



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

306 BUTZTOWN ROAD
BETHLEHEM, PA 18020-9718
TELEPHONE: 610-759-7434
FAX: 610-746-3317

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

Zoning Hearing Board Minutes June 28, 2011

Chairman Bob Hicks 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. Vice Chairman Manny Changalis was not present.

MINUTES

Approval of the March 22, 2011 minutes was moved by Mike Gable and seconded by Rick Gangewere. The motion carried unanimously.

CORRESPONDENCE

Chairman Bob Hicks read the following correspondence into the record:

A. ZA2010-08 – AAA Northampton

1. April 25, 2011 correspondence from Attorney Emil Kantra to Attorney April Cordts requesting a continuance of hearing
2. May 17, 2011 correspondence from Attorney Emil Kantra to Attorney April Cordts requesting a continuance of hearing
3. June 21, 2011 correspondence from Attorney Emil Kantra to Attorney April Cordts requesting a continuance of hearing

B. ZA2011-02 – Philip J. and Arvilla F. Stofanek

1. April 25, 2011 email communication from Attorney Joseph Piperato to Zoning Administrator requesting a continuance of hearing
2. June 7, 2011 Correspondence from Attorney Joseph Piperato withdrawing the application for a zoning appeal

HEARINGS

ZA2010-03 – Fast Lane Towing

Present for the application: Randy and Heidi Rotondo, Applicants; Attorney Stanley Margle.

No one was sworn in unless the Zoning Hearing Board wanted to be heard by the Rotondo's. Attorney Margle provided a history since the time of the hearing last year. The Rotondo's were seeking an interpretation/opinion from the Zoning Hearing Board regarding the requirement to prepare a site plan (Article 14, Section 1411.C.(1)(d)) because they were concerned they may be

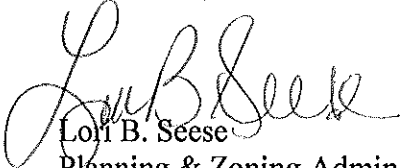
required to pave the parking lot, which could prove cost prohibitive for them. Discussion continued regarding the request. Attorney Cordts advised that she did not believe the Board could offer a formal opinion or variance on a zoning requirement since there was no application, it wasn't advertised, posted, etc. They have to come with a formal application. Board Member Mike Gable advised that he will want to see approval from PADOT for the driveways when they return. Mike Gable also pointed out that there will be concerns related to the County Conservation District and stormwater management. We cannot waive outside agency requirements. He also suggested that outside agencies may request to see the same information that the Township is asking for in a site plan, making a zoning appeal a mute point.

Lori Seese asked Randy Rotondo about the boxes sitting on the roof of the building. He stated they are roofing materials. Lori Seese re-affirmed with the Rotondo's that a building permit would be required for this work, along with an occupancy inspection, which could include installation of fire extinguishers, exit signs, restroom signage, etc.

There was also discussion about whether the Board of Supervisor's waived the requirement for an application fee. Lori Seese stated she did not believe it was the Board of Supervisor's intention to waive the \$1,000 application fee, only to afford the Rotondo's the opportunity to have this discussion with the Zoning Hearing Board without paying a fee. Lori advised Mr. Margle if they wished to seek a waiver of the appeal fee they must address the request to the Board of Supervisors.

The meeting adjourned at 7:47 p.m.

Respectfully submitted,



Lori B. Seese

Planning & Zoning Administrator

/lbs