

Minutes of Springfield Township Zoning Hearing Board

Thursday August 20, 2026

Board Members Present: Russell Benner, Thomas Cochrane,
Jay Fuggiti, James Deacon (Alternate) and Solicitor Peter Nelson

Mr. Benner called the meeting to order at 7:00PM and opened with the Pledge of Allegiance.

Motion by Mr. Cochrane, seconded by Mr. Fuggiti, approving the minutes from the July 22, 2026, Joseph Paupst Zoning Hearing Board Meeting. There being no comments, the minutes were approved.

There were no public comments on non-agenda items.

Mr. Benner then opened the hearing for the Howard and Lisa Otery variance request for which a court reporter was present to transcribe the hearing. The applicant requested a variance to the setback requirements to construct a pole building on his property located at 1874 Richlandtown Pike, Coopersburg, PA. Mr. Otery was the sole provider of testimony to the Board. The Zoning Hearing Board then deliberated in executive session. The variance was approved with conditions attached to it in a 3-0 decision. See the Zoning Hearing Board's Decision for details.

Upon closing the hearing for the Otery request, Mr. Benner opened the hearing for the Honeycomb Creek Farm, LLC's appeal of a zoning violation. As the attorney representing the LLC was not available, a continuance was requested, granted and scheduled for September 30, 2026. Mr. Benner then closed this hearing.

The hearing was then opened for the Nicole Zane variance request for the construction of a garage at 2651 Route 412, Hellertown, PA. As the attorney representing Ms. Zane was not available, a continuance was requested,

granted and also scheduled for September 30, 2026

The meeting was adjourned at 8:08 PM

Respectfully submitted,

Jay Fuggiti

Secretary