



LOWER NAZARETH TOWNSHIP ZONING HEARING BOARD

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Zoning Hearing Board

Robert Hicks, Chairperson
Manouel Changalis, Vice Chairperson
Glenn Clearie, Board Member
Rick Gangewere, Alternate
Robert Latzanich, Alternate

Zoning Hearing Board Minutes July 27, 2010

Chairman, Bob Hicks, called the meeting to order at 7:00 p.m. Also in attendance: Board Member Manny Changalis and Alternates Rick Gangewere and Rob Latzanich; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator. Board Member Glenn Clearie was not present.

MINUTES

Motion to approve the June 22, 2010 minutes was moved by Rick Gangewere and seconded by Bob Hicks. The motion carried unanimously.

HEARING

ZA2010-04 – Riverbend Bethlehem Holdings I, LLC

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn.

Present for the Application: Applicant, Michael Gamzon, Attorney, Gregory Davis, and Paul Balcavage, Engineer, Pany & Lentz.

Lori Seese provided a brief explanation of the application. Attorney Greg Davis provided a history of the project approvals to date, and the proposed variance. Engineer Paul Balcavage provided further explanation of the required variance. Applicant Michael Gamzon provided testimony to the reasons why they need to subdivide the land. Greg Davis offered Exhibits A-1 thru A-5 for submission.

Deliberation by the Board

The Board reviewed the requested variance against the provisions of Article I, Section 111.E.3.b. The motion to grant the variance relief from minimum lot width of 200 feet to allow a variance not to exceed 50 feet, leaving each lot an allowed minimum 150-foot lot width, was moved by Bob Hicks and seconded by Manny Changalis. The motion carried unanimously.

Meeting was adjourned at 7:40 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator