



# LOWER NAZARETH TOWNSHIP

## ZONING HEARING BOARD

623 MUNICIPAL DRIVE  
NAZARETH, PA 18064  
TELEPHONE: 610-759-7434  
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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**

### **July 28, 2022**

Chairman Manny Changalis called the meeting to order at 6:30 p.m. Board Member Steven Nordahl; Alternate, Brian Fenstermaker; Alternate Zoning Hearing Board Solicitor, Lisa Perreira; and Lori Seese, Planning & Zoning Administrator were all in attendance. Board Member Mike Gaul was not present.

The motion to approve the Agenda as published was moved by Brian Fenstermaker and seconded by Steve Nordahl. The motion carried unanimously.

### **MINUTES**

Approval of the April 26, 2022, minutes was moved by Brian Fenstermaker and seconded by Steve Nordahl. The motion carried unanimously.

### **HEARING**

#### **ZA2022-07, Joseph Murgia**

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

\*\*\* Brian noted there was a typographical error on the Agenda with the hearing number. The motion to correct the hearing number to ZA2022-07 was moved by Steve Nordahl and seconded by Brian Fenstermaker. The motion carried unanimously. \*\*\*

Lori Stauffer, Township Manager, noted her presence on behalf of the Township as the intervener.

Lori Seese entered her zoning appeal into the file as Exhibit Zoning Hearing Board #1.

Joseph Murgia noted a Stipulation and Order has been prepared for presentation to the Zoning Hearing Board. Ronca is 98% removed from the site as of this date.

The signed Stipulation was presented to the Zoning Hearing Board by Lori Stauffer as Township Exhibit #1.

Steve Nordahl confirmed that the Zoning Hearing Board could still ask questions.

The Stipulation and Order were read into the record.

Steve Nordahl stated concerns about any on-site servicing of equipment and any possible spills. Mr. Murgia stated there was a self-contained fuel tank on the property. Mr. Murgia is aware of a small spill on to the street which was cleaned up. Steve also stated concerns about any material

– soil – that may have been brought to the property. Mr. Murgia stated that no soil was brought back to the site.

Lori Seese provided a summary of the Cease and Desist Order. Lori Seese stated she is unaware of any soil brought to site. Rock was brought to the site to establish a driveway.

Mr. Murgia confirmed that the site will be restored.

Mr. Murgia asked if he could install a temporary driveway to access dumpsters on the property.

Lori Stauffer raised an objection to the request stating it was not relative to the appeal before the Zoning Hearing Board. Lisa Perreira agreed with Lori Stauffer as the request was not advertised.

Lori Seese stated a driveway permit application was received on Monday, July 25<sup>th</sup>; however, there was no way this request could have been properly advertised for this meeting on the 28<sup>th</sup>.


Mr. Murgia related his concerns about access to the dumpsters in the rear of the property. The Board stated that they could not comment on his request because it has not been properly advertised.

The Motion to approve the Stipulation and Order as presented was moved by Steve Nordahl and seconded by Brian Fenstermaker. The motion carried unanimously.

No comments from the audience.

The motion to adjourn the meeting was moved by Brian Fenstermaker and seconded by Steve Nordahl. The motion carried. The meeting adjourned at 6:54 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.***