



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

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Zoning Hearing Board

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

Zoning Hearing Board Minutes January 26, 2016

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

REORGANIZATION

The motion to elect same slate of officers was moved by Mike Gable and seconded by Dan Cortright. The motion carried unanimously.

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

MINUTES

Approval of the December 22, 2015 minutes was moved by Mike Gable and seconded by Dan Cortright. The motion carried.

April noted that she has prepared an Order documenting Wegman's withdrawal for the Board's signature following the meeting.

CORRESPONDENCE

HEARINGS

ZA2016-01 – Vinart Realty Associates

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Attorney Ron Corkery; Brian Gasda, P.E. and David Lear of Lehigh Engineering; and Andy Wright of Vinart Realty Associates, Applicant.

Attorney Corkery entered the Order & Opinion for Appeal ZA2015-10 as Exhibit #A-1 and a plan entitled, "Record Plan for Vinart Realty Associates" dated November 30, 2015, last revised January 26, 2016 as Exhibit #A2.

Attorney Corkery provided an explanation of the requested variance, the proximity of the pipe (as depicted on the plan in red), and location of the macadam as depicted on Exhibit A-2.

Exhibit #A-3, an email communication with Columbia Gas Line approving the pavement location 5-feet off the gas line as depicted in Exhibit #A-2, was entered into the record.

Exhibit #A-4, Right-of-Way Agreement with Columbia Gas Line, was entered into the record.

The plan has been revised to show that they have converted (13) row parking spaces into (9) parallel parking spaces.

Applicant, Andy Wright testified that this plan has been vetted by Hyundai and they approve.

Mike Gable made a motion to close testimony which was seconded by Manny Changalis. The motion carried unanimously.

Board Deliberation

Manny noted that they have complied with Columbia Gas Line's requirements and moved the macadam over more, supporting approval of the easement. The Board concurred.

Motion by the Board

The motion to grant the variance to utilize both of the easements as represented on Exhibit #A-2, subject to approval by the owner of the easements, provided the plan is reviewed by Planning Commission and Zoning Administrator, and shall be subject to all Township, State and Federal approvals was moved by Mike Gable and seconded by Dan Cortright. The motion carried unanimously.

There were no comments under **COURTESY OF THE FLOOR.**

The motion to adjourn was moved by Mike Gable and seconded by Dan Cortright. The motion carried unanimously. The meeting adjourned at 7:00 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator

/lbs