



# LOWER NAZARETH TOWNSHIP

## ZONING HEARING BOARD

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### Zoning Hearing Board

Manouel Changalis, Chairman  
Michael Gable, Vice Chairman  
Michael Gaul, Board Member  
Daniel Cortright, Alternate

## Zoning Hearing Board Minutes March 28, 2017

Acting Chairman Manny Changalis called the meeting to order at 6:30 p.m. Also in attendance: Board Members Mike Gable and Michael Gaul; Alternate, Daniel Cortright; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator.

### REORGANIZATION

Move to appoint April Cordts as the Zoning Hearing Board Solicitor was moved by Mike Gable and seconded by Mike Gaul. The motion carried unanimously.

The motion to re-elect the same slate of officers was moved by Mike Gable and seconded by Michael Gaul. The motion carried unanimously.

### MINUTES

The motion to recommend approval of the December 12, 2016 minutes and the December 20, 2016 minutes was moved by Mike Gable and seconded by Michael Gaul. The motion carried unanimously.

### HEARING

#### ZA2017-01 – Lehigh Valley Health Network

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Thomas Caffrey, Esq.; Lori Hulse, VP of Operations for the Physician Practice Group of Lehigh Valley Hospital; and Ed Reed, Reed Signs.

Exhibits A-1, A-2, A-3, A-4, A-5, and 6a-6d were provided to the Board.

Ms. Hulse provided testimony regarding the shopping center, entrances, and uses in the general area. Testimony was also provided about the patients they serve. Signage is very important because their patients are not always familiar with the immediate geography. Ms. Hulse and the practice manager have received complaints that visitors are unable to find the facility. Challenges to locate the facility from Routes 191 and 248 were discussed. There are two freestanding signs; however, Lehigh Valley is not listed on either sign.

Exhibits A-7 and A-8 were offered for discussion, which were maps depicting the zip codes from which patients have travelled to the facility.

Mike Gaul noted that multiple new panels are proposed and LVPG is only proposing to use one. LVPG stated they only need one. Manny inquired about ownership of the freestanding signs. Lori Seese provided an explanation of how the 4<sup>th</sup> sign permit was issued in error. Lori also

noted that there is a proposed "Sign G" on Exhibit A-5 which is not depicted on any other documents.

Ed Reed provided testimony. Mr. Reed stated that depiction of Sign G on Exhibit A-5 is an error and there is no intention to install Sign G.

There was a break in the testimony to discuss the discrepancy in information provided in the application and exhibits. Manny expressed a concern that the application makes incorrect statements that conflict with the testimony. Mr. Caffrey requested that the application be amended in accordance with the testimony that was provided.

For clarity, Mr. Caffrey stated their application is for two variances for the freestanding signs and one variance for the fourth wall sign on the south wall. The square footage requested for Sign A is 12 s.f. and 22 s.f. for Sign D. The south wall sign square footage requested is 35 s.f.

A motion was made to enter Exhibits A-1 thru A-8, noting that Sign G is not included in the application.

Board Deliberation

Mike Gaul does not feel that it changes the character of the neighborhood, agrees that there is a visibility problem, and it is a plus that the sign height is not increasing. He does not want to see the sign lettering go any smaller.

Mike Gable noted that allowing another blank spot on the sign provides room for another business to display.

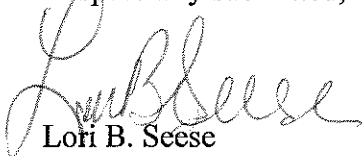
Manny noted that the sign area for the west wall replacement is the same so that is not an issue for him.

Motion by the Board

The motion to grant a variance of 12 s.f. for the Route 248 sign, 22 s.f. for the Route 191 sign, and a variance to allow the fourth wall sign on the south wall, provided all are consistent with the testimony and exhibits presented was moved by Mike Gable and seconded by Mike Gaul. The motion carried unanimously.

The motion to adjourn the meeting at 7:57 p.m. was moved by Mike Gable and seconded by Dan Cortright. The motion carried unanimously.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator

/lbs

***\* Note: These minutes are only a brief summation of the actual hearing. All Zoning Hearing Board hearings are officially transcribed by a professional stenographer. Should any parties wish to view these transcripts, please contact the Zoning Administrator. If an official copy has not been requested, the requestor must pay for the transcript.***