

**TOWNSHIP OF WHITEHALL
ZONING HEARING BOARD
RESULTS OF PUBLIC HEARINGS
JANUARY 20, 2026**

The Chairperson called the meeting to order at 7:00 pm. Chairperson Roger Reichard, and Members Lou Jany and Dean Wotring, and Alternate Member Sean Roth were present. The Chairperson led the Pledge Of Allegiance. The Chairperson read the Fair Housing Statement.

The Solicitor assumed oversight of the meeting for annual reorganization. Motion by Roger Reichard to nominate Lou Jany as Chairperson for 2026. There were no other nominations. Motion passed 3 – 0; with Lou Jany abstaining. Chairperson, Lou Jany assumed oversight of the meeting. Motion by Dean Wotring to nominate Roger Reichard as Vice-Chairman for 2026. There were no other nominations. Motion passed 3 – 0; with Roger Reichard abstaining.

The Zoning And Code Enforcement Officer read the four (4) Dockets on the Agenda, and testified as to publication, posting, and mailing Notice of the Hearings to Neighboring Landowners. The Chairperson announced that only four (4) Members were present, and that the meeting will conclude by 10:00 pm. No Applicant requested a Continuance due to only four (4) Members being present.

DOCKET # 2128 – WS Property Holdings, LLC – 801 Stokes Mill Road, Stroudsburg, PA 18360. **Location: 720 Park Street, Whitehall, PA 18052, PIN 640801713530.** The subject property is located in the C-1 Neighborhood Commercial Zoning District. Applicant is requesting Variances to sections 27-78(D), 27-93, 27-121(A), and 27-144 through 27-147 of the Zoning Ordinance to allow conversion of a single family dwelling to two (2) apartments without securing Conditional Use approval as required in the C-1 Neighborhood Commercial Zoning District, on a 10,400 square feet lot where 10,890 square feet are the minimum required, and with only one parking space which appears to comply with Township standards where four (4) compliant parking spaces are required. Continued to this meeting with the consent of the Applicant.

The Applicant was represented by William Hutcheson, III, Esquire. The Applicant appeared through its Principal, William Snyder. He testified as to the history of his ownership, that there have been two (2) living units since his purchase in 2018, there are two (2) separate buildings, water and sewer lines, electric meters and lines, and that the units are designated as “Front” and “Rear”. He described other apartments in the neighborhood, his most recent Certificate Of Occupancy in 2024, that he had paid Business Privilege Taxes since 2018, and that there is one parking space in the detached garage and one parking space behind that garage. The Applicant’s Attorney advised that the request for a Variance from the Conditional Use requirement for apartments is moot; as the Applicant will apply for that Conditional Use approval.

There were no objectors or supporters.

The Applicant’s Exhibit package was admitted into the Record. The Variance request for Conditional Use relief was withdrawn. The Record was closed.

The Board held an Executive Session.

Motion by Roger Reichard to grant the Variance for Density, subject to Board Of Commissioners Conditional Use approval; second by Dean Wotring. Motion passed 4 – 0. Motion by Roger Reichard to deny the requested variances for parking; second by Dean Wotring. Motion passed 4 – 0.

DOCKET # 2126 – Yessica Sanchez Rivera – 265 Mickley Road, Whitehall, PA 18052. **Location: 265 Mickley Road, Whitehall, PA 18052, PIN 549777057618.** The subject property is located in the R-4 Medium Density Residential Zoning District. Applicant is requesting a Special Exception pursuant to sections 27-43 and 27-74(C)(3) of the Zoning Ordinance to establish a group day care facility. Continued to this meeting with the consent of the Applicant. Continued to this meeting with the consent of the Applicant.

The Applicant appeared with Naomi Reyes as a Translator, and Robert Piligian, Professional Land Surveyor.

