



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

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Zoning Hearing Board
Robert Hicks, Chairperson
Manouel Changalis, Vice Chairperson
Rick Gangewere, Board Member
Robert Latzanich, Alternate

Zoning Hearing Board Minutes **September 28, 2010**

Chairman Bob Hicks called the meeting to order at 7:00 p.m. Also in attendance: Board Members Manny Changalis and Rick Gangewere; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator. Alternate Robert Latzanich was not present.

MINUTES

Motion to approve the July 27, 2010 minutes was moved by Manny Changalis and seconded by Rick Gangewere. The motion carried unanimously.

HEARINGS

Bob Hicks read aloud letters from Attorney Gary Brienza for Zoning Appeal ZA2010-06, Kenyon Energy, dated September 28, 2010, and Attorney James Preston for Zoning Appeal ZA2010-01, Trio Farms, dated September 28, 2010. Both letters requested a continuance of their hearing to the October 26, 2010 meeting date.

ZA2010-05, Atul and Patrice Amin

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn.

Present for the Application: Applicant representative, Chitu Patel; Attorney, Timothy Charlesworth; Amit Mukherjee, Engineer, Base Engineering; and Peter Terry, Benchmark Engineering, Traffic Engineer.

Zoning Exhibit A-1 was presented for the Board's review. Mr. Charlesworth provided a presentation of the proposed project and the variances they are seeking. Mr. Patel noted that they are seeking PA Department of Health approval for 18-26 beds in the hospital. Mr. Charlesworth noted that they have received approval for 18 beds and the parking is adequate for 18 beds. If they receive approval for the additional beds and require more parking, they will be back in front of the Zoning Hearing Board for approval. An emergency room will be provided; however, they will not serve trauma patients. Their care will be more like urgent care, and they will be open 24 hours a day. They will not perform trauma surgeries, nor any open heart or neurological surgery.

Exhibit A-2, a September 23, 2010 letter, authored by Peter Terry of Benchmark Engineering, was presented to the Board. Mr. Terry provided testimony regarding anticipated traffic to the site and PADOT requirements for driveways on a State road.

Mrs. Seese inquired if they will be encouraging traffic to the entrance on Northwood Avenue. Mr. Patel stated that they have not decided what they are going to do about the signage yet.

Attorney April Cordts reviewed the diminimus variance requirements.

Deliberation by the Board

The Board Members reviewed the requested variances against the provisions of Article I, Section 111.E.3.b. Manny Changalis recused himself from voting, referring to his employment with a local hospital.

The motion to grant a dimensional variance from Article 11, Section 1107.A which requires a minimum lot size of 5 acres to allow for a 4.911-acre parcel for an existing hotel and an 18-26 bed hospital, provided they obtain

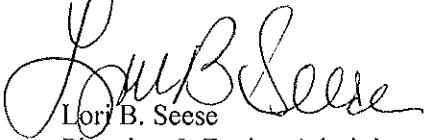
all Federal, State and Local approvals, was moved by Bob Hicks and seconded by Rick Gangewere. The motion carried unanimously.

The motion to grant a variance from Article 15, Section 1502.A.38.a, which requires (2) driveways for a hospital, to allow for Northwood Avenue driveway to be used as a second access point was moved by Bob Hicks and seconded by Rick Gangewere. The motion carried unanimously.

There were no comments under Courtesy of the Floor.

Meeting was adjourned at 7:55 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator