



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

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Zoning Hearing Board

Manouel Changalis, Chairman
Michael Gable, Vice Chairman
Zachariah Cobrinik
Daniel Cortright, Alternate
Michael Gaul, Alternate

Zoning Hearing Board Minutes September 23, 2014

Chairman Manny Changalis called the meeting to order at 6:30 p.m. Also in attendance: Board Member Zach Cobrinik; Alternates, Daniel Cortright and Michael Gaul; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator. Board Member Mike Gable was not present.

MINUTES

Approval of the August 26, 2014 minutes was moved by Zach Cobrinik and seconded by Michael Gaul. The motion carried.

CORRESPONDENCE

HEARINGS

ZA2014-06 – Joseph I, LP

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: John Joseph, Applicant and Daniel Cohen, Esq.

Kim Cassar, Horizon Signs provided testimony regarding the sign proposal.

Exhibit A-1, a photograph of the visibility of the existing sign heading northbound on Route 248 was presented.

Exhibit A-2, a photograph of the Northampton Crossing sign heading north on Route 248 was presented.

The proposed sign is 109” high by 124” wide. The existing sign is 60” x 124”. There are other uses proposed to the rear of the Applebee’s on the Joseph property, and the sign is proposed to accommodate the additional uses of the Joseph property.

Discussion followed regarding the plan depiction of the sign location. John Joseph testified that the sign location depicted on the plan is from an old proposal, and not indicative of their current proposal. The current proposal is to increase the size of the existing sign on the same panel. The site could accommodate up to (3) additional uses to the rear of the Applebee’s restaurant.

Stavaros Grustemos, adjoining property owner of the 248 Diner, made a request that any improvements do not affect the sign on their property.

Board Deliberation

Suggestions made by Michael Gaul were that no white panels be allowed, and the sign must be done in an aesthetically pleasing manner. Zach Cobrinik stated that the Applicant should have the flexibility to interchange the sizes of the panels as they need them.

Lori Seese suggested that the sign be limited to the uses located on the Joseph property.

Motion by the Board

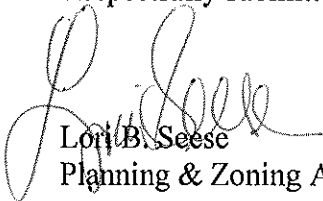
The motion to grant a variance to increase the height of the existing sign, using the current pedestal, up to 50" of additional height, to allow an increase up to 45 square feet in area, to require that signs without advertising be limited to a color consistent with the rest of the sign, to allow for up to six panels permitted within the sign, and to limit the number of signs to one sign for the property, was moved by Manny Changalis and seconded by Michael Gaul. The motion carried unanimously.

Before the hearing concluded, April Cordts asked Mr. Joseph to indicate the surrounding uses. The use to the south is 248 Diner, to the east is the Applebee's Restaurant, Embassy Bank and vacant 8 acres, to the north is Wal-Mart Shopping Center, and to the west is the Target Shopping Center and vacant land for the Northwood Medical Arts Building. The hearing for Joseph I was concluded.

Zach Cobrinik made a suggested to amend the sign section of the zoning ordinance. The sign section of the ordinance was discussed by the Board and the Zoning Administrator.

The motion to adjourn the meeting at 7:30 p.m. was moved by Michael Gaul and seconded by Zach Cobrinik. The motion carried.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator

/lbs