

**TOWNSHIP OF WHITEHALL
ZONING HEARING BOARD
RESULTS OF PUBLIC HEARINGS
MAY 19, 2026**

The Chairman called the Meeting to order at 7:00 pm. Members Jany, Wotring, Reichard, and Roth, and Alternate Member Gulycz were present. The Chairman led the Pledge Of Allegiance. The Chairman read the Fair Housing Statement.

The Zoning Hearing Board Solicitor announced that Docket # 2143 – ProSolve Global Solutions, LLC had been continued to the June 16, 2026 Meeting.

The Zoning And Code Enforcement Officer testified as to publication of the Agenda, posting Notice on the subject properties, and mailing Notice of the Hearings to Neighboring Landowners.

DOCKET # 2144 – Egypt United Church of Christ – 4129 South Church Street, Whitehall, PA 18052. **Location: 4128 South Church Street, Whitehall, PA 180512, PIN 548948788082.** The subject property is located in the R-4 Medium Density Residential Zoning District. Applicant is requesting Variances to sections 27-165(B),(C), and (D) of the Zoning Ordinance to allow a freestanding LED electronic display sign in a Residential Zoning District, less than 30 feet from the South Church Street right-of-way, and less than 250 feet from a residence.

The Applicant appeared through Bruce Miller, an Elder of the Applicant. He testified as to the current old, dark, and dingy status of the existing sign, and that the Applicant was founded in 1734 and may be the oldest church in the County, being older than the County itself.

Craig Feld of K.C. Sign Company testified that the proposed sign will be the same size and in the same location as the existing sign. The sign will be available for Police and Township emergency notifications. It will be similar to the sign for the neighboring Church right up the street (at the intersection of South Church and Main Streets). Two (2) Exhibits included with the application were described, and offered and admitted into the Record.

Objector Kelly Gross testified that the proposed sign is not aesthetic. When she and her Son moved into the neighborhood and attended that Church, no one welcomed them. She suffers from migraine headaches which will be aggravated by the electronic display. The proposed sign will not be helpful and will interfere with seeing stars and fireflies. She compared the proposed sign to Las Vegas.

There were no other objectors or supporters.

The Record was closed.

The Zoning Hearing Board held an Executive Session.

Another Elder of the Applicant, Jeff Fink testified that the proposed sign will be in the same location and at the same angle as the existing sign. The Objector would be welcomed if she comes back to the Church.

Motion by Roger Reichard to grant the requested Variances subject to the condition that the lighting be set at the lowest setting from 11:00 pm to 6:00 am; second by Dean Wotring. Motion passed 5 – 0.

DOCKET # 2145 – William and Cindy Globosits, Jr. – 3302 N. Fourth Street, Whitehall, PA 18052. **Location: 3302 N. Fourth Street, Whitehall, PA 18052, PIN 549943716657.** The subject property is located in the R-4 Medium Density Residential Zoning District. Applicants are requesting a Variance to section 27-62(A) of the Zoning Ordinance to allow them to keep chickens at their property.

The Appellants appeared on their own behalf. They testified that they had between six (6) and eight (8) chickens as Cindy Globosits' pets. The property is not a farm. They offered a Petition signed by eight (8) neighbors in support of

the chickens, an overhead photograph of the neighborhood, and a photograph of one chicken coop. The chickens do not come out of the coops, and are not free range chickens. They testified that an article in the Morning Call stated that Whitehall had approved chickens. They then testified that they did not have more than six (6) chickens before the Zoning And Code Enforcement Officer's March 27, 2026 Enforcement Notice. The new Tractor Supply Store sells chicks in groups of four (4) at a time. All of the chickens had names.

The Applicants' Exhibits were admitted into the Record.

Supporter Anthony Posukonis testified that the chickens are pets; and that the Applicants' Grandchildren feed the chickens every Sunday.

The Zoning And Code Enforcement Officer offered and authenticated two (2) photographs of the Applicants' back yard showing multiple coops and structures to house chickens and rabbits. The photographs were admitted into the Record.

There were no other objectors or supporters.

The Applicants testified that the chickens bring Cindy Globosits much happiness and she misses them.

The Record was closed.

The Zoning Hearing Board held an Executive Session.

Motion by Sean Roth to grant the Variance with the conditions that the Applicants have no more than eight (8) chickens, no rooster, and that the chickens stay in coops; second by Dean Wotring. Motion passed 5 – 0.

DOCKET # 2146 – D.R. Horton, Inc. – Suite 320, 489 Devon Park Drive, Wayne, PA 19087. **Location: 4302 Main Street, Whitehall, PA 18052, PIN 548958690932.** The subject property is located in the R-4 Medium Density Residential Zoning District. Applicant is requesting Variances to sections 27-114(D) and (E) of the Zoning Ordinance to allow a 35 single family detached dwelling Subdivision where due to steep slopes, 25 of the lots will have less than the minimum required lot area, 13 of the lots will have less than the minimum required frontage, and three (3) of the lots will have slopes in excess of 25%.

The Applicant was represented by Attorney Michael Malloy. He asked that the Record from the Zoning Hearing Board's prior approval be incorporated into this Record; which request was granted. Two (2) of the proposed lots will not be developed. One will be retained by the Owner/Seller; and one will be conveyed to the adjacent Fire Company.

The Applicant appeared through its Entitlements Manager, John Tallman. The subject property is under an Agreement Of Sale with the Applicant. The estimated price of the homes to be developed and then sold is in the \$600,000.00 range. The application and a colorized site plan were offered as Exhibits.

The Applicant's Engineer, Keith Marshall testified as to how the Steep Slope provisions of the Zoning Ordinance affect minimum lot size and frontage.

John Tallman testified that a homeowners association will control the open spaces.

Objector, Carl East testified as to concerns about dust and noise vibrations

John Tallman testified that it will take approximately six (6) months to construct the roads, and twelve to eighteen months to construct the houses and streetlights.

In response to a question from Objector, Tracy Tacker, John Tallman testified that lots #17 and 18 will be used for residential and not commercial purposes.

Objector John Connolly testified as to concerns about access to the Subdivision from Cemetery Road.

Objector, Harold Sell testified as to concerns about dust and traffic.

There were no other objectors or supporters.

The Applicant's Exhibits were admitted into the Record.

The Record was closed.

The Zoning Hearing Board held an Executive Session.

Motion by Dean Wotring to grant the requested Variances; second by Roger Reichard. Motion passed 5 – 0.

Motion by Dean Wotring to approve the April 21, 2026 Minutes; second by Roger Reichard. Motion passed 5 – 0.

Meeting adjourned at 9:00 pm.