



LOWER NAZARETH TOWNSHIP ZONING HEARING BOARD

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Zoning Hearing Board
Robert Hicks, Chairperson
Manouel Changalis, Vice Chairperson
Rick Gangewere, Board Member
Michael Gable, Alternate
Darin Lueders, Alternate

Zoning Hearing Board Minutes March 22, 2011

Vice Chairman Manny Changalis called the meeting to order at 7:00 p.m. Also in attendance: Board Member Rick Gangewere; Alternates Michael Gable and Darin Lueders; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator. Chairman Bob Hicks was not present.

MINUTES

Approval of the December 21, 2010 minutes was moved by Rick Gangewere and seconded by Manny Changalis. The motion carried.

The motion to approve the minutes of the February 22, 2011 minutes was moved by Manny Changalis and seconded by Darin Lueders. The motion carried unanimously.

CORRESPONDENCE

Vice Chairman Manny Changalis read the following correspondence into the record:

- A. **ZA2010-08** – March 24, 2011 correspondence from Attorney Emil Kantra to Attorney April Cordts requesting a continuance of hearing to April 26, 2011;

HEARINGS

ZA2011-02 – Philip and Arvilla Stofanek

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

Attorney Joseph Piperato was present on behalf of the applicant. Philip Stofanek provided testimony on the application and the history of the property. The new building would allow them to add and move operations which are precluded by the close working quarters in the existing building. Tractor trailer deliveries would be moved to the new building. An additional 10-12 employees would be hired. All work will be performed interior to the building and there will not be any units installed outside. No lighting will be installed to shine on adjoining properties. Exhibits received were:

- A-1: Contract to purchase adjoining L7-11-23A property;
A-2: Northampton County print-out for parcel L7-11-23A identifying Monroy as the property owner;
A-3: Northampton County print-out for parcel L7-8-6 owned by Philip & Arvilla Stofanek;

A-4: Northampton County print-out for parcel L7-11-24A owned by Philip & Arvilla Stofanek;

A-5: Aerial photograph of the property.

Darin Heckman, Engineer, Lehigh Engineering provided testimony regarding the proposed project. Michael Gable inquired about the suitability of the septic system, and pointed out that since the employees are moving from one building to another, the septic system will have to be evaluated.

Exhibits received:

A-6: 1988 application for a 8,400 s.f. addition;

A-7: Zoning decision for a side yard setback variance.

Charles Briggs, 164 Old Nazareth Pike inquired about the setback for the proposed building, which is 15 feet to the property line, and whether any trees would be installed. Lori Seese pointed out that the Zoning Ordinance requires a 75-foot buffer zone for any expanded commercial use abutting a residential use. The applicant has not requested a variance from that requirement at this time.

Richard Repash, 162 Old Nazareth Pike, stated he was in favor of the project and hoped it would increase accessibility on Old Nazareth Pike.

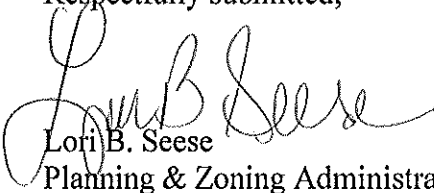
No other comments were received from the Floor.

Attorney Piperato requested the Board vote; with the understanding the applicant still has more to do; however the Board felt they were asking for a lot and that the Zoning Hearing Board may actually need feedback from the Planning Commission. The need to advertise for the additional variance from Section 1404.D.1 was discussed.

The Applicant requested a continuance to the next meeting and waived the time requirements. They will make a formal request to amend the application to include Section 1404.D.1 so the appeal can be re-advertised.

The meeting adjourned at 8:50 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator

/lbs