



TOWNSHIP OF WHITEHALL



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MEMORANDUM

DATE: SEPTEMBER 9, 2019
TO: ZONING HEARING BOARD
WILLIAM J. FRIES, ESQUIRE
BOARD OF COMMISSIONERS
FROM: MELISSA A. WEHR, ZONING ADMINISTRATOR *MAW/eg*
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: AUGUST 2019 (Revised)

/caj

RESULTS OF MEETING

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

September 9, 2019

The regular meeting of the Whitehall Township Zoning Hearing Board was held at 7:00 p.m., **August 20, 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
MELISSA A. WEHR, ZONING ADMINISTRATOR

TOWNSHIP PERSONNEL:

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 # 1950 – Faith Evangelical Lutheran Church – 3355 MacArthur Road, Whitehall, PA 18052. **Location:** 3355 MacArthur Road, Whitehall, PA 18052, PIN 549900872140, the subject property is located in a R-4 Medium Density Residential Zoning District. Applicant is requesting a variance to Sec. 27-104 A of the Zoning Ordinance regarding housing a second day care in the existing classrooms located on the main floor of the church. Continued to this meeting at the request of the Applicant.

Testimony was given.

OBJECTORS/SUPPORTERS:

Sandy Shaulis, objector, concerned about safety and security.

Wendy Bissinger, from 3217 N. Second Street, has child in daycare now concerned about safety.

Motion to approve was made by Lee Christman and was seconded by Dean Wotring.

The Board voted 5 to 0 to approve this variance request regarding the allowance of a second daycare in the existing classrooms located on the main floor of the Church.

DOCKET # 1951 – Tim and Carol Hoover – 2302 Hickory Lane, Whitehall, PA 18052. **Location:** 4124 Springmill Road and 4128 Springmill Road, Whitehall, PA 18052, PIN 558060211901 and 558060107900, the subject property is located in a C-1 Neighborhood Commercial Zoning District. Applicants are requesting a variance to Sec. 27-110 C(5) of the Zoning Ordinance regarding the separation of distance between a proposed driveway and the centerline of an Arterial Roadway (SR 145). The required separation distance is 200 feet and the proposed distance is 188.25 feet.

Louis Jany recused himself.

Testimony was given.

OBJECTORS/SUPPORTERS:

NONE

Motion to approve was made by Alberta Scarfaro and was seconded by Lee Christman.

The Board voted 4 to 0 has granted the Applicant's request for a variance regarding the separation of distance between a proposed driveway and the centerline of an arterial roadway (SR 145), to permit a distance of 188.25 feet rather than the required separation distance of 200 feet.

DOCKET # 1952 – Louis C. Groff – 826 N. Saint Lucas Street, Allentown, PA 18104. **Location:** 3213 Washington Street, Whitehall, PA 18052, PIN 549904635601, the subject property is located in a R-4 Medium Density Residential Zoning District. Applicant is requesting a variance to Sec.27-74 E (5) of the Zoning Ordinance regarding exceeding maximum allowable impervious coverage for a concrete patio installed without a permit.

Testimony was given.

OBJECTORS/SUPPORTERS:

NONE

Motion to approve was made by Lee Christman and was seconded by Alberta Scarfaro.

The Board voted 5 to 0 has granted the Applicant's request for a variance regarding exceeding maximum allowable impervious coverage for a concrete patio installed without a permit, to permit a maximum impervious coverage of 48%, contingent upon obtaining all required permits, and further conditioned upon full compliance with all applicable Building Codes.

DOCKET # 1953 – Jordan River Land, LP – 1177 Sixth Street, Whitehall, PA 18052. **Location: 135 Crest Drive, Whitehall, PA 18052, PIN 640716893289**, the subject property is located in a R-4 Medium Density Residential Zoning District. Applicant is requesting a variance to Sec. 27-74 E(1)(a), Sec. 27-74 E(1)(b)(1), and Sec. 27-100 of the Zoning Ordinance regarding minimum lot area, minimum lot width and frontage on public street.

Testimony was given.

OBJECTORS/SUPPORTERS:

NONE

Motion to approve was made by Stephen Burda and was seconded by Alberta Scarfaro.

The Board voted 5 to 0 has granted the Applicant's request for variances regarding minimum lot size, minimum lot width, and frontage on public street to permit four lots each having a square footage of 6,043 square feet, rather than the required minimum of 9,600 square feet, and to permit a lot width of 60.43 feet for each of the four lots, rather than the required minimum width of 80 feet, and to permit frontage on Oakwood Drive.

DOCKET # 1954 – Yousif Jabir – 3216 S. Third Street, Whitehall, PA 18052. **Location: 1154 MacArthur Road, Whitehall, PA 18052, PIN 5497787117057**, the subject property is located in a C-2 Regional/ Community Commercial Zoning District. Applicant is requesting a variance to Sec. 27-104 A of the Zoning Ordinance regarding multiple uses on a lot for proposed third use (retail) on lot.

Testimony was given.

OBJECTORS/SUPPORTERS:

NONE

Motion to defer was made by Alberta Scarfaro and was seconded by Lee Christman.

The Board voted by a 5 to 0 vote, has tabled a decision on the Applicant's request for a variance to Section 27-104 A of the Zoning Ordinance regarding multiple uses on one lot for a proposed third use (retail) on the lot. The Zoning Hearing Board will make a decision at the September 17, 2019 meeting. You may, in your discretion, present additional evidence for the Board's consideration at the September 17, 2019 meeting before the Board makes a decision on your zoning application.

DOCKET # 1955 – Terry and Phyllis Bossard – 3937 Mechanicsville Road, Whitehall, PA 18052.

Location: Land located north of the intersection of Rural Road and Mechanicsville Road, Whitehall, PA 18052, PIN 548887590427, the subject property is located in a R-2 Low Density Residential Zoning District. Applicants are requesting a variance to Sec. 27-100 of the Zoning Ordinance regarding lot frontage requirements.

Testimony was given.

OBJECTORS/SUPPORTERS:

Margaret Silbert, from 3955 Mechanicsville Road, had questions on access road – dedicated road.

Motion to approve was made by Lee Christman and was seconded by Alberta Scarfaro.

The Board voted 5 to 0 vote, has granted Applicants' request for a variance to Section 27-100 of the Zoning Ordinance regarding lot frontage requirements, to permit frontage on proposed Lot 1 (as shown on Appellants' Exhibit 1), conditioned upon Applicants' dedication of any future roadway or street over the area described as proposed Lot 1 to Whitehall Township.

The Zoning Hearing Board meeting minutes from **JUNE 2019** and **JULY 2019** were submitted and approved by the Zoning Hearing Board.