



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 December 21, 2010

Vice Chairman Manny Changalis called the meeting to order at 7:20 p.m. Also in attendance: Board Member Rick Gangewere; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator. Board Member Robert Hicks and Alternate Robert Latzanich were not present.

MINUTES

Motion to approve the November 30, 2010 minutes was moved by Rick Gangewere and seconded by Manny Changalis. The motion carried.

HEARINGS

ZA2010-10, Jandy Partnership

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

Present for the Application: Anderson Daub, Applicant.

Mr. Daub acknowledged that he did not have a legal right to a variance; however he wished to present his case to the Board in the hope that there might be a possibility that they could grant the variance he needs. The partnership which owns the land in question consists of himself and his brother; however his brother is no longer interested in dealerships or land development. Mr. Daub has an interested buyer in the Ford Dealership; however the buyer cannot purchase the entire lot. Pursuant to his variance request, Mr. Daub would like to subdivide the lot into two lots, each less than the 10 acre minimum, for the purpose of operating two separate dealerships. Mr. Daub cited the variance received a few years ago for the Suzuki dealership. No one could specifically recall the basis for that variance; however Lori Seese recalled that it may have had something to do with the limitations of the franchise from Suzuki that it could not support the cost of such a large lot.

Mr. Daub mentioned that he also discussed the idea to subdivide the property into condos with his attorney and Township Staff. This topic was discussed at length. Although there would be some legal steps in the process, this path would not require a variance and would achieve Mr. Daub's goal.

Manny Changalis advised Mr. Daub that he did not feel he has met the terms to qualify for a variance; however he is willing to defer the vote until the next meeting to allow Mr. Daub the opportunity to investigate the condo option. If this option proves feasible, Mr. Daub can simply withdraw his application. Rick Gangewere concurred with this suggestion.

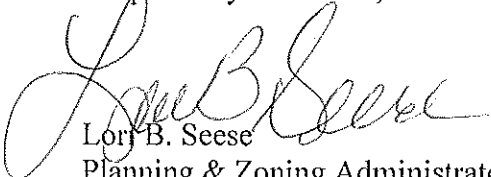
Mr. Daub agreed to a waiver of the time requirements as required in the Zoning Ordinance and MPC.

The motion to defer voting on this matter until the January 25, 2011 meeting to allow Mr. Daub the opportunity to investigate subdividing his property into condominiums was moved by Rick Gangewere and seconded by Manny Changalis. The motion carried.

There were no comments under **Courtesy of the Floor**.

The motion to adjourn was moved by Rick Gangewere and seconded by Manny Changalis. The motion carried. The meeting adjourned at 8:17 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator

/lbs