

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
CURATIVE AMENDMENT HEARING MINUTES  
MAY 12, 2014**

The Lower Nazareth Township Board of Supervisors held a special meeting at the Lower Nazareth Township Municipal Building on Monday May 12, 2014. The Chairman called the meeting to order at 6:30 PM.

Present were:

Eric E. Nagle	- Chairman	Albert Kortze	- Engineer
James S. Pennington	- Vice Chairman	Gary Asteak	- Solicitor
Robert S. Kucsan	- Supervisor	Timm A. Tenges	- Manager, Secretary/Treasurer
Gerald R. Green	- Supervisor	Eric Albert	- Municipal Office Coordinator
Martin J. Boucher	- Supervisor	Lori B. Seese	- Zoning Administrator

Curative Amendment Hearing- Stone Post Meadows – K&S Development Curative Amendment

Solicitor Asteak opened the hearing by stating that K&S Development was challenging the existing zoning for Lower Nazareth Township and stated that they feel it is too restrictive and did not allow for enough area for apartment complexes.

Solicitor Asteak gave a brief presentation of the application. He inquired what attorneys were present and who they were representing. James Preston represents K&S Development and will be taking the stance that the current zoning ordinance is defective. Karl Kline who represents AAA believes that the zoning ordinance is legal and adequate with no merit or standing to change it. Donald Miles who is representing Robert and Beverly Hoyer (Buzas Greenhouse) and Lewis Ronca (Wind Drift Real Estate) will be showing that Lower Nazareth Township has more than ample space for apartments and far better places where an apartment complex of this size should go. Finally Steve Santola representing Woodmont Properties interjected that his clients too, share the frustration of K&S Development and also feel that the current zoning is too restrictive.

James Preston, Attorney for K&S, gave a brief presentation on the Curative Amendment sought by his clients and then called his first witness, Martin Gilchrist, who was brought in as an expert witness on land use. Martin Gilchrist, Urban Research & Development Co, answered numerous questions by Mr. Preston regarding how many rental type units are available now in Lower Nazareth Township and how they compare to similar municipalities within the Lehigh Valley as well as the estimated numbers provided by the U.S. Census.

\*\*\*\*\* Brief recess from 8:35pm – 8:45pm \*\*\*\*\*

Testimony concluded for the evening around 8:57pm. The hearing will continue on Tuesday June 3<sup>rd</sup> at 6:30pm at the Lower Nazareth Township Municipal Building.

Respectfully submitted by,

*Eric Albert*

Eric Albert  
Municipal Office Operations Coordinator  
Board of Supervisors Minutes – Curative Amendment Hearing  
May 12, 2014