



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

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Zoning Hearing Board

Steven Nordahl, Chairman
Michael Gaul, Vice Chairman
Brian Fenstermaker, Board Member
David McGinnis, Alternate
Roberto Reyes, Alternate

April Cordts, Esq., Solicitor

Zoning Hearing Board Minutes

November 25, 2025

Chairman Steven Nordahl called the meeting to order at 6:30 p.m. Board Members Mike Gaul and Brian Fenstermaker; Alternates David McGinnis and Roberto Reyes, Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator were all in attendance.

Mike Gaul disclosed that he had previous business relationship with Donna Mikol on another Board.

APPROVAL OF THE AGENDA

Approval of the agenda as posted was moved by Michael Gaul and seconded by Brian Fenstermaker. The motion carried unanimously.

MINUTES

Approval of the August 26, 2025 minutes was moved by Michael Gaul and seconded by Roberto Reyes. Brian Fenstermaker abstained. The motion carried.

CORRESPONDENCE

ZA2025-04, Hyperion Capital Management, LLC – Stephen Nordahl read into the record an email from Attorney Rebytz notifying the township of the withdrawal of the application. The motion to accept the withdrawal was moved by Michael Gaul and seconded by Brian Fenstermaker. The motion carried unanimously.

HEARINGS

ZA2025-07, Andrea Marie Polkowski

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Andrea Polkowski, Applicant; Brian Pysher, Stateline Engineering; Michael Recchiuti, Attorney

Andrea Polkowski owns the property with her brother and parents. The property is in the Farmland Preservation Program (Act 319). The program allows for the creation of one 2-acre lot provided it is for family members. The overall tract is 96 acres. They have preliminary approval from the Northampton County Farmland Preservation Board.

Attorney Recchiuti passed out Exhibit A-1 which was architectural plans for the proposed dwelling and detached garage. They want to build a house on the new lot with an in-law suite for her parents. Her brother and sister-in-law live in the farmhouse on the property.

Andrea Polkowski stated she chose this location because it was along the property boundary of Hollo Road, it will have the least impact on the farming activity, and best access to utilities.

Due to the method the Township calculates the minimum lot size and the location property line per the deed, the lot size is reduced. They would like relief from the Zoning Ordinance so they do not lose any lot area.

Regarding the location of the detached garage, they are seeking to follow a particular architectural aesthetic. They have concerns about using portion of the lot for an area that might otherwise be used for the primary and secondary septic areas.

Brian Pysher, EIT with Stateline Engineering (Robert Collura Engineering) provided testimony.

The motion was made by Michael Gaul and seconded by Brian Fenstermaker to accept Brian Pysher as an expert witness. The motion carried unanimously.

Brian stated Act 319 only allows up to 2 acres per calendar year in order to avoid rollback taxes. This lot was chosen due to its proximity to an existing residential property and proximity to utilities.

Brian Pysher stated Hollo Road requires a 30-foot right-of-way. In the event Lower Nazareth Township would ever want to take right-of-way, it would reduce the lot size.

Placement of garage was discussed. Except for the front yard requirement, the garage complies with all other requirements of the Zoning Ordinance.

Steve Nordahl inquired about conflicts with any major utilities crossing through the property. There are none.

The Board inquired about lot size requirements, driveway width, utilities, and previous subdivisions.

The motion to close testimony was moved by Michael Gaul and seconded by Brian Fenstermaker. The motion carried unanimously.

At 7:09 p.m., Michael Gaul moved to go into executive session. Brian Fenstermaker seconded the motion, and it carried unanimously. The Zoning Hearing Board returned at 7:14 p.m.

Motion by the Board

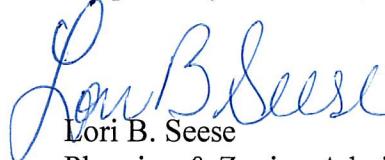
The motion to grant the three variances, specifically allow a minimum lot size of 1.8 acres, allow an accessory structure to be located in the front yard, and to allow the accessory structure to be located in the front yard setback, subject to consistency with the application, plan and testimony at the hearing was moved by Michael Gaul and seconded by Brian Fenstermaker. The motion carried unanimously.

There were no comments under **COURTESY OF THE FLOOR.**

ADJOURNMENT

The meeting adjourned at 7:17 p.m. by motion made by Michael Gaul and seconded by Brian Fenstermaker. The motion carried unanimously.

Respectfully submitted,



Lori B. Seese

Planning & Zoning Administrator

/lbs

** Note: These minutes are only a brief summation of the actual hearing. All Zoning Hearing Board hearings are officially transcribed by a professional stenographer. Should any parties wish to view these transcripts, please contact the Zoning Officer. If an official copy has not been requested, the requester must pay for the transcript.*