



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 October 25, 2018

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

MINUTES

Approval of the June 26, 2018 minutes was moved by Robert Stocklas and seconded by Daniel Cortright. The motion carried unanimously.

HEARINGS

ZA2018-03 – Jaindl Land Company

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Joseph Zator, Esq., Rick Roseberry, P.E., Maser Consulting, Luke Jaindl, and Howard Kutzler, Jaindl Land Company.

Attorney Zator provided an overview of the proposed application. Exhibits A-1 thru A-6 were introduced by the Applicant.

Luke Jaindl provided testimony regarding the proposed driveway. The driveway will be constructed to Township standards.

Rick Roseberry provided testimony regarding area uses, zoning, utilities, etc. The site will be served by public water and sewer. Warehousing is a permitted use in the Light Industrial zoning district. Pursuant to the requirements for a warehouse and the number of proposed trips, this proposal must also comply with the requirements for a truck terminal. Mr. Roseberry discussed the possible coordination of the driveway with the proposed Collector Road on the Lower Nazareth Township Circulation Plan. Mr. Roseberry noted that if the road was in compliance with the Zoning Ordinance in lieu of the proposed location, the road would be located immediately next to residentially used properties to the south.

Mr. Roseberry testified that an informal plan was reviewed by the Board of Supervisors and then a sketch plan was reviewed by the Planning Commission. Mr. Zator reviewed the five criteria for approving a variance. Exhibits A-1 thru A-7 were moved into evidence.

Manny Changalis inquired if any improvements would be made to Route 248, i.e. a left turn lane into the site? Mr. Roseberry stated that the traffic improvements would be reviewed under the land development process.

Motion to close testimony by Dan Cortright and seconded by Rob Stocklas.

Simeon Pecchia, 3894 Hollo Road – Stated concerns for changing the character of the area by the proposed development. Manny Changalis stated that although the Zoning Hearing Board is sympathetic to their concerns, the matter before the Zoning Hearing Board is the location of the road, not the use of the property.

Matt Mikol, 3966 Hollo Road– Mr. Mikol noted that people are mad about the truck traffic proposed in Upper Nazareth Township. Infrastructure is already overloaded. Rob Stocklas explained that all the Zoning Hearing Board can look at is the location of the road.

Lori Seese explained what steps need to be taken to get the project approved, including land development and conditional use approval by the Planning Commission and Board of Supervisors.

Matt Mikol stated a concern about a pond that exists on his personal property.

Simeon Pecchia asked about the Light Industrial zoning district. Rick Roseberry explained the Light Industrial zoning district and the uses that are permitted in this zoning district.

Jane Biechy, 215 Daniels Road, Bushkill Township inquired if the property would be connected to any other properties. Ms. Biechy complained that she thinks the process is backwards.

The Zoning Hearing Board members all stressed that they are only allowed to decide on the location of the road. Manny Changalis asked by a show of hands if anyone was present from Ruben Court. No one raised their hands.

April Cordts explained the process for approvals.

Jennie Orwig, 719 Nazareth Pike, stated that her only concern is the development going on in the Township. She feels that the developments will destroy the value of her home.

Susan Kirk, 333 Knauss Road, Bushkill Township, inquired about the driveway/connector road. Rick Roseberry explained the road on the Comprehensive Plan and Township Circulation Plan.

Jean Biechy, 215 Daniels Road stated a concern for the increase in employee traffic.

Motion to close comments from the floor by Rob Stocklas and seconded by Dan Cortright. The motion carried unanimously.

Board Deliberation

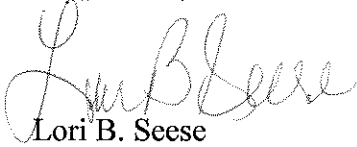
Manny Changalis reviewed the proposal and stated his opinion that the road will be in a safer location farther away from the residents who live adjacent to this property. Rob Stocklas and Daniel Cortright concurred. Dan noted that a straight road would be safer travel in lieu of the curves that may be involved if the road were installed adjacent to the property line.

Motion by the Board

The motion to approve the variance of 490 feet because it will create a better and safer location for the neighbors was moved by Dan Cortright and seconded by Rob Stocklas. The motion carried unanimously.

The meeting adjourned at 7:40 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.***