He testified that the Applicant's Exhibits proposed approximately 57% impervious coverage; but requested a Variance up to 60% in the event the land development process required more impervious coverage for sidewalks or infrastructure. A Traffic Engineer confirmed that there is adequate clear sight distance at the intersection of Beekmantown Road and West Coplay Road.

All twelve (12) of the Applicant's Exhibits were admitted into the Record.

There were no objectors or supporters.

The Board held an Executive Session for deliberations.

Motion by Lee Christman to grant the Variances to Sections 27-69(E)(3) and (4), 27-100, and 27-114 of the Zoning Ordinance, with the conditions that the site not be used as a warehouse only and not a distribution center, that the grade level for construction by 410 feet, not 465 feet, and that the impervious surface be allowed up to 60%; second by Lou Jany. Motion passed 5 – 0.

DOCKET # 2031 – Bruce A. Bray - 945 Catasauqua Road, Whitehall, PA 18052. **Location: 1710 Elmwood Drive, Whitehall, PA 18052, PIN 549853572195**, the subject property is located in a R-4 Medium Density Residential Zoning District. This is an incomplete application that does not contain a request for relief.

The Applicant and his Tenant, John Matza appeared.

The Zoning And Code Enforcement Officer testified as to publication, posting, and mailing Notice of the Hearing to Neighboring Landowners. He offered two (2) Exhibits: the May 24, 2022 Enforcement Notice and three (3) photographs of the trailer at issue taken July 14, 2022. Those Exhibits were admitted into the Record.

The Applicant and his Tenant testified that they are Co-Owners of the trailer, they are just storing it at 1710 Elmwood Drive, and are not using it for any commercial activity.

Joan Seglits of 1821 Elmwood Drive testified as an Objector as to parking and traffic hazards in the street because the Applicant's Tenant does not park in the driveway.

Mike Smith of 3476 West Columbia Street testified as an Objector and suggested the Applicant and his Tenant pay to store the trailer somewhere else.

There were no other Objectors or Supporters.

The Board held an Executive Session for deliberations.

Motion by Alberta Scarfaro to grant the Applicant an Appeal from the Enforcement Notice; second by Lee Christman. Motion passed 5 – 0.

The Meeting was adjourned at 9:36 pm.