

**TOWNSHIP OF WHITEHALL
ZONING HEARING BOARD
RESULT OF PUBLIC HEARING
JUNE 16, 2026**

The Vice Chairperson called the Meeting to order at 7:00 pm. Members Reichard and Wotring, and Alternate Member Gulycz were present. The Vice Chairperson led the Pledge Of Allegiance. The Vice Chairperson read the Fair Housing Statement.

The Zoning Hearing Board Solicitor announced that Docket #2143 – ProSolve Global Solutions was continued to the July 21, 2026 Zoning Hearing Board Meeting.

DOCKET # 2147 – JAD Property Investments, LLC – 1916 Butz Road, Mertztown, PA 19539. **Location: 41 Madison Lane, Whitehall, PA 18052, PIN 549832053077.** The subject property is located in the R-5 High Density Residential Zoning District. This is an Appeal from an Enforcement Notice. In the alternative, Applicant is requesting Variances to sections 27-18 and 27-75(E)(3) of the Zoning Ordinance to allow a rear patio roof built without a Permit, resulting in 48.2% building coverage (800 square feet) which is in excess of the maximum 40% building coverage (680 square feet) permitted.

The Zoning And Code Enforcement Officer testified as to publication, posting, and mailing Notice of the Hearing to neighboring property owners.

The Applicant appeared through its Principle, Jaime Florez.

The Zoning And Code Enforcement Officer identified seven (7) Township Exhibits in support of the May 7, 2026 Enforcement Notice: the December 13, 2023 Notice Of Violation with photographs, the March 5, 2024 KeyCodes Inspection Agency Breakdown indicating the new roof was 200 square feet, The Zoning And Code Enforcement Officer's March 11, 2024 e-mail requesting confirmation of the square footage, The Zoning And Code Enforcement Officer's April 17, 2024 letter denying the Building Permit, the May 7, 2026 Enforcement Notice, the County Assessment Record, and a copy of Zoning Ordinance section 27-75 for the R-5A High Density Residential Zoning District.

The Applicant's narrative included with his Appeal/application was marked as Exhibit #1. He testified that after he received the Notice Of Violation dated December 13, 2023, he applied for the Building Permit. His Wife became ill, and he totally forgot about the Permit application and the Zoning And Code Enforcement Officer's request for the square footage of the roof. He confirmed that the roof was constructed and that the Building Permit was never approved.

Supporter, Joette Daniels testified that the roof is well made and very nice, that the rest of the neighborhood is awful, and that the roof should be approved.

The Applicant's Principle testified that he wants a good house, that the house was in bad shape when he bought it, and that he wants a good family to live there.

There were no other objectors or supporters.

All Exhibits were admitted into the Record.

The Record was closed.

The Zoning Hearing Board held an Executive Session.

Motion by Dean Wotring to deny the Appeal; second by John Gulycz. Motion passed 3 – 0.

Motion by Dean Wotring to deny the requested Variances; second by John Gulycz. Motion passed 3 – 0.

Motion by John Gulycz to approve the May 19, 2026 Minutes; second by Dean Wotring. Motion passed 3 – 0.

Meeting adjourned at 7:33 pm.