

**TOWNSHIP OF WHITEHALL  
ZONING HEARING BOARD  
RESULTS OF PUBLIC HEARINGS  
MARCH 17, 2026**

The Chairman called the meeting to order at 7:00 pm. Chairman Lou Jany, Members Roger Reichard, Steve Burda, and Dean Wotring, and Alternate Member John Gulyicz were present. The Chairman led the Pledge Of Allegiance. The Chairman read the Fair Housing Statement.

The Zoning And Code Enforcement Officer testified as to publication, posting, and mailing Notice of the Hearings to neighboring property owners for both Dockets heard.

**DOCKET # 1838 A – Munzer Yacoub** – 1001 N. Ninth Street, Whitehall, PA 18052. **Location: 1253-1257 Catasauqua Road, Whitehall, PA 18052, PINs 640815635615 and 640815643175.** The subject property is located in the R-5A High Density Residential without Apartments Zoning District. Applicant is requesting a reinstatement of, or one year extension of time to act upon Variances originally granted March 3, 2016 from sections 27-76(E)(1)(b) and 27-114 of the Zoning Ordinance for lot width and steep slopes to allow construction of five (5) attached and semi-detached single family townhouse residences.

The Applicant appeared with his Engineer, Brian Gasda.

The Applicant testified that his Land Development Plan was recorded in 2020. He thought he had five (5) years to start construction. He testified that the Bureau Chief of Planning, Zoning, And Development told him his plan was OK for five years. Noel Atiyeh will purchase the properties. After the Covid Pandemic, the Applicant had no more money to build the project. He had been marketing the properties since then. He did have a gas line installed from the rear of the properties.

The Zoning And Code Enforcement Officer testified that there was confusion on the part of the Applicant between the life of the Land Development Plan and the life of the previously granted Variances.

The Zoning Hearing Board held an Executive Session

Motion by Lou Jany to grant the requested one-year extension of time; second by Roger Reiaichard. Motion passed 4 - 1; with Steve Burda voting no.

**DOCKET # 2137 – CWP West, LLC d/b/a Mister Car Wash c/o Professional Permits** – PO Box 664, Notre Dame, IN 46556. **Location: 2160 MacArthur Road, Whitehall, PA 18052, PIN 549852398039.** The subject property is located in the C-2 Regional/Community Commercial Zoning District. Applicant is requesting Variances to sections 27-155(2) and (3), and 27-161(A)(1) and (2) of the Zoning Ordinance to allow a freestanding sign closer than 25 feet to the MacArthur Road right-of-way and closer than 20 feet to the side property line, four (4) wall signs where only one is permitted, one 10.7 square feet directional sign, two (2) 11.9 square feet directional signs, three (3) two-sided six (6) square feet per side directional signs, and one 8.4 square feet directional sign, where three (3) square feet are the maximum size allowed for directional signs.

The Applicant was represented by Bryce McGuigan, Esquire. The Applicant appeared through Signage Professionals Barry Potts and Justin Young.

The Applicant's Attorney set forth an Offer Of Proof as to the proposed four (4) wall signs and seven (7) Directional Signs. The hours of operation will be 8:00 am to 8:00 pm; and sometimes 9:00 am to 7:00 pm. After discussion with the Zoning Hearing Board, the Applicant agreed to reduce the Variance request to three (3) wall signs in addition to the Directional Signs. The Applicant requested flexibility as to which proposed wall sign to eliminate.

The Zoning Hearing Board held an Executive Session.

Motion by Steve Burda to grant the requested Variances for three (3) wall signs at the discretion of the Applicant and for the seven (7) directional signs; second by Roger Reichard. Motion passed 5 – 0.

Motion by Dean Wotring to approve the January 20, 2026 and February 17, 2026 Minutes; second by Roger Reichard. Motion passed 4 – 0; with John Gulyicz abstaining.

Meeting adjourned at 8:15 pm.