



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

623 MUNICIPAL DRIVE
NAZARETH, PA 18064
TELEPHONE: 610-759-7434
FAX: 610-746-3317

Zoning Hearing Board

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

Zoning Hearing Board Minutes March 26, 2019

Chairman Manny Changalis called the meeting to order at 6:40 p.m. Also in attendance: Board Members Mike Gaul and Daniel Cortright; Alternate, Robert Stocklas; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator.

MINUTES

Approval of the January 22, 2019 minutes was moved by Dan Cortright and seconded by Michael Gaul. The motion carried.

HEARING

ZA2019-01 – WaWa, Inc.

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Erich Schock, Esq.; Ronald Klos, P.E., Bohler Engineering

Bill Robins, Project Supervisor for WaWa Supermarkets provided testimony. The original site plan intended a 4,700 s.f. store; however, the store was downsized to 4,000 s.f. during the downturn of the economy in 2009. They have now found that this store area is not sufficient. In today's time, they are building stores with at least 5,000 s.f. More room is needed to add more products they would like to offer; however, they do not have room in this store. They are proposing to add 1,000 s.f. to this store and then renovate the interior to match what they are currently building in other locations.

Mike Gaul inquired if there was anyone in the audience to object to the application. There was no one present.

Ron Klos provided testimony regarding the site, outlining the proposed variance request. The building expansion will provide for a 12-foot loading area and drive aisle direction changed to one way, going to left to right. Discussion followed about traffic circulation around the building. ADA parking spaces and air machine changes are also proposed. One (1) parking space will be lost with this proposal. They will still have (60) parking spaces which is more than required by the Township Zoning Ordinance.

The proposal represents the least amount of addition they could do without further affecting parking circulation, parking, fueling, etc.

Mike Gaul inquired if the lease line were in a different location could they comply. Ron Klos indicated that they could satisfy the setback requirements.

Discussion regarding the original approval was discussed. The proposed location of the building on that exhibit is in the same approximate location as where they are proposing to expand. The original plans also provided for a condominium development.

It was pointed out that the language in Note #1 of Sheet 3A of 16, the Amended Final Land Development Plan, Condominium Plan, is contrary to the language of the Zoning Ordinance. It states that the lot lines do not constitute a subdivision of the overall tract, and the overall tract shall remain as one parcel for purposes of the Township Zoning Ordinances and Land Development Ordinances. For this reason, the applicant submitted the request for a favorable interpretation. The variance of 16.2 feet is requested. Mr. Schock requested to admit the exhibits into the record.

There were no comments from the audience.

Motion to close testimony was moved by Rob Stocklas and seconded by Michael Gaul. The motion carried.

Board Deliberation

Michael Gaul and Daniel Cortright do not have any concerns with the request. This is a unique circumstance which does not change the character of the neighborhood and adds value to the property and patrons. Rob Stocklas agreed.

Motion by the Board

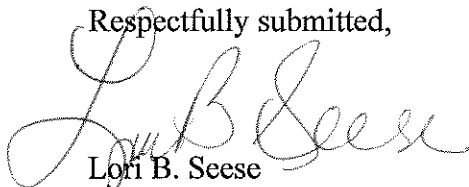
The motion to grant a favorable interpretation of the Zoning Ordinance was moved by Michael Gaul and seconded by Manny Changalis. The motion carried unanimously. No variance is required.

There were no comments under Courtesy of the Floor.

The motion to adjourn was moved by Daniel Cortright and seconded by Rob Stocklas. The motion carried.

The meeting adjourned at 7:28 p.m.

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 Officer. If an official copy has not been requested, the requestor must pay for the transcript.***