



TOWNSHIP OF WHITEHALL



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MEMORANDUM

DATE: MARCH 29, 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: MARCH 2017

/caj

RESULTS OF MEETING

TOWNSHIP OF WHITEHALL ZONING HEARING BOARD PUBLIC HEARING

March 29, 2017

The regular meeting of the Whitehall Township Zoning Hearing Board was held at 7:00 p.m., **March 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
DEAN WOTRING, MEMBER
ROGER REICHARD, ALTERNATE

ABSENT:

ALBERTA SCARFARO, 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

Docket was continued until the May 16, 2017 meeting at the request of the Applicant.

DOCKET # 1867 – Matthew R. Bednar – 3336 W. Columbia Street, Whitehall, PA 18052. **Location:** **3336 W. Columbia Street, Whitehall, PA 18052, PIN 548879096040**, the subject property is located in a R2 Low Density Residential Zoning District. Applicant is requesting a variance to Sec. 27-106 G of the Zoning Ordinance regarding subdivision of a non-conforming lot to increase lot area greater than 1,000 SF or less than 10%, whichever is greater; 4,347 SF permitted, 134,504 SF proposed.

Robert Piligian, from Bascom & Sieger, was sworn in.

Matthew Bednar was sworn in.

Testimony was given.

The Board went into Executive Session.

OBJECTORS/SUPPORTERS:
NONE

Motion to approve made by Louis Jany and was seconded by Dean Wotring.

The Board voted 5 to 0 to approve this variance request.

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