Robert Piligian testified that all Staff for the Day Care would be Relatives of the Applicant who reside there with her, the turn-around for the driveway has already been installed, there will only be two (2) Employees, that Children of one Family will be cared for overnight as both Parents work nights, that the hours of operation for all other children will be from 6:00 am to 3:00 pm, and that the rear yard is already fenced in by a six feet (6') high vinyl privacy fence. Two Applicant Exhibits were identified: a survey of the property, and two (2) photographs of the property.

Objectors Joseph and Diane Ziegler testified as to concerns about traffic and noise at night.

Objector Mary Millhouse testified as to concerns about traffic, late night parties, and loud arguments on the front lawn.

Objector Mark Allegranzi testified as to concerns about traffic speed and noise at night.

Township Exhibit #1, correspondence confirming the Whitehall Township Planning Commission's recommendation for approval, was offered into the Record.

There were no other objectors or supporters.

The Township and Applicant Exhibits were admitted into the Record.

The Record was closed.

Motion by Roger Reichard to grant the requested Special Exception approval; second by Dean Wotring. Motion passed 3 – 1; with Sean Roth voting no.

DOCKET # 2068 A – Santia Pons – 3211 S. Fourth Avenue, Whitehall, PA 18052. **Location: 3002 and 3010 S. Fifth Avenue, Whitehall, PA 18052, PINs 549903206702 and 54993209102.** The subject properties are located in the R-4 Medium Density Residential Zoning District. Applicant is requesting a one year extension of time to act upon, or renewal of, Variances to Sections 27-74(E)(1)(a), (E)(1)(b)(1), (E)(1)(c)(1), (E)(2)(a)(2), and (E)(2)(a)(4) of the Zoning Ordinance to reconfigure the property line separating the two (2) lots resulting in a new lot consisting of 7,700 square feet where 9,600 square feet are required, with a width of 56 feet where 80 feet are required, with 56 feet of frontage on Chestnut Street where 60 feet are required, with a rear yard setback for the existing single family residence of nine feet four inches (9' 4") where 25 feet are required, and for a new single family residence on the new 7,700 square feet lot with eight feet (8') side yard setbacks where a total of 20 feet are required, which Variances were originally granted on December 21, 2023. Continued to this meeting with the consent of the Applicant. Continued to this meeting with the consent of the Applicant.

The Applicant was represented by Garret Benner, Esquire.

The Applicant testified that she had undergone three (3) surgeries since 2023 and wasn't able to do much regarding this project.

There were no objectors or supporters.

Motion by Dean Wotring to grant the requested extension of time; second by Sean Roth. Motion passed 4 – 0.

DOCKET # 2130 – Chick-fil-A, Inc. – 5200 Buffington Road, Atlanta, GA 30349. **Location: 2610 MacArthur Road, Whitehall, PA 18052, PIN 549845674665.** The subject property is located in the C-2 Regional/Community Commercial Zoning District. Applicant is requesting Variances to sections 27-80(E)(2)(a) and (E)3, 27-84(E)(2), and 27-106(C) of the Zoning Ordinance to replace a 1,464.1 square feet nonconforming drive-thru canopy with a 605.375 square feet free-standing drive-thru canopy located within the front yard setback, resulting in a 20 ½ feet front yard

setback replacing a 34.7 feet front yard setback where 50 feet are required, and located with little or no distance between the drive-thru canopy and the existing building where 20 feet of separation are required.

The Applicant was represented by Jacob Doman, Esquire.

The Applicant appeared through its Manager, John Velarde. The request for a Variance from section 27-84(E)(2) was withdrawn.

Amanda Albano, Project Manager with Bohler Engineering testified as to the history of prior applications and Zoning Opinions, that the proposed canopy will be attached to the building, and that the proposed improvements will improve safety for both on-site and off-site traffic.

There were no objectors or supporters.

The Applicant Exhibits were admitted into the Record.

Motion by Roger Reichard to grant the requested Variances; second by Sean Roth. Motion passed 4 – 0.

Motion by Lou Jany to approve the November 18, 2025 Minutes; second by Dean Wotring. Motion passed 4 – 0.

Meeting adjourned at 9:00 pm.