

Zoning Hearing Board
Lower Saucon Township
Town Hall
July 23, 2018

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, and Board Members Jay Lazar and Ronald Horiszny. Secretary Keith Easley was absent. The Solicitor, George A. Heitzman, was also present.

Minutes

The Board had before it for approval the minutes of the meeting of June 18, 2018. Mr. Peeke moved to approve the minutes as submitted. The motion was seconded by Mr. Banonis and passed by a vote of 4 to 0.

Bills

The Board had before it for approval a bill from the Morning Call for advertising the meeting of June 18, 2018, the Court Reporter's bill for attendance at the meeting of June 18, 2018, and the Solicitor's invoice for the month of June, 2018. Mr. Peeke moved to pay the bills as submitted. The motion was seconded by Mr. Banonis and passed by a vote of 4 to 0.

Variance Appeal of Nicholas & Debra Mouhlas - Variance 12-10

Zoning Officer Scott Brown was duly sworn and testified that Applicant submitted revised sketches on behalf of their Variance Appeal 12-10, which had been reviewed by Township Council at the October 6, 2010, General Business

and Developer Meeting.

The 2010 proposal for an 816 ft² patio and walkway has been reduced in scope to a 366 ft² attached deck at Applicant's residential property located in an R20 zoning district. The property contains 0.534 acres (23,251 ft²) and is currently improved with a single-family detached dwelling and associated improvements, including public water supply and public sewer service. The existing lot coverage is approximately 5,698 ft² (24.5%), while current proposed coverage is approximately 6,064 ft² (26.1%). The 2010 plan proposed 6,514 ft² of impervious cover (28.0%). Maximum allowable coverage is 25%. Applicant will need relief from §180-127.3C(2) to permit the increase in impervious coverage over 25% of their lot area.

Township Council sent a letter dated June 21, 2018, to the Solicitor suggesting that if the Board granted the requested variance a particular condition concerning impervious cover be included.

George Mouhlas, the son of Applicant, was sworn and testified that the summary provided by the Zoning Officer was correct. In response to a question from the Board, he said that the condition set forth in the letter dated June 21, 2018, from Township Council to the Solicitor of the Zoning Hearing Board was acceptable to Applicant.

Mr. Mouhlas said that the area under the deck would be maintained as either grass or plain earth.

Mr. Horiszny noted that as the deck would have slats that let the rain water through, he thought that the increase in impervious cover would be acceptable. He questioned whether a portion of the driveway could be eliminated so as to reduce the amount of impervious cover. Mr. Mouhlas said that the location and shape of the driveway were such that no change could be made that would make a substantial difference.

Mr. Lazar questioned whether the water runoff could be minimized by

using gravel under the deck. Zoning Officer Young noted that gravel is considered to be impervious cover under the Zoning Ordinance.

Chairman Banonis asked whether there would be grass or bare earth under the deck. Mr. Mouhlas said that as the deck would be 3 feet high, it was doubtful that grass could be maintained.

No one in the audience wished to be heard on the matter.

Mr. Banonis moved to grant the requested variance subject to the express condition that Applicant prepare a design plan for review by the Township Zoning Officer, showing the distance between the slats of the deck, and also stating that Applicant understands that no stone or gravel is to be installed under the deck. The motion was seconded by Mr. Peeke and passed by a vote of 4 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. Banonis, to adjourn the meeting. The motion passed by a vote of 4 to 0 and the meeting adjourned at 7:12 p.m.

Respectfully submitted,

George A. Heitzman
Solicitor