



# 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 April 28, 2015

Chairman Manny Changalis called the meeting to order at 6:33 p.m. Also in attendance: Board Member Mike Gable and Zach Cobrinik; Alternates, Daniel Cortright and Michael Gaul; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator.

### MINUTES

Approval of the March 24, 2015 minutes was moved by Zach Cobrinik and seconded by Michael Gable. The motion carried unanimously.

### CORRESPONDENCE

ZA2015-01 – Lehigh Valley Health Network Continuance – Lori Seese noted receipt of the April 16, 2015 correspondence from Attorney Timothy Siegfried, requesting a continuance of this appeal for at least another 90 days, or until the July 28 meeting. Attorney Siegfried, present in the audience, noted that he had already submitted a waiver of any time requirements per the MPC. The Board acknowledged the correspondence and Mr. Siegfried's request.

### HEARINGS

#### ZA2015-04 – O.R.E. Rentals, Inc.

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Michael Jeitner, P.E., Bohler Engineering; Thomas Schlegal, Atty, Fitzpatrick, Lentz & Bubba.

Mr. Schlegal noted that an oral amendment must be made to the application in regard to Article 15, Section 1503. A waiver from this requirement is granted by the Board of Supervisors, not the Zoning Hearing Board, and requested removal from the application. Lori Seese noted that she discussed this issue with Attorney Erich Schock.

Engineer Michael Jeitner explained the proposed land development plan and the need for a variance of the proposed driveway. Mike noted that variance requests for this same section of the Zoning Ordinance have been before the Board on other properties. The wider driveway is a necessity for the larger vehicles which will be accessing the site.

Zach Cobrinik asked to be oriented for the location of the property. Mike Jeitner displayed an aerial photograph as a visual aid. There were no other questions.

#### Motion by the Board

Zach made a motion to grant a variance of 8 feet for a maximum driveway width of 43 feet and was seconded by Mike Gable. The motion carried unanimously.

**ZA2015-05 – Lafayette Ambassador Bank**

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Attorney Timothy Siegfried, and Terry Cain, Fulton Financial.

Tim Siegfried provided an Exhibit package with Exhibits A-1 thru A-11.

Mr. Cain explained that the building has visibility to (4) roads and the additional signage is required for way finding for the public. It was noted that the only access to the site is off of an access drive of Jandy Boulevard. The various exhibits were reviewed.

Mr. Edward Reed provided testimony regarding the neighborhood and described the locations of the proposed signs based upon the submitted exhibits.

The motion to close testimony was moved by Mike Gable and seconded by Manny Changalis.

**Board Deliberation**

Mike Gaul didn't take any issue with the application. He felt that they could have a much larger sign, however they aren't taking advantage of that, instead they are asking for additional signs on more sides of the building.

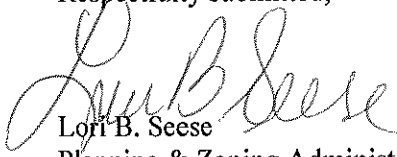
Zach Cobrinik had no issued with the application. Zach stated his objection to the Zoning Ordinance sign requirements and thinks a sign ordinance should be crafted to allow businesses to have reasonable signs.

**Motion by the Board**

The motion to grant a variance to allow four signs, as depicted on Exhibits A-2 and A-11, and that the signs shall be in compliance with all Township ordinances and building codes, was moved by Mike Gable and seconded by Zach Cobrinik. The motion carried unanimously.

The meeting adjourned at 7:19 p.m.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator

/lbs