

THE FORKS TOWNSHIP ZONING HEARING BOARD
MONDAY, MARCH 10, 2008
MINUTES

The Forks Township Hearing Board meeting was held on Monday, March 10, 2008
At the Forks Township Municipal Building, 1606 Sullivan Trail, Easton, Pa. The Meeting was called to order at 7:30 p.m. by John Pappas and was opened with the Pledge of Allegiance to the United States of America.

In Attendance:

John Pappas, Chairman
Lou Moyer, Vice Chairman
Pete Rossi
Robert Kimmel
Ronald Asteak, Secretary
Michael Shay, Board Attorney

The Chairman requested that the notice be read.

New Business:

On the application, bearing reference number 087001, of Norman Falk, 17 Limekiln Road, Bloomsbury, NJ 08804, to construct a combination carwash/auto lube facility at Forks Plaza, Town Center Boulevard, that is not permitted in the Town Center Zoning District. Applicant is seeking relief to include the E-4 (Automotive Repair Shop) in this District.

Mr. Spiro Kounoubis, proposed constructing a carwash/lube business in the Town Center, because customers could shop nearby stores, while getting oil changed or their cars washed.

Louis Ferrone, an engineer representing the applicant suggested that the township missed including a carwash in the Town Center District when setting up the ordinance.

Supervisor Chairman David Howell, along with residents James Wideman, Donald Arcury, and William Grovatt objected to the granting of a variance. Mr. Howell stated, "The business would be welcomed in the Employment Center District where it is permitted".

Howell criticized the Planning Commission for sending a letter to the Zoning Board, recommending approval. Attorney Shay said that it was an improper action.

Attorney Shay explained that the Zoning Board cannot amend the zoning ordinance and that the applicant has to show unnecessary hardship to get a variance.

Mr. Moyer made a motion to deny the request for a variance because the applicant failed to demonstrated proof of unnecessary hardship. Upon appropriated second, the Board unanimously denied the request.

In that there was no further business, the Hearing was adjourned at 8:00 PM.

Respectfully submitted,

Ronald Asteak,
Board Secretary