

RESULTS OF MEETING

TOWNSHIP OF WHITEHALL ZONING HEARING BOARD PUBLIC HEARING

February 11, 2020

The regular meeting of the Whitehall Township Zoning Hearing Board was held at 7:00 p.m., **January 21, 2020**, in the Public Meeting Room of the Whitehall Township Municipal Building, at 3219 MacArthur Road, Whitehall, PA 18052.

ZONING HEARING BOARD:

LOUIS A. JANY, MEMBER
STEPHEN BURDA, MEMBER
LEE CHRISTMAN, MEMBER
DEAN WOTRING, MEMBER
KENNETH SNYDER, ALTERNATE

ABSENT:

ALBERTA SCARFARO, MEMBER
ROGER REICHARD, ALTERNATE

TOWNSHIP PERSONNEL:

MELISSA A. WEHR, ZONING ADMINISTRATOR
GALLAGHER REPORTING, STENOGRAPHER

SOLICITOR:

WILLIAM J. FRIES, ESQUIRE
CATHERINE E. N. DURSO, ESQUIRE (CONFLICT ATTORNEY) - ABSENT

THE MEETING WAS CALLED TO ORDER AT APPROXIMATELY 7:00 P.M.

Attorney Fries asked for nominations for Chairperson. Louis Jany nominated Lee Christman and was seconded by Dean Wotring. The Board voted 5 to 0 to appoint Lee Christman Chairperson for the year 2020.

Attorney Fries read the Fair Housing Statement.

Pledge of Allegiance to flag was done.

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 # 1965 – Samer Yacoub and Claudette Marie Yacoub – 1001 Ninth Street, Whitehall, PA 18052. **Location: 4324 Main Street, Whitehall, PA 18052, PIN 548959121372**, the subject property is located in a R4 Medium Density Residential Zoning District. Applicants are requesting a variance to Sec. 27-74 A and Sec. 27-93 of the Zoning Ordinance regarding use and density. Applicant proposes to convert front dwelling to two (2) unit multi-family use for a total of three dwelling units on the property. Continued to this meeting at the request of the Applicant.

Mark Malkames, Esquire represents the Applicant.

Munzer Yacoub was sworn in.

Testimony was given.

The Applicant requested a continuance until the March 17, 2020 Zoning Hearing Board meeting.

DOCKET # 1966 – Eilie Kaba – 1357 Hemlock Drive, Whitehall, PA 18052. **Location: 2678 Eberhart Road, Whitehall, PA 18052, PIN 549847784919**, the subject property is located in a C2 Regional/Community Commercial Zoning District. Applicant is requesting a variance to Sec. 27-80 A of the Zoning Ordinance regarding use for proposed banquet hall with BYOB and hookah. Continued to this meeting at the request of the Applicant.

William Malkames, Esquire represents the Applicant.

Eilie Kaba the Property Owner and Applicant was sworn in.

Testimony was given.

OBJECTORS/SUPPORTERS:

Gabriella McDonough from 3671 Eberhart Road had a question on if Staff will be present and checking ID's and serving alcohol; is concerned about alcohol being served.

The Board went into Executive session.

Motion to deny made by Stephen Burda and was seconded by Dean Wotring.

The Board voted 5 to 0 to deny the Applicant's variance request.

DOCKET # 1967 – Kaylee Frantz – 3342 Spring Valley Road, Slatington, PA 18080. **Location: 3313 N. Hobson Street, Whitehall, PA 18052, PIN 549904786544**, the subject property is located in a R4 Medium Density Residential Zoning District. Applicant is requesting a special exception to Sec. 27-43, Sec. 27-45 and Sec. 27-60 D (6) of the Zoning Ordinance regarding change of one non-conforming use (day care center) to another non-conforming use (salon).

Attorney Joseph Piperator III represents the Applicant.

Kaylee Frantz the Applicant was sworn in.

The Applicant would like to amend the application to include a variance to Section 27-145 N of the Zoning Ordinance.

Louis Jany made the motion to add the request of Section 27-145 N and was seconded by Kenneth Snyder. The Board voted 5 to 0 to approve this request.

Testimony was given.

There will be (5) salon stations along with a wax station and wash stations and be by appointment only.

There will be some retail.

There will be (5) employees including the Owner; no other employees.

OBJECTORS/SUPPORTERS:
NONE

Motion to approve was made by Louis Jany and was seconded by Kenneth Snyder.

The Board voted 5 to 0 to approve this special exception request.

DOCKET # 1968 – Gene Dieter – 2909 Bridge Lane, Bethlehem, PA 18020. **Location:** **3434 N. Front Street, Whitehall, PA 18052, PIN 549954815943**, the subject property is located in a R5A High Density Residential w/o Apts. Zoning District. Applicant is requesting a variance to Sec. 27-93, Sec. 27-114 D of the Zoning Ordinance regarding lot density and steep slopes for proposed four townhouse development.

Attorney Neil Ettinger represents the Applicant.

The Applicant requests to amend the application on Property Owner from Gene Dieter to 3434 N. Front Street LLC.

Motion was made by Stephen Burda to amend the application to change the name of the Property Owner to 3434 N. Front Street LLC and was seconded by Louis Jany.

The Board voted 5 to 0 to approve this request.

Michael Houston a professional land surveyor from Arthur A. Swallow Associates.

Gene Dieter II was sworn in.

Testimony was given.

OBJECTORS/SUPPORTERS:

Pamela Turek was sworn in and is concerned about parking and traffic flow.

Kathleen Mills was sworn in and is concerned about the number of units.

Daryl Rosenberger was sworn in and is concerned about density and slopes, water flow and traffic.

Christina Mills was sworn in and is concerned about density and slopes, water flow and traffic.

Adam Shafnisky was sworn in and is concerned about the plan and affect on the neighborhood.

Juliennie Caban was sworn in and is concerned about traffic and garbage.

Shannon Shafnisky was sworn in and is concerned about neighborhood preservation.

The Board went into Executive session.

Motion to approve was made by Stephen Burda and was seconded by Kenneth Snyder.

The Board voted 5 to 0 to approve this variance with the Whitehall Township Planning Commission recommendation on the driveway width.

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