



# LOWER NAZARETH TOWNSHIP

## ZONING HEARING BOARD

623 MUNICIPAL DRIVE  
NAZARETH, PA 18064  
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### **Zoning Hearing Board**

Manouel Changalis, Chairman  
Steven Nordahl, Vice Chairman  
Michael Gaul, Board Member  
Brian Fenstermaker, Alternate

April Cordts, Esq., Solicitor

## **Zoning Hearing Board Minutes May 25, 2021**

Chairman Manny Changalis called the meeting to order at 6:30 p.m. Present were: Board Members Mike Gaul and Steven Nordahl; Alternate, Brian Fenstermaker; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator.

### **MINUTES**

Approval of the March 23, 2021, minutes was moved by Steven Nordahl and seconded by Brian Fenstermaker. The motion carried.

Approval of the March 29, 2021, minutes was moved by Steven Nordahl and seconded by Brian Fenstermaker. The motion carried.

### **HEARING**

#### **ZA2021-03, Angelina Notaro**

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Applicant, Angelina Notaro; Attorney, Chad DiFelice; along with Peter Fisher, Holly Sussick, and Joseph Fortunato.

Attorney DeFelice questioned Zoning Officer Lori Seese about the history of conversations with the Applicant.

Angelina Notaro provided testimony about the historical use of the building. The 7900 s.f. building was built in 1979. A blouse factory operated from there for many years. The Blouse Factory closed in 2006. They had 105 employees at one time.

In 2008, they had a tenant who did repairs for milking machines who stayed until 2019.

A cheerleading group was approved to use the building, but they did not stay in the building.

There has been some interest in the property; however, the uses are not compatible with the Zoning Ordinance.

The proposed tenant is an Exercise Club: Nazareth Strength and Fitness.

Joe Fortunato, co-owner of Nazareth Strength, provided testimony. Nazareth Strength offers a full range of fitness, health and nutrition. Current location is 181 S. Whitfield Street, Nazareth, PA 18064. They opened in June 2020. Mr. Fortunato's partner, Kris Hicks, owned Iron Core Athletes in Bangor for 10 years prior to owning this business.

Mr. Fortunato stated they are interested in Notaro property because their landlord wants to renovate their current location to turn it into apartments.

Nazareth Strength currently has approximately 500 members; however, they only have approximately 5-15 people in the building at one time.

They are open every day, 24-7. They have staff present during regular business hours. Members can still enter the building on the off hours. Access is through a key card at one door.

Manny Changalis inquired about the busiest time of day. The hours of 4-7 a.m. and 4-7 p.m. are the busiest times of day.

Steve Nordahl stated concerns for noise. Mr. Fortunato stated they are presently surrounded by residential properties and have not received any complaints.

Brian Fenstermaker asked if someone – a staff person – is present at 3 a.m.? Mr. Fortunato stated that staff is not present at that hour. He also confirmed they can deactivate a card if someone does not pay their bill. Mr. Fortunato stated they would have someone present 24/7 if the board required it.

Joe Fortunato provided an overview of the floor plan sketch Site Plan (Exhibit A-1).

The Zoning Hearing Board stated concerns about lighting and signage outside the building.

Holly Sussick, Real Estate Agent representing the tenant, provided testimony. She stated her clients want to stay in the Nazareth area. Other locations where this would be permitted by right in Lower Nazareth were not a good fit. She has been unable to find any other spaces for Nazareth Strength.

Peter Fisher, Angelina Notaro's grandson, provided testimony. Mr. Fisher lives at 410B Nazareth Pike. He has been involved doing work on the property.

Mr. Fisher reviewed the lights that exist on the building. They have been there for at least 20 years. Mr. Fisher reviewed the uses that surround the property.

Attorney DeFelice reviewed the nature of the proposed business, historical uses, and attempts to lease the property over the past few years.

Zoning definitions of "Exercise Club" and "Membership Club" were discussed.

April Cordts inquired about the security to prevent a member from bringing a bunch of friends with them if the building is not supervised on the off hours. Attorney DeFelice agreed that may be a concern the Board may want to address either by requiring it to be manned or by limiting the hours.

Mike Gaul stated he finds it believable that the property is having problems finding a user. Normally he would not be in favor of a use variance; however, he can understand why they are having difficulty leasing the property.

Possible restrictions for the use were discussed. Mike Gaul noted that what might be okay for this use in another location is not necessarily good for this location.

A recess was taken at 8:00 p.m. Resumed at 8:10 a.m.

The motion to grant a use variance for a exercise club subject to the testimony provided and the conditions outlined below was moved by Mike Gaul and seconded by Steven Nordahl. The conditions of the motion are as follows:

1. The hours of business are 5 a.m. to 10 p.m., with the door locking at 9:30 p.m. These are the hours 7 days week.
2. A sign shall be installed stating: No Loitering or Congregating at any Time.
3. Any trees and vegetation along the tree line shall be maintained and replaced in the event they become diseased, die, or are otherwise destroyed.
4. No music or other noise shall emanate outside the building.
5. A responsible person shall be present at the location during the hours of operation, 5 a.m. – 10 p.m. The contact information shall be provided to the Township by request.

The motion carried unanimously.

The meeting adjourned at 8:30 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.***