

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
CURATIVE AMENDMENT HEARING MINUTES
June 3, 2014**

The Lower Nazareth Township Board of Supervisors held a special meeting at the Lower Nazareth Township Municipal Building on Tuesday June 3, 2014. The Chairman called the meeting to order at 6:35 PM.

Present were:

Eric E. Nagle	- Chairman	Albert Kortze	- Engineer
James S. Pennington	- Vice Chairman	Gary Asteak	- Solicitor
Robert S. Kucsan	- Supervisor	Timm A. Tenges	- Manager, Secretary/Treasurer
Gerald R. Green	- Supervisor	Tammi Dravec	- Assistant Secretary/Treasurer
		Lori B. Seese	- Zoning Administrator

Absent was:

Martin J. Boucher - Supervisor

Curative Amendment Hearing- Stone Post Meadows – K&S Development Curative Amendment

Solicitor Asteak re-opened the hearing and gave a brief recap of the previous meeting. Solicitor Asteak stated that assuming testimony does not conclude this evening, the Board will resume the hearing on Thursday July 10th at 6:30pm at Lower Nazareth Municipal Building.

Recall that James Preston represents K&S Development; Karl Kline represents AAA; Donald Miles, represents Robert and Beverly Hoyer (Buzas Greenhouse); and Steve Santola represents Woodmont Properties.

Mr. Preston resumed questioning Mr. Gilchrist and reviewed exhibits, noting corrections.

Mr. Gilchrist was cross examined, on numerous aspects of his testimony including various calculations in his exhibits, by Mr. Miles and Mr. Kline.

Mr. Preston conducted his redirect with Mr. Gilchrist. He queried Mr. Gilchrist on the current Trio Plan and stated that it was previously an age qualified development with apartments. He noted that in order to remove the age qualifications, the developer was required to eliminate the apartments.

Mr. Miles and Mr. Kline followed with additional questions. Mr. Preston asked additional follow up questions.

***** Brief recess from 7:55pm – 8:05pm *****

Residents were able to question Mr. Gilchrist.

Christine Burke, 262 Presidential Drive, questioned the effects on schools. Mr. Preston objected since Mr. Gilchrist did not provide testimony to this. This hearing is about whether or not apartments are being wrongly

excluded. Solicitor Asteak stated that it is a legitimate question that the BOS will need to consider. Mr. Gilchrist stated that the school district would need to address this matter.

Stephen Zarrelli, 276 Jefferson Place, questioned the necessity of apartments within Lower Nazareth Township.

David Kershner, 187 Country Club Road, also questioned why the township is required to provide apartments. Mr. Gilchrist stated that there are people that may want to downsize yet stay in the township.

Rob Pitsko, 4227 Hecktown Road, inquired why the township should be compelled to allow for apartments and questioned the demand for this type of apartments.

Mr. Nagle questioned if the MPC is state law to which Mr. Gilchrist stated yes.

Mr. Pennington inquired how many other municipalities have had Curative Amendments (CA) and if Mr. Gilchrist has had any involvement in a CA in any other areas?

Mr. Green inquired if they would be willing to improve township roads which are inadequate for this growth.

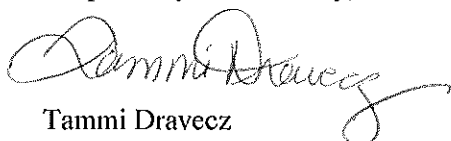
Donald Miles asked Mr. Gilchrist about the comp plan being in question because a number of municipalities have not adopted it.

Mr. Preston called Wayne Doyle, Civil Engineer with Cowan and Assoc., as his next witness. He questioned Mr. Doyle on the availability and the feasibility of using the various tracts marked as medium density residential (MDR) in exhibit P-19.

Mr. Preston also queried Mr. Doyle on the tentative plan, submitted with a zoning amendment, which included apartments, office uses, and a daycare. They discussed LVPC's review of the plan and availability of utilities.

Testimony concluded for the evening around 9:05pm. The hearing will continue on Thursday July 10th at 6:30pm at the Lower Nazareth Township Municipal Building.

Respectfully submitted by,



Tammi Dravec
Assistant Secretary/Treasurer