



# 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 22, 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.

The motion to approve the agenda as presented was moved by Michael Gaul and seconded by Manny Changalis. The motion carried unanimously.

### **MINUTES**

Approval of the March 3, 2022, minutes was moved by Michael Gaul and seconded by Brian Fenstermaker. The motion carried unanimously.

### **HEARINGS**

#### **ZA2022-03, Stark Land Holdings, Inc.**

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Christopher McClain, Esq. Fitzpatrick Lentz & Bubba; and Megan Cardine, Stark Land Holdings.

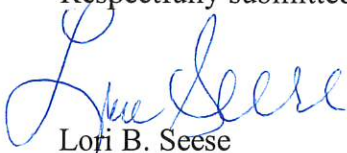
Megan Cardine provided testimony regarding Exhibits A-1 thru A-4. Relief was previously granted to allow the convenience store to exceed the area allowed by zoning ordinance. They are looking for additional area. They will increase the seating by (14) additional seats resulting in (30) seats total. Restroom stalls to be added. Convenience store area would be 4190 s.f. There will no change to the hours of operation. The number of employees increased at nighttime for safety and security. They will sell beer with the new configuration. The need for an increase in size is to stay competitive with other convenience stores, such as WaWa and Sheetz. There will be no change in building footprint - they will expand into a vacant space within the building.

There were limited questions from the Board.

Michael Gaul made a motion to approve the variance pursuant to the application and testimony provided. The motion was seconded by Steven Nordahl and carried unanimously.

The motion to adjourn was moved by Mike Gaul and seconded by Steve Nordahl. 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.***