



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

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Zoning Hearing Board

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

Zoning Hearing Board Minutes September 24, 2019

Chairman Manny Changalis called the meeting to order at 6:32 p.m. Board Members Mike Gaul and Daniel Cortright; Alternate, Robert Stocklas; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator were also in attendance.

MINUTES

Approval of the June 5, 2019 minutes was moved by Dan Cortright and seconded by Robert Stocklas. The motion carried unanimously. Manny Changalis abstained.

HEARINGS

ZA2019-03 - Prologis

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. and Edward Reed, Reed Sign Company.

Attorney Schock provided Exhibits A-1 thru A-5 (9 Exhibits total).

Edward Reed provided testimony regarding the proposed sign. The owner, Prologis, wants to replace the sign to bring it in line with their current branded sign (standard). Their branded sign is more easily recognizable by the truck drivers that visit the property. Its important to keep it current and updated. The requested variance is to increase the sign height by 2 feet. The sign proposal would be in keeping with character of the existing neighborhood. The proposed area is 70 feet. The ordinance limitation is 50 feet. The sign is the wayfinding marker providing truck drivers the notification that they need to turn at this location. It was noted in Exhibits A-4 and A-5, that there are several signs in the vicinity that exceed the 8-foot height requirement.

There were no questions from the audience.

Manny Changalis commented that the sign provides better visibility for truck drivers, assists drivers from missing the turn, and with the additional height would increase safety, better thoroughfare for the community. Michael Gaul and Daniel Cortright agreed with Manny's comments.

Manny commented that both business parks on each side of Route 248 have the name "Park 33".

Craig Phillips of Kelly Nissan inquired about the proposed sign.

Testimony was closed.

Motion by the Board

The motion to approve the proposed sign in accordance with testimony and as depicted in the exhibits was moved by Manny Changalis and seconded by Dan Cortright. The motion carried unanimously.

The motion to adjourn was moved by Manny Changalis and seconded by Dan Cortright. The motion carried. The meeting adjourned at 7:03 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.***