

DEVELOPMENT NEWS — FALL & WINTER 2023-24

REMINDERS

- ◇ The Township does **not** regulate leaves.....they become the property of the owner of the land where they fall...similar to the trees! However please remember blowing leaves into street is LITTERING and you could be cited by the police!
- ◇ If you are having a property line dispute with your neighbor, you will need to consult with an attorney. The Township **will not and cannot** adjudicate disputes of property lines. This can only be done by a Judge.
- ◇ The Township **cannot** locate your property lines for you. You *must* consult with a private licensed professional land surveyor for this service.
- ◇ All property owners are required to remove snow and ice from sidewalks in a timely manner. Failure to do so can result in a citation being issued by the Police Department. You are not permitted to blow or shovel your snow into the street.
- ◇ Only certain types of businesses may be run from the home... those that do not in any way alter the character of the neighborhood. For more information see the Home Occupation Guide or consult with the Zoning Officer.
- ◇ Any growth on your property cannot extend into the public right of way or cause an obstruction to passing pedestrians or motorists. Street trees must be maintained at a minimum height of 8' over the sidewalks and 14' over the street and cannot obstruct traffic signs.
- ◇ Dragging dirt, mud, or other materials onto township streets is litter and you, as the property owner, as well as the truck driver can be cited for littering. In addition, if the street must be swept by the Township you will be billed for this service.
- ◇ All property owners AND occupants are required to maintain their properties both inside and out. This means that all grass must be kept below fifteen (15) inches, the property must be kept in a clean, safe, and sanitary condition at all times, and any standing water on the property must be eliminated.

Important Numbers!

The Whitehall Township Bureau of Planning, Zoning & Development encompasses many varied areas. Chances are, if you are calling the Township with a question or concern, you'll talk to us. Here's a sample listing of some helpful numbers:

All Construction Inspections / Construction Questions:

Keycodes Inspection Agency
610-866-9663

Zoning Officer / Code Enforcement:

610-437-5524 Ext. 1155

Code Enforcement / Property Maintenance:

610-437-5524 Ext. 1133 or 1123

Surveying / Street Opening / Curbing & Sidewalk:

610-437-5524 Ext. 1158 or Ext. 1162:

Bureau Chief / Development Issues:

610-437-5524 Ext. 1134

Or, you may want to speak to our excellent support staff. They can be reached by dialing Extensions 1131, 1128 or 1138.

REQUESTS FOR COMPLAINT INVESTIGATION

As of August 1, 2023, all complaints registered with the Bureau of Development will be required **to be in writing** on the investigation form provided by the township. The form must be filled out *completely* or the complaint will not be considered valid and will be disposed of. This form is for the Bureau of Development issues only, which would be concerning issues regarding construction on properties, zoning violations—such as land use or setback violations or property maintenance or building code issues. All other complaints should be directed to the appropriate department at the township. The complaint investigation form can be found on our website under the “Forms and Documents” tab or you may stop in during business hours for a copy.

PERMIT APPLICATION PROCESS

The non-refundable permit application fee is \$60.00 for residential and \$150.00 for commercial. **Please know this fee is not the total permit fee and additional amounts will be due prior to permit issuance.** All applications can be found on our website under the “Forms and Documents” tab. **All applications must be brought in during business hours, mailed, or placed in the development office drop box located at the front of the municipal building (available 24/7).** Please keep in mind that review time can range from 1 to 3 weeks for residential and 2 to 4 weeks for commercial. Please plan accordingly!

COOLER WEATHER BRINGS

HOME IMPROVEMENT PROJECTS INDOORS

As the temperature outside starts to drop, many homeowners look to do indoor projects such as remodeling kitchens, bathrooms & basements. These types of projects require permits and inspections. Please know that you need specific information for your construction project pursuant to the current regulations. Please view the submission guides, forms and permit applications at www.whitehalltownship.org or for further information you can contact Keycodes Inspection Agency at 610-866-9663.

For New Property Owners...

- Has a Certificate of Occupancy been issued by the Township for the property? If not, one will need to be completed before the transfer of the property.
- Has the current property owner been notified of any necessary curb & sidewalk replacement?
- Thinking of renovations or repairs? Please know that the permitting process can take up to 2-3 weeks.