



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

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Zoning Hearing Board

Manouel Changalis, Chairman
Steven Nordahl, Vice Chairman
Michael Gaul, Board Member
Brian Fenstermaker, Alternate

April Cordts, Esq., Solicitor

Zoning Hearing Board Minutes July 27, 2021

Chairman Manny Changalis called the meeting to order at 6:30 p.m. Board Members Mike Gaul and Steven Nordahl; Alternate, Brian Fenstermaker; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator were all in attendance. The meeting was also open for virtual attendance.

The motion to approve the agenda as advertised was moved by Mike Gaul and seconded by Steve Nordahl. The motion carried unanimously.

MINUTES

Mike Gaul noted that Paragraph #5 be modified specifically, the sentence which states: "Mike Gaul suggested that they refile the appeal." Mike Gaul said it should be amended to say: Mike Gaul suggested whether they could refile the appeal."

The motion to approve the June 22, 2021, minutes as amended was moved by Mike Gaul and seconded by Steven Nordahl. The motion carried unanimously.

HEARINGS

ZA2021 – 06 – Horizon Signs

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Robert Lewis, Esq. and Diane Quigley, Horizon Signs.

Attorney Lewis supplied a summary of the proposed application and noted submission of Exhibits A-1 thru A-5. These exhibits are the same documents submitted with the appeal application.

Diane Quigley said the signs will be illuminated channel letters and are proposed to be identical on all three sides. The only thing they are asking is for the additional third sign because there are only two signs allowed by the Ordinance.

Mike Gaul inquired about the benefit to the travelling public. Diane showed Exhibit A-6 which were the code compliant signs for which they have already received permits. The two permitted signs are the east and west and they are looking for relief for the south side.

The hardship would be that the lot is an "island" with more than one street frontage and a unique shape. They are in a heavy travelled area with a lot of traffic. The signs are necessary to aid the public in finding their location.

The motion to close evidence was moved by Mike Gaul and seconded by Steve Nordahl. The motion carried unanimously.

The motion to approve the requested variance based on the evidence and testimony provided was moved by Mike Gaul and Brian Fenstermaker. The motion carried unanimously.

ZA2021 - 07 – TC LVTC, LLC

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Attorney Kate Durso; Applicant, Peter Murphy; and Matt Chartrand, P.E., Bohler Engineering.

Peter Murphy provided testimony about the proposed variance request and the presented exhibits.

The only access for the LVTC II land development (property #2) will be a joint access point on the adjoining property (property #1). A second access point off Flora Lane was proposed during the land development process; however, the Township required that the only access point be thru the driveway on the adjoining property.

Matt Chartrand provided testimony about the signs. Relief is needed because the original property (#1) has only one road frontage. Since the (#2) property will be using the joint access point on property #1, they need to have more signage on Property #1. The requested relief is for a larger, taller sign to accommodate the speed limit on Hanoverville Road. If property #2 were to get signs, they would be allowed to have (3) signs since there is road frontage on three roads. The benefit of the additional signs is to have an identifier at the access point and limited number of driveways entering onto Hanoverville Road. The Applicant's hardship is that they must use an access point on the adjoining property.

Steven Nordahl stated a concern about a truck driver missing the driveway. Steve also asked about the driveway on Flora Lane. Matt Chartrand said the entrance is for emergency access only and would be signed accordingly.

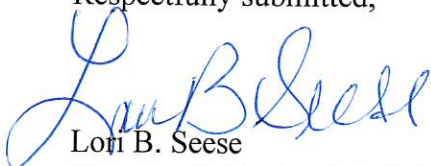
Questions were asked about illumination and if the individual tenants would be noted on the sign. The answer was yes to both questions.

Manny said he is in favor of better signage on the road because he has seen trucks making illegal movements.

Based upon the testimony and exhibits provided, the motion to recommend approval of the signs as proposed was moved by Steve Nordahl and seconded by Mike Gaul. The motion carried unanimously.

The meeting adjourned at 7:45 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.***