



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

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Zoning Hearing Board

Manouel Changalis, Chairman
Michael Gable, Vice Chairman
Zachariah Cobrinik

Zoning Hearing Board Minutes March 26, 2013

Chairman Manny Changalis called the meeting to order at 6:38 p.m. Also in attendance: Board Member Mike Gable and Zach Cobrinik; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator.

REORGANIZATION

The motion to appoint Manny Changalis as the Chairperson was moved by Mike Gable and seconded by Zach Cobrinik. The motion carried unanimously.

The motion to appoint Mike Gable as the Vice Chairperson was moved by Zach Cobrinik and seconded by Manny Changalis. The motion carried unanimously.

The motion to appoint April Cordts as solicitor to the Zoning Hearing Board was moved by Manny Changalis and seconded by Zach Cobrinik. The motion carried unanimously.

MINUTES

Approval of the May 22, 2012 minutes was moved by Mike Gable and seconded by Manny Changalis. Zach Cobrinik abstained. The motion carried.

CORRESPONDENCE

Chairperson Manny Changalis read the following correspondence into the record:

- A. ZA2011-10, Lawrence Marra, Jr. –June 26, 2012 letter from Attorney Joseph Piperato requesting a continuance of hearing to July 24, 2012.
- B. ZA2011-10, Lawrence Marra, Jr. –July 25, 2012 email correspondence from Attorney Joseph Piperato to Zoning Administrator Lori Seese withdrawing the application.

The motion to accept the correspondence was moved by Mike Gable and seconded by Zach Cobrinik. The motion carried unanimously.

HEARINGS

ZA2013-01 Adams Outdoor Advertising

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Attorney Victor Cavacini, Lois Arciszewski and Bill Farina, Adams Outdoor Advertising.

The application is seeking to move the billboard approximately 11-12 feet and convert the sign to a digital sign. Attorney Cavacini indicated that Adam Outdoor Advertising would be requesting a continuance to allow for re-advertisement of the hearing to include a validity challenge pursuant to Article 10916.1 of the PA Municipalities Planning Code. They are prepared to extend the timeframe to hear the application to whenever the Board would meet again. Lois Arciszewski, Adams Outdoor, had the authority to grant the time extension.

Requirement for ownership consent was discussed at length. Consent from the property owner will be obtained by Adams Outdoor in the interim. The easement is owned by Tiger Den Partners.

Mike Gable queried if they would be in compliance with PADOT's requirements and they indicated they would be if they are approved. The existing sign has a PADOT permit. They will need to apply for a change information permit if they get the variance. There will not be any animation or full motion per PADOT regulations.

Attorney Cordts stated concern for continuing any testimony since the Property Owner had not provided consent to the application. Since they currently have an active subdivision and land development before the Township their consent is important to the application. The testimony may have to be re-reviewed. The Board requested the ability to ask a few questions.

Lois Arciszewski, V.P. of Asset Management and New Development, provided information regarding the existing and proposed signs. The sign is non-conforming dimensionally and the distance to a residence. Adams is proposing to move the sign 11.3 feet to be totally within the easement and convert to digital faces. The sign will be 288 s.f. and 30 feet high.

Lois provided a history of the evolution of digital billboards versus regular billboards. Emergency messaging will be offered to Local, State and National agencies on a space available basis. Lois explained the protocol for issuing emergency messages.

The cost of the billboard installation is \$120,000.

Zach Cobrinik inquired if the billboard would emit any noise from the transformers. He also indicated he would be looking for lighting study. For him, the questions are: Is this an expansion of the use? Is it more or less objectionable than the existing sign? Will it be more intrusive or a distraction?

Lois stated their local digital billboards are on Route 22 between Routes 191 and 512; Across from Braden's airport; Route 78 off Route 412; on the Hill-to-Hill Bridge; and on Interstate I-78 in Glendon.

The motion to move for a continuation of this hearing to the next meeting date of April 30th was moved by Mike Gable and seconded by Manny Changalis. The motion carried unanimously.

The meeting adjourned at 7:45 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator

/lbs