



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

623 MUNICIPAL DRIVE
NAZARETH, PA 18064
TELEPHONE: 610-759-7434
FAX: 610-746-3317

Zoning Hearing Board

Steven Nordahl, Chairman
Michael Gaul, Vice Chairman
Roberto Reyes, Board Member
David McGinnis, Alternate
Darrell Crook, Alternate

April Cordts, Esq., Solicitor

Zoning Hearing Board Minutes **March 24, 2026**

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

APPROVAL OF THE AGENDA

Approval of the March 24, 2026 agenda as posted was moved by Michael Gaul and seconded by David McGinnis. The motion carried unanimously.

MINUTES

Approval of the February 24, 2026 minutes was moved by Michael Gaul and seconded by Roberto Reyes. The motion carried unanimously.

HEARINGS

ZA2026-01, Nora Elmanzalawy

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Nora Elmanzalawy, Applicant

Mrs. Elmanzalawy stated she wants to operate a part-time, 12-hour per week, bakery from her home. No customers would come to her house nor would she have a sign. She will sell through the internet, local farmers markets, special events, fairs, etc.

Her dwelling is 3,600 s.f. and her kitchen is 190 s.f. She will use a double oven to produce 6-8 loaves per bake, 2-3 times per weekend. Her pantry will hold the ingredients, and the kitchen island would be area of preparation.

She intends to work with churches, fire departments, pop-up shops. She will deliver to the entity.

Upon zoning approval, she will make application to the State for a limited food establishment license. Mrs. Elmanzalawy will pick up all the ingredients. She has identified a bulk wholesaler for the flour and would go to them to purchase flour, if needed. She could possibly have deliveries from Amazon.

Mrs. Elmanzalawy works full time; therefore, this will be done in the evening or on weekends.

Michael Gaul asked if she has started doing this, has she created any noise, have the neighbors noticed? She has been practicing, creates no noise, and none of the neighbors have complained.

It was noted during the hearing that no neighbors were present in the audience. Lori Seese confirmed all the neighbors have been notified.

The motion to close the record was moved by Michael Gaul and seconded by David McGinnis. The motion carried unanimously.

Michael Gaul stated he is always concerned about a commercial use in a residential neighborhood; however, it doesn't sound like what she is doing will cause harm. There were no comments from the other Board members.

Michael Gaul made a motion to grant Special Exception approval with the following conditions:

1. Compliance with all Zoning Ordinance Home Occupation rules.
2. Limited to the representations made in application and testimony.
3. No customers at the house, no employees, and no exterior evidence of the business.

The motion was seconded by Roberto Reyes and carried unanimously.

ADJOURNMENT

Motion to adjourn was moved by Michael Gaul and seconded by ~~Robert~~ Roberto Reyes. The motion carried unanimously.

The meeting adjourned at 6:51 p.m.

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 requestor must pay for the transcript.***