



# LOWER NAZARETH TOWNSHIP

## ZONING HEARING BOARD

623 MUNICIPAL DRIVE  
NAZARETH, PA 18064  
TELEPHONE: 610-759-7434  
FAX: 610-746-3317

### Zoning Hearing Board

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

April Cordts, Esq., Solicitor

## Zoning Hearing Board Minutes April 25, 2023

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

### AGENDA APPROVAL

Brian Fenstermaker noted a correction to the hearing numbers. Item #B is hearing number ZA2023-07 not ZA2023-06. The motion to approve of the agenda as amended was moved by Brian Fenstermaker and seconded by Michael Gaul. The motion carried unanimously.

### MINUTES

Approval of the March 28, 2023, minutes was moved by Michael Gaul and seconded by Brian Fenstermaker. The motion carried unanimously.

### HEARINGS

#### ZA2023-06, Keystone Real Estate Management, LP

The advertisement for the hearing was read aloud and all parties who would testify at the hearing were sworn. Present for the Application: Holly Evans, P.E.; Anthony Giovannini, Esq.; and Thomas Koch, Applicant.

Thomas Koch provided testimony regarding the proposed project. The Board inquired about the location of the project. This building will provide additional capacity for mechanical repairs. No body work will be performed at this site.

April Cordts noted that the Applicant's application is marked as Exhibit A-1. The CV for Holly Evans, P.E. was submitted as Exhibit A-2. Holly Evans provided engineering related testimony, specifically bulk zoning, parking, lighting, and traffic circulation requirements. The auto repair garage is an accessory use to the primary auto sales use. Exhibit A-3 was presented, which was a copy of the plans submitted at the time of application. The service bay doors will be located along the north and south faces of the building. The southern boundary of the property is adjacent to Medium Density Residential zoned land. There is an existing 75-foot green buffer area along the southern property line. The existing Ford dealership has service bay doors along the southern façade; therefore, this is not a new feature introduced to the site. There will not be any new parking along the southern property line.

Manny Changalis inquired about the number of garage doors. Holly Evans estimated there will be approximately thirteen doors on each side. Manny Changalis asked why there are so many doors? Holly Evans explained that vehicles can enter either side of the building.

Brian Fenstermaker inquired if there was any difference between the doors, for example, will the same type of service be offered at each door? Tom Koch stated every door will offer the same types of service.

Holly explained how the stormwater is handled presently and with the new facility.

Mike Gaul confirmed operations will be 6 a.m. to 6 p.m.

Mike Gaul asked if they would be willing to honor the 80-foot dimension depicted on the plan, which includes the 70-foot utility easement and the existing tree line.

Manny inquired about vehicle traffic. The cars would not pass through from north to south. The cars to be serviced will enter through the door and back out through the same door.

Tom Koch responded to Stephen Nordahl's question about the purpose of the parking spaces.

Motion to close testimony was made by Mike Gaul and seconded by Brian Fenstermaker. The motion carried unanimously.

Mike Gaul made a motion to grant the special exception request with the condition 1) that the hours of operation will be 6 a.m. to 6 p.m., Monday thru Saturday; 2) that they will have an 80-foot buffer including existing PPL right-of-way, and 3) in accordance with the testimony and exhibits provided. The motion was seconded by Brian Fenstermaker and carried unanimously.

Mike Gaul made a motion to grant the requested variance regarding the service bay doors with same conditions as stated for special exception. The motion was seconded by Brian Fenstermaker and carried unanimously.

#### **ZA2023-07, Chestnut Avenue Associates V, LP**

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Attorney Chris McClain; Don Peters, P.E., Bohler Engineering; Joseph Correia, Property Owner; Steve Walsh, P.E., Dynamic Engineering.

Attorney McClain provided an overview of the requested relief. Mike Gaul made the motion to accept Don Peters as an expert witness. The motion was seconded by Brian Fenstermaker and carried unanimously. Don Peters provided testimony regarding the zoning bulk requirements, stormwater management. Lot 7 is 2.16 acres currently developed with Fulton Bank. The access drives will remain. Lot 8 is 1.86 acres and is undeveloped. Lot 8 also has a portion of the shared access drive. There are recorded easements for access to the lots. The lot line adjustment will allow Lot 7 to be 1.17 acres. Variance would 13944 s.f. Lot 8 would be 2.85 acres.

Lot 8 is proposed to be a Shammy Shine self-service car wash. The car wash is permitted by right. Lot 7 will be accessed through the existing access drive which will be on Lot 8. The building and impervious coverages of Lot 7 are not at their maximums enabling the property to be developed to another use if Fulton Bank would ever not exist at this location.

Steve Walsh provided testimony. Mike Gaul made a motion to accept Steve Walsh as an expert in civil engineering. The motion was seconded by Brian Fenstermaker and carried unanimously.

Exhibit A-3 was submitted. Mike Walsh explained there will be a 10-foot wide shared green space between the two lots which will have utilities within it. There will be a self-service car wash on the northern side of Lot 8 and a drive-thru automatic car wash on the southern side of Lot 8. The access drive will go thru the center of the two uses. Mr. Walsh testified regarding the proposed site layout.

Manny Changalis inquired about the payment kiosk locations.

Thomas Halford, for Shammy Shine Car Wash provided testimony regarding the operations of the car wash services.

Manny Changalis asked about the hours of operation: Mr. Halford said operations would be 7 a.m. to 7 p.m., 7 days per week, weather permitting.

Thomas Halford stated there will be (1) employee on the self-service side. Express tunnel side will have (2) people for this operation.

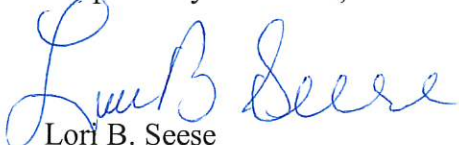
Steve Nordahl inquired about water filtration. Mr. Halford explained how they recycle and filter the water back into the wash process. A

The motion to close testimony was moved by Mike Gaul and seconded by Brian Fenstermaker. The motion carried unanimously.

Mike Gaul made the motion to grant the variance of 14,000 s.f. in accordance with application and testimony provided. The motion was seconded by Brian Fenstermaker and carried unanimously.

The motion to adjourn the meeting at 8:10 p.m. was moved by Mike Gaul and seconded Brian Fenstermaker. The motion carried unanimously.

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.***