

Zoning Hearing Board
Lower Saucon Township
Town Hall
November 16, 2015

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 present.

Minutes

The Board had before it for approval the minutes of the meeting of October 19, 2015. 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 October 19, 2015, the Court Reporter's bill for attendance at the meeting of October 19, 2015, and the Solicitor's invoice for the month of October, 2015. 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 William Zakocs, Jr. - Variance 20-15

Molly Bender, the Zoning Clerk, appeared on behalf of the Zoning Officer, Chris Garges, who could not attend the meeting. Ms. Bender was sworn and testified that Applicant would like to construct a 22' x 26' detached garage which

will intrude into the required front and rear yards. The lot is approximately 17,271 ft² and nonconforming with respect to the required lot size of 20,000 ft². The property contains a single family dwelling and driveway. The property is a corner lot and as such has two front yards by definition. The Geographic Information System estimates the existing coverage to be 3,600 ft², or 20.8%. It does not appear that Applicant will exceed the maximum allowable coverage of 25% (4,318 ft² allowed). Applicant will need approximately 10' of relief from the rear yard of 40' required by §180-41A. Applicant will need approximately 5' of relief from the front yard of 30' required by §180-41C.

The appeal was properly posted and advertised and Township Council took no action in the matter.

Mr. Zakocs had nothing to add to the Zoning Clerk's recitation.

Corey Snyder, a member of the audience, came forward to testify and state that he does not have any objection to the proposal, but wants to ensure that he does not get any water runoff problems as a result. He is an adjoining property owner who has suffered from water runoff from previous improvements in the area. Mr. Zakocs discussed the matter with the Board, and said he is not going to send any water toward Mr. Snyder's land, but rather have it drain from the front of his property. He identified Applicant's Exhibit 1 as an aerial photograph of the property and showed the Board on that Exhibit his plans to direct the storm water runoff. Mr. Zakocs noted that the Snyder property is slightly uphill from his, and that the house that is causing Mr. Snyder the problems is at a higher level. He will have his down spouts directed toward the front of the property, and if needed would install a French drain.

After the discussion, Mr. Snyder said he was satisfied with what he heard so long as it is in fact carried out. He was told that if he had any difficulties he could get in touch with the Zoning Officer.

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

Variance Appeal of Silas & Debra Rodenbach - Variance 21-15

Molly Bender, having previously been sworn, testified that Applicant is seeking relief to permit a second driveway on the parcel. Applicant has already constructed the driveway as they were unaware of the zoning requirements. The driveway accesses a pole building which was constructed in 2006. The parcel is approximately 1.1 acres in size. The property contains a single family dwelling, detached accessory structure, and two driveways. Due to the location of the septic system (in the middle of the property) the dwelling and accessory structure are separated. The existing lot coverage is under the maximum allowable coverage of 20% based on calculations provided by their contractor. The Public Works Director has visited the property and does not take issue with the existing condition of the driveway.

Applicant will need a variance from §180-98B(4)(a) in order to permit a second driveway entrance.

The appeal was properly advertised and posted, and Township Council took no action in the matter.

Debra Rodenbach was present on behalf of Applicant and stated she had nothing to add to the Zoning Clerk's presentation. She told the Board that the driveway had already been installed, and at the time they did so they did not realize they needed zoning approval.

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

Mr. Peeke moved, seconded by Mr. Kunsman to approve the requested variance and the motion passed by a vote of 5 to 0.

Old Business

There was no old business.

New Business

The Solicitor told the Board that he is, unfortunately, going to miss the December meeting. It currently appears that both the Ward variance and the landfill matter will be before the Board at that meeting. It was the sense of the Board that it wished to have counsel present if either of those two matters were to be heard. The Solicitor said that he would get in touch with counsel for each of those applicants and then coordinate with Chairman Banonis about the necessity of alternate counsel attending the meeting.

Molly Bender spoke to the Board about the schedule for next year's meetings. She said that Township Council had arranged it's schedule so it would probably no longer be necessary for the Board to deviate from its third Monday of each month schedule as they had previously done in prior years for the months of July and August.

After discussion, the Board decided to take up the matter for purpose of voting at the reorganization meeting in January, 2016.

Adjournment

There being no further business before the Board, Mr. Peeke moved, seconded by Mr. Kunsman, to adjourn the meeting. The motion passed by a vote of 5 to 0 and the meeting adjourned at 7:20 p.m.

Respectfully submitted,

George A. Heitzman
Solicitor