



DALLAS BOROUGH  
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**DALLAS BOROUGH**  
**ZONING HEARING BOARD**  
**December 16, 2025**  
**AGENDA**

ROLL CALL:

William Peiffer	_____	Attorney Bufalino	_____
Ben Sevenski	_____	Zoning Officer Carr	_____
Chris Matus	_____	Stenographer	_____
Edward Yonkoski (alt)	_____		
Thomas J Matinas (alt)	_____		

NOMINATION AND ELECTION OF BOARD CHAIR:

Nomination of Chair  
Election of Chair

Motion \_\_\_\_\_ Second \_\_\_\_\_  
ROLL CALL VOTE \_\_\_\_\_

NOMINATION AND ELECTION OF BOARD VICE-CHAIR:

Nomination of Board Vice-President  
Election of Board Vice-President

Motion \_\_\_\_\_ Second \_\_\_\_\_  
ROLL CALL VOTE \_\_\_\_\_

MOTION to appoint the Dallas Borough Zoning Officer as Secretary of the Zoning Hearing Board:

Motion \_\_\_\_\_ Second \_\_\_\_\_  
ROLL CALL VOTE \_\_\_\_\_

MOTION to appoint Attorney Charles J. Bufalino as the Dallas Borough Zoning Hearing Board Solicitor.

Motion \_\_\_\_\_ Second \_\_\_\_\_  
ROLL CALL VOTE \_\_\_\_\_

MOTION to appoint Attorney Philip Gelso as the Dallas Borough Alternate Zoning Hearing Board Solicitor.

Motion \_\_\_\_\_ Second \_\_\_\_\_  
 ROLL CALL VOTE \_\_\_\_\_

**OPEN THE HEARING SCHEDULED:**

Dallas Borough Zoning Hearing #1 – 2025, John Halbing regarding property located at 3579 Memorial Highway in Dallas Borough, PA 18612, appealing the decision of the zoning officer and requesting Variance and Special Exception with regard to the following Zoning Ordinance provision(s) for a proposed addition onto a commercial building in the B-2 Highway Business Zoning District:

- Section 508.6.g for dimensional variance of 3% for a proposed building addition in an already paved area which continues an existing maximum impervious lot coverage of 78% where a maximum of 75% is required.
- Section 805.4.b to allow special exception for expansion of a non-conforming structure along an existing non-conforming rear setback line.

**PROCEDURAL ITEMS:**

- Application for Zoning Permit: An application for an addition onto an existing structure known as 3579 Memorial Highway in Dallas Borough with a non-conforming rear setback was filed with Dallas Borough on October 6, 2025 and subsequently denied by the Zoning Officer on October 22, 2025 with written explanation provided. Zoning application and Zoning Officer denial of such is hereby submitted into the record.
- Application to Zoning Hearing Board: A complete application to the Zoning Hearing Board for Variance / Special Exception was filed with Dallas Borough on October 30, 2025. Zoning Hearing Board application hereby submitted into the record.
- Hearing Legal Advertisement: The Hearing was advertised in the Citizens Voice News Paper November 21, 2025 and November 28, 2025.
- Hearing Notices:
  1. Hearing Notice was sent to the applicant on November 20, 2025.
  2. Hearing Notice was sent to the property owner of record on November 20, 2025.
  3. Hearing Notice was sent to neighboring property owners/tenants on November 20, 2025.
  4. Hearing Notice was posted on the property December 2, 2025.

**PRESENTATION OF REQUEST:**

- State name and address for the record
- Swearing in

PUBLIC QUESTION/ COMMENT ON PRESENTATION:

- State name and address for the record
- Swearing in

BOARD QUESTION/ COMMENT ON PRESENTATION:

FINAL STATEMENTS/ CLOSING ARGUEMENTS:

VOTE ON REQUEST OR SCHEDULE DATE TO CONTINUE HEARING:

Motion \_\_\_\_\_ Second \_\_\_\_\_  
ROLL CALL VOTE \_\_\_\_\_

CLOSE OF HEARING/ ADJOURNMENT (IF APPLICABLE):

Motion \_\_\_\_\_ Second \_\_\_\_\_  
ROLL CALL VOTE \_\_\_\_\_