



TOWNSHIP OF WHITEHALL



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M E M O R A N D U M

DATE: MARCH 8, 2017
TO: ZONING HEARING BOARD
WILLIAM J. FRIES, ESQUIRE
BOARD OF COMMISSIONERS
FROM: MELISSA A. WEHR, ZONING ADMINISTRATOR *MAW*
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: FEBRUARY 2017

/caj

RESULTS OF MEETING

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

March 8, 2017

The regular meeting of the Whitehall Township Zoning Hearing Board was held at 7:00 p.m., **February 21, 2017**, in the Public Meeting Room of the Whitehall Township Municipal Building, at 3219 MacArthur Road, Whitehall, PA 18052.

ZONING HEARING BOARD:

LEE CHRISTMAN, CHAIRPERSON
STEPHEN BURDA, MEMBER
LOUIS A. JANY, MEMBER
ALBERTA SCARFARO, MEMBER
ROGER REICHARD, ALTERNATE

ABSENT:

DEAN WOTRING, MEMBER
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.

Lee Christman read the Fair Housing Statement.

Lee Christman 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 # 1864 – PVC Third Street, L.P. and Quarry Street Whitehall Development, L.P. – 1177
Sixth Street, Whitehall, PA 18052. Applicants are challenging the validity of Whitehall Township Ordinance 3061, and are requesting that the Zoning Hearing Board issue a written Decision (1) holding that Ordinance No. 3061 is substantively invalid; (2) enumerating the defects in the Ordinance that render it substantively defective; and (3) make recommendations for amendments to the Ordinance to cure the defects found as required by Section 916 (c) (5) of the Municipalities Planning Code and Sec. 27-50 C (5) of the Zoning Ordinance of Whitehall Township. A copy of the Substantive Validity Challenge of Applicants as filed on November 18, 2016, including all attachments thereto, are available for public

examination at the Township Municipal Building. Continued to this meeting at the request of the Applicant.

John VanLuvanee, Esquire represents Applicant and objects to Party Status. Motion was overruled by the Zoning Hearing Board.

Nancy Templeton, Senior Planner at Glack and Thomas Panzack, was sworn in.

Sarah Murray, Esquire represents Whitehall Township.

Catherine E. N., Durso, Esquire represents Pathstone and requests Party Status.

Attorney VanLuvanee gave an opening statement.

Testimony was given.

Docket was continued until the March 21, 2017 meeting for the taking of additional testimony.

DOCKET # 1866 - Sunbelt Rentals, Inc. – 1308 Tall Timbers Drive, Crownsville, MD 21032.
Location: 4388 Commerce Drive, Whitehall, PA 18052, PIN 548973485948, the subject property is located in an I – Industrial Zoning District. Applicant is requesting a variance or interpretation to Sec. 27-81 of the Zoning Ordinance regarding use of the property for industrial equipment leasing, including outdoor storage and a wash bay.

Erich Schock, Esquire represents Applicant.

Melissa Wehr, Zoning Administrator, was sworn in.

Fred Ransome, from Sunbelt Rentals, was sworn in.

Joe Landrigan, from Sage Design Building, was sworn in.

Michael Adams, from NAI Summit, was sworn in.

Testimony was given.

OBJECTORS/SUPPORTERS:

NONE

Motion to deny the Applicant's interpretation request but approve the variance request was made by Stephen Burda and seconded by Alberta Scarfaro.

The Board voted 5 to 0 to deny the interpretations and approve the request for a variance.

The Zoning Hearing Board meeting minutes from **JANUARY 2017** were submitted and approved by the Zoning Hearing Board.