



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

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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 June 22, 2021

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

MINUTES

Approval of the May 25, 2021, minutes was moved by Steve Nordahl and seconded by Brian Fenstermaker. The motion carried unanimously.

CORRESPONDENCE

- A. Zoning Appeal ZA2021-06 – Horizon Signs – Letter granting a time extension to August 1, 2021.
- B. Zoning Appeal ZA2021-07 – TC LVTC – Letter granting a time extension to July 31, 2021.

Mike Gaul made a motion to grant the continuances as requested. The motion was seconded by Steve Nordahl and carried unanimously.

HEARINGS

ZA2021-01 – Peoples Property, LLC

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Attorney Joseph Piperato and Applicant, Adam Pooler.

It was noted that the applicant had concluded at the last hearing.

Attorney Piperato stated that there are two additional appeals on the agenda. Attorney Piperato reviewed the options to move forward.

Attorney Preston stated he generally agrees. However, he stated a concern for unintended consequences and the potential for a fatal defect in the second application. Discussion followed.

Mike Gaul suggested that they refile the appeal. Discussion followed about procedures.

Mike Gaul said he would like to see briefs from the two attorneys.

Attorney Piperato requested to go off the record at 6:55 p.m. The hearing was back on the record at 7:01 p.m.

After speaking with Attorney Preston, Attorney Piperato announced that they agreed the original Peoples Property appeal (ZA2021-01) and the upcoming appeal (ZA2021-04) would be consolidated into one record and would continue as a new case. Because the issues are the same throughout, Attorney Piperato would request to roll the record over for the second appeal, Annie Marie, LLC (ZA2021-05).

Mike Gaul requested a stipulation be prepared outlining what was agreed to by the attorneys.

The only hearing in play was the first hearing. The hearing for ZA2021-01 was continued to the August 24, 2021, meeting, conditioned upon the applicant waiving time requirements for the hearings. Attorney Piperato agreed to waive all time requirements.

The motion to adjourn was moved by Steve Nordahl and seconded by Brian Fenstermaker. The meeting was adjourned at 7:10 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.***