



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 March 3, 2022

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.

APPROVAL OF THE AGENDA

The motion to amend the agenda to reflect the meeting minutes are for the February 2, 2022, and February 24, 2022, meetings was moved by Michael Gaul and seconded by Steve Nordahl. The motion carried unanimously

MINUTES

Approval of the February 2, 2022, minutes was moved by Steven Nordahl and seconded by Brian Fenstermaker. Michael Gaul abstained. The motion carried.

Approval of the February 24, 2022, minutes was moved by Brian Fenstermaker and seconded by Steven Nordahl. Michael Gaul abstained. The motion carried.

HEARINGS

ZA2021-01 and ZA2021-04 – Peoples Property, LLC; ZA2021-05, Annie Marie - CONTINUATION

Present for the Applicant: Attorney Joseph Piperato and Applicant, Adam Pooler. Jeremy Madaras and Roger Lehmann were attending virtually.

On behalf of the Township: Attorney James Preston, Lori Stauffer, Township Manager, and Christopher Noll, Township Sewage Enforcement Officer.

Peter Peppel, 4674 A.sh Drive – Peppel Exhibit #1 Written Comments, and Peppel Exhibit #2, Flash drive

Mr. Peppel presented his comments, photographs, and videos.

David Zemanek, 4682 Ash Drive, provided exhibits Zemanek Exhibit #1, Statement, and Zemanek Exhibit #, Flash Drive. Mr. Zemanek presented his videos.

Sue Tucker, 496 Tulip Lane, provided a statement and photographs. Tucker Exhibit Photographs #1, #2, and #3. The photographs were taken September 1, 2021. Ms. Tucker noted the flooding has become an annual event. The road closes more frequently.

Jeremy Madaras stated they intend to file Letters of Map Amendment to reduce the -delineation of the floodplain boundaries. The houses would be built with the slabs above the floodplain. They would employ additional steps regarding how the house is connected to the foundation to address the force of moving water and force of buoyant structures. Michael Gaul inquired about the specific engineering standard - What are the connections? Jeremy stated he is not in a position to discuss at this moment.

Zoning Exhibit Z#2, Stipulation was entered into the record. The stipulation is dated March 3, 2022, signed by counsel for the Applicant, Counsel for the Township, and April Cordts. The proposed Findings of Fact must be submitted on or before April 3, 2022, and a hearing will be scheduled on April 26, 2022, when the Zoning Hearing Board will deliberate and deliver a decision. The official 45 days will run from April 26, 2022. The motion to authorize April Cordts to sign the Stipulation was moved by Mike Gaul and seconded by Steve Nordahl. The motion carried unanimously.

The motion to adjourn the meeting was moved by Michael Gaul and seconded by Steve Nordahl. The meeting adjourned at 7:45 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.***