

## UPPER MOUNT BETHEL TOWNSHIP

387 Ye Olde Highway  
Mount Bethel, PA 18343

### Zoning Hearing Board Minutes – Tuesday, December 26 2017

1. Call to Order: Susan Klaver, Vice-Chairman called the meeting to order at 7:30 p.m. In attendance were Ron Angle, Scott Duddy, Donna Kenderdine, Stenographer, Ryan Engler, Zoning Officer and Attorney Mark Minotti. Absent was Jeff Manzi. Ms. Klaver asked for a moment of silence for Kathy Melnick, Chairman of the Board who has been a representative on the Board and the community for many many years.
2. UMBT ZHB # 170235: To hear the Variance request of Stanley & Margaret Szempurch located at 1476 Shady Lane, Mount Bethel, PA 18343, Property parcel No. E12-1-3A. The applicant is the owner of the improved property and located in an A-1 Agricultural District. The applicant is seeking a variance of Zoning Schedule 2, Article 4. The applicant has submitted a letter requesting the matter be continued and Mr. Policelli was present on behalf of the applicant. Mr. Minotti asked Mr. Policelli if he is willing to waive any time requirements of the MPC on their behalf. Mr. Policelli said “yes” they could not make the hearing and their not here. **MOTION** by Scott Duddy, second by Ron Angle to grant the continuance to January. Vote: 4-0.
3. UMBT ZHB # 170234: To hear the Variance request of “The Shawnee Group Assn. located at 2924 River Rd., Mt. Bethel, PA 18343, Property parcel No. D12-8-4A. The property consists of a total of 37.55 acres and is currently being used as a single family residence. The applicant is seeking a Variance of Zoning Schedule 2, Article 4. Minimum Lot area requirements for lots not serviced with public or private central sewer and water facilities are subject to “Environmental Constraints” set forth in Zoning Section 4.103. The applicant would like to subdivide the existing dwelling from the remaining lands. Ryan Engler, Zoning Officer stated for the record that the property was posted on December 13<sup>th</sup> and hearing was advertised on December 13 & 17, 2017. Advertisement marked as Exhibit No. A and Mailings marked as Exhibit No. B. Sworn in were Scott Policelli & Deb Wenke, Scott & Patty Miller for the Shawnee Group. The ZHB reviewed the maps submitted and marked into evidence as Applicant Exhibit 1 and Applicant Exhibit 2. Mr. Policelli explained Exhibit 1 is the plan of record from the 1970’s and then discussed the current map Exhibit 2. Mr. Policelli explained they just want the variance to keep the house and waiver of the one good acre. There are no plans for any further developments or improvements on the remaining land. They need this variance first and then would move onto planning. There was discussion about the language submitted on the application which says: All necessary improvements are existing on proposed lot. The remaining lot, which is both R-1 and A-1 zoning district, shall not, may remain as open space and agriculture. Mr. Policelli withdrew his application and asked the Board not to make a decision. Ms. Wenke said yes they are withdrawing to explore other options. They submitted their withdrawal request in writing. No further comments.
4. Adjournment – **MOTION** by Scott Duddy, second by Susan Klaver to adjourn the Zoning Hearing Board Meeting at 8:30 p.m. Vote: 4-0.

Respectfully submitted,  
Scott Duddy, Secretary

UPPER MOUNT BETHEL TOWNSHIP

387 Ye Olde Highway  
Mount Bethel, PA 18343

Zoning Hearing Board Minutes – Tuesday, January 23, 2018

1. Call to Order: Susan Klaver, Vice-Chairman called the meeting to order at 7:30 p.m. In attendance were Ron Angle, Jeff Manzi, Scott Duddy, Donna Kenderdine, Stenographer, Ryan Engler, Zoning Officer and Attorney Mark Minotti.
2. Re-organization: Leo McDonald was sworn in as a new member of the Zoning Hearing Board and welcomed by the Board. MOTION by Jeff Manzi, second by Scott Duddy to nominate Ron Angle as Temporary Chairman. Vote: 5-0. MOTION by Ron Angle, second by Scott Duddy to appoint Susan Klaver as Chairman. Vote: 5-0. MOTION by Ron Angle, second by Scott Duddy to appoint Jeff Manzi as Vice-Chairman. Vote: 5-0. MOTION by Ron Angle, second by Jeff Manzi to appoint Scott Duddy as Secretary. Vote: 5-0. MOTION by Ron Angle, second by Scott Duddy to appoint Mark Minotti as Zoning Hearing Board Solicitor. Vote: 5-0.
3. UMBT ZHB # 170235: To hear the Variance request of Stanley & Margaret Szempruch located at 1476 Shady Lane, Mount Bethel, PA 18343, Property parcel No. E12-1-3A. The applicant is the owner of the improved property and located in an A-1 Agricultural District. The applicant is seeking a variance of Zoning Schedule 2, Article 4. Minimum lot area requirements for lots not serviced with public or private central sewer and water facilities subject to "Environmental Constraints" set forth in Zoning Section 4.103. They are looking to possibly subdivide the property and are having an issue meeting the one good acre criteria in Schedule I in the Zoning Ordinance. **MOTION** by Ron Angle, second by Jeff Manzi to grant the variance request of the applicants Stanley & Margaret Szempruch with the condition there will be no further subdividing. Vote: 5-0.
4. Adjournment – **MOTION** by Scott Duddy, second by Susan Klaver to adjourn the Zoning Hearing Board Meeting at 8:20 p.m. Vote: 5-0.

Respectfully submitted,  
Scott Duddy, Secretary