

Zoning Hearing Board
Lower Saucon Township
Town Hall
November 19, 2012

MINUTES

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

Roll Call

Present at the meeting were Chairman Jason Banonis, Vice Chairman Ted Griggs, Secretary Keith Easley, and Board Member Lachlan Peeke. Board Member Austin Kunsman was absent. The Solicitor, George A. Heitzman, was present.

Minutes

The Board had before it for approval the minutes of the meeting of September 17, 2012. Mr. Peeke moved to accept the minutes as submitted. The motion was seconded by Mr. Easley 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 September 17, 2012, the Stenographic Reporter's bill for attendance at the meeting of September 17, 2012, and the Solicitor's invoice for the month of September, 2012. 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 James & Kelly Sunday - Variance 12-12

This hearing was continued from the September 17, 2012, meeting. As

discussed at the September meeting, Applicant would like to construct an inground pool on a parcel which does not meet the maximum allowable impervious coverage. The lot is approximately 23,290 square feet in size. The existing lot coverage is 5,191 (22.3%). The allowable coverage is 5,823 (25%).

Applicant attended the October 17, 2012 Township Council meeting and proposed to remove 200 square feet of the existing patio, and in addition to previously removing 200 square feet of decking they are proposing to use pervious pavers on the pool decking.

Township Council took no action on this revised proposal.

Applicant's revised proposal is to install a pool and decking which is now proposed to be 1,205 ft² in size. The revised lot coverage is 6,396 ft² (27.5%). Applicant will now need approximately 2.5% or 579 ft² of additional relief from the maximum allowable coverage of 25%. Mr. Garges noted that these calculations treat the pervious pavers that are to be installed as impervious for zoning calculations. Since pervious pavers are going to be installed, this should further mitigate the actual effect of the pavers.

Mr. Garges suggested a condition be added that "the design and installation of the proposed pervious pavers shall be subject to Township approval." This will allow the Township Engineer to review the design and Mr. Garges to inspect the installation.

Dominick DiCesare, who is handling the pool installation, stated on the record that there was no objection to this condition. Mr. Sunday was present and he agreed.

Mr. Peeke moved, seconded by Mr. Banonis to grant the requested variance subject to the express condition that the design and installation of the proposed pervious pavers shall be subject to Township approval. The motion passed by a vote of 4 to 0.

Old Business

There was no old business before the Board.

New Business

There was no new business before the Board.

Adjournment

There being no further business before the Board, Mr. Griggs moved, seconded by Mr. Peeke, to adjourn the meeting. The motion passed by a vote of 4 to 0 and the meeting adjourned at 7:10 p.m.

Respectfully submitted,

George A. Heitzman
Solicitor