



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

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Zoning Hearing Board

Manouel Changalis, Chairman
Daniel Cortright, Vice Chairman
Michael Gaul, Board Member
Robert Stocklas, Alternate
Stephen Nordahl, Alternate

Zoning Hearing Board Minutes **June 30, 2020**

~ Virtual Meeting ~

Chairman Manny Changalis called the meeting to order at 6:30 p.m. Board Members Daniel Cortright and Michael Gaul; Alternates, Robert Stocklas and Stephen Nordahl; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator were in attendance.

MINUTES

Lori Seese noted that the June 23, 2020 were not typed yet and would be provided to the Board for approval later.

HEARINGS

ZA2020-06 – Joseph Mayer – Appeal Enforcement Notice

Due to a conflict of interest with the Joseph Mayer hearing, Solicitor April Cordts recused herself. The motion to appoint Michael Gaul as the alternate Zoning Hearing Board for that hearing was moved by Manny Changalis and seconded by Robert Stocklas. Michael Gaul abstained. Motion carried.

Michael Gaul announced that due to a family emergency, Mr. Mayer's attorney was unable to attend tonight's hearing and requested a continuance to the next regularly scheduled meeting. He has also offered a time extension to hold the hearing. The motion to accept the extension and grant the continuance was moved by Manny Changalis and seconded by Daniel Cortright. Michael abstained. The motion carried.

Mike Gaul stated that the hearing will be continued to the July 28, 2020 meeting at 6:30 p.m. No advertisement is required since we made took action and made the announcement this evening.

ZA2020-04 – Cory Creazzo – Home Occupation by Special Exception

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Cory Creazzo, Applicant and Ryan Creazzo, Brother and Business Partner

Lori Seese provided a summary of the Enforcement Action to date.

Cory Creazzo reviewed his used of the property for the landscaping business, Diamond Lawn & Landscapes he operates with his brother, Ryan. They do not conduct any sales or meet with customers on the property. The property is used mostly for storage of their equipment. There is

some fill/dirt stored on-site. They do a lot of hardscaping. There are some boulders stored onsite and occasionally material which may have been left over from a project. The number of trailers and vehicles were discussed.

Cory explained that he installed the berms near the second driveway to prevent anyone from driving on to his property. He is in the process of removing the dirt pile, but he wants to keep some soil.

They have two employees that visit the property. The employees leave their car on Cory's property. The Foreman drives a company vehicle which he takes home at night. Supplies are picked up and taken directly to a jobsite. They work seasonally 8 a.m. to 6 p.m. They do some snowplowing in the winter. Their plows are left on-site at the locations where they plow.

Stephen Nordahl asked about the proximity of the use, storage of materials, etc. within the drainage easement. Cory stated that he does not believe anything is in the easement but if it is, he would move it.

Joseph Jones, 542 Country Club Road, stated he is Cory's next door neighbor and has no issues with the business operation. Mr. Jones has lived there for 23 years. He said the business operation is very quiet.

Lori Seese noted she received two emails from neighbors to be entered into the record as Zoning Exhibit Z-2.

No additional comments were received by the audience.

The motion to close testimony was moved by Manny Changalis and seconded by Stephen Nordahl. The motion carried unanimously.

Manny stated that he had no issues with granting the approval. Their time of operations onsite is limited and no more of an issue than the agricultural equipment frequently on that road.

Robert Stocklas agreed that the use fits in this area and had no other concerns.

Mike Gaul stated he is also comfortable with the use – with conditions. Specifically:

1. The treeline must be preserved;
2. There shall not be any deliveries to the property related to the business;
3. No employees shall work in the residence;
4. No employee parking overnight;
5. No electricity shall be run for the business;
6. The hours of operation are 8:00 a.m. to dark;
7. Material storage is limited to the existing area;
8. Parking area shall be not expanded and is limited to the existing parking area; and
9. The number of vehicles are limited to (4) trucks and (4) trailers, for a total of (8) vehicles on the property.

It was noted that a proper site plan was not submitted with the application. Mike stated he would like to see the applicant submit a Site Plan showing delineated parking; dirt landscaped to be

more attractive, and the limits of disturbance. Mike also noted that this plan is subject to the Township Engineer's approval.

Lori Seese noted that it is a requirement for driveways to be paved; however, the Township has allowed the first 30-50 feet to be paved and the rest in stone for some agricultural uses. This option was discussed to keep the dust down and stone from travelling on the road.

Stephen Nordahl suggested that they be required to implement silt control and dust control on the site. If they have a dirt pile, they should be making sure nothing is washing away. The dirt pile and its location was discussed.

Michael Gaul suggested continuing the hearing to the July 28th meeting. He asked that Cory provide the area of disturbance, parking areas, location of the driveway, size of the landscaping berm, traffic circulation on the site.

Daniel Cortright had no comments.

April Cordts inquired about the mirror mounted on the telephone pole. Lori Seese stated that she would consult with the Township Manager about whether the Township would want that to stay or be removed.

The motion to continue the hearing to the July 28, 2020 meeting was moved by Michael Gaul and seconded by Daniel Cortright. The motion carried unanimously.

The motion to adjourn at 8:00 p.m. was moved by Michael Gaul and seconded by Robert Stocklas. 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 requestor must pay for the transcript.***