

Zoning Hearing Board
Lower Saucon Township
Town Hall
January 16, 2017

MINUTES

The meeting was called to order at 7:00 p.m. by Chairman Jason Banonis.

Roll Call

Present at the meeting were Chairman Jason Banonis, Vice Chairman Lachlan Peeke, Secretary Keith Easley, and Board Members Austin Kunsman and Jay Lazar. The Solicitor, George A. Heitzman, was also present.

Reorganization

Chairman Banonis called for nominations for the coming year. Mr. Lazar moved to keep the same slate of officers, Solicitor, and meeting dates as last year. The motion was seconded by Mr. Peeke and passed by a vote of 5 to 0, resulting in the reappointment of Jason Banonis as Chairman, Lachlan Peeke as Vice Chairman, Keith Easley as Secretary, and George A. Heitzman as Solicitor for 2017.

Mr. Peeke moved, seconded by Mr. Banonis, to designate 7:00 p.m. on the 3rd Monday of each month during which there is business to transact as the date and time for meetings of the Board, except for April and July when the meeting will be held on the 4th Monday at 7:00 p.m. The motion was passed by a vote of 5 to 0.

Minutes

The Board had before it for approval the minutes of the meeting of

December 19, 2016. Mr. Peeke moved to accept the minutes as submitted. The motion was seconded by Mr. Kunsman and passed by a vote of 5 to 0.

Bills

The Board had before it for approval a bill from the Morning Call for advertising the meeting of December 19, 2016, the Court Reporter's bill for attendance at the meeting of December 19, 2016, and the Solicitor's invoice for the month of December 2016. Mr. Easley moved to pay the bills as submitted. The motion was seconded by Mr. Peeke and passed by a vote of 5 to 0.

Variance Appeal of Sidney Grosman - Variance 19-16

Chris Garges, the Zoning Officer, was sworn and testified that Applicant has constructed a 6' tall fence in the required front yard on the property located in a VC zoning district. The lot is approximately 13,939 ft² in size. The property contains a single family dwelling, a small accessory structure, and a driveway. The property is a corner lot and as such by definition has two front yards. The proposed fence will exceed the maximum allowable height of 4' within the front yard.

Applicant is proposing a 6' tall fence. Applicant will need approximately 2' of relief from §180-97C(2)(a) which sets the maximum allowable fence height in the required front yard of 4'.

Mr. Garges stated that the hearing had been properly posted and advertised and that although Township Council took no action, one member of Council asked him to convey support for the proposal.

Mr. Grosman was sworn and testified that the property is unusual in that it is considered to have 2 front yards. The fence does not present an obstruction for traffic traveling in any direction. Mr. Peeke asked whether there was any sight triangle obstruction and Mr. Grosman said there was not. He also said he spoke

to his neighbors who had no problem with his proposal.

There was no one in the audience who wished to be heard concerning the matter.

Mr. Peeke moved to grant the requested variance. The motion was seconded by Mr. Kunsman and passed by a vote of 5 to 0.

Variance Appeal of Steel City Volunteer Fire Company - Variance 20-16

Chris Garges, having previously been sworn, testified that Applicant is seeking to replace an existing accessory structure with a larger structure which will not meet the required rear yard in an R20 zoning district. The lot is approximately 35,678 ft² in size. The property contains the fire hall, a small accessory structure, and a driveway/parking lot. The lot backs up to railroad tracks. The proposed accessory structure will not encroach any further into the rear yard than the existing structure. Applicant will need approximately 25' of relief from the rear yard setback of 40' required by §180-40C.

Chris Snyder, Chief of Steel City Volunteer Fire Company, was sworn and testified that the structure to be built will be 28' x 50'. He said there had been a prior variance for a building that was 26' x 18'. That building was torn down and is to be replaced by the proposed structure. He stated that he spoke to the neighbor on the right side of the property who was pleased that the property was being cleaned up and a new structure being erected. He said that the building will be used to store equipment that is now stored outside, thereby hoping to improve the longevity of the equipment.

There was no one in the audience who wished to be heard concerning the matter.

Mr. Easley moved to grant the requested variance. The motion was seconded by Mr. Peeke and passed by a vote of 5 to 0.

Old Business

There was no old business.

New Business

There was no new business.

Adjournment

There being no further business before the Board, Mr. Peeke moved, seconded by Mr. Lazar, to adjourn the meeting. The motion passed by a vote of 5 to 0 and the meeting adjourned at 7:13 p.m.

Respectfully submitted,

George A. Heitzman
Solicitor

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