



# LOWER NAZARETH TOWNSHIP

## ZONING HEARING BOARD

623 MUNICIPAL DRIVE  
NAZARETH, PA 18064  
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### 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 May 23, 2023

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

### APPROVAL OF THE AGENDA

Approval of the May 23, 2023 agenda as posted was moved by Brian Fenstermaker and seconded by Manny Changalis. The motion carried unanimously.

### MINUTES

Approval of the April 25, 2023 minutes was moved by Brian Fenstermaker and seconded by Manny Changalis. The motion carried unanimously.

### CORRESPONDENCE

**ZA2023-03, Dan DalMaso** – Steve Nordahl acknowledged receipt of the email from Attorney Joseph Piperato on behalf of Applicant Daniel DalMaso granting a continuance to June 30, 2023 and a waiver of all PA MPC to hold the hearing within 60 days of filing the application.

### HEARINGS

#### **ZA2023-08, Nazareth Storage, LLC, 173 Nazareth Pike**

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Timothy Charlesworth, Esq., Tom Knabb, R.L.A., Renew Design Group.

Attorney Charlesworth provided a copy of a variance granted in 1989 to allow for self-storage use on the property (Exhibit A-1). Since the variance was granted, Mr. Charlesworth suggested the use is not non-conforming; therefore, they requested that item be removed from their request.

Tom Knabb provided an overview of the proposed project. Impervious surface will be reduced by 783 s.f. This is the area within the floodplain. The macadam will be removed and returned to grass.

Exhibit A-2, a set of plans containing (7) pages was provided.

There are (397) existing rental units and no existing parking. Tenants typically park next to their unit when they visit the site. There are (33) new units proposed with (3) new parking spaces.

Testimony was provided by Mr. Knabb regarding the requested relief.

Cory Bonda, from Prestige Storage, Owner and Operator of the facility provided testimony remotely. The existing dwelling will be torn down. The Township Police Department has been using the house for canine training this year. The Police Department will be removing the gazebo.

There were no questions from anyone on the floor or virtually.

Motion to close testimony by Manny Changalis and seconded by Brian Fenstermaker. The motion carried unanimously.

The record was reopened to include email from Jeffrey Seip, Hecktown Fire Company Fire Marshall. This email was included as part of Exhibit A-2.

#### Motion by the Board

In addition to the original order of March 29, 1989, the motion to grant the expansion of 4035 s.f., a special permit for 100 s.f. floodplain disturbance, agree to the interpretation regarding the parking spaces, agree to side yard setback of 14 feet, residential buffer yard of 35 feet, and 265-foot minimum lot width; provide a favorable interpretation of surface water setback to allow for 47 feet, all the relief granted is based upon the testimony and exhibits provided motion made by Steve Nordahl seconded by Brian Fenstermaker. The motion carried unanimously.

#### **ZA2023-09, Nazareth Storage, LLC, 281 & 283 Nazareth Pike**

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Timothy Charlesworth, Esq., Thomas Knabb, R.L.A.

Tim Charlesworth provided Exhibit A-1 suggesting that the use was previously approved. Exhibit A-2 consisting of (3) pages was provided.

Tom Knabb provided testimony regarding the proposed project to add (24) units to the property and consolidate the lots.

The requirements of Article 1 Section 118.D were reviewed.

Exhibit A-3, email from Jeff Seip, Fire Marshall, Hecktown Volunteer Fire Company was submitted. It was noted that the exhibit is the same email submitted for the previous application.

There will be an overall reduction in impervious coverage.

The Board queried Mr. Knabb regarding this testimony.

Cory Bonda, from Prestige Storage, Owner and Operator of the facility provided testimony remotely.

Jose Montes, 281 Nazareth Pike 1<sup>st</sup> floor provided testimony. Mr. Montes stated he lived at this property for (5) years. He has not gotten a new lease from the new owner; however, the new owner has taken his rent. He did not receive any notice from the owner that this was going to happen until the sign was posted.

Jessica Lind, 281 Nazareth Pike – Ms. Lind also lives at this property. She stated her complaint that they were not notified until they saw the sign was posted.

Regina Dugan, owner of 4468 and 4470 Hanoverville Road questioned the testimony regarding impervious coverage. Thomas Knabb stated the impervious surface will reduce by 1400 s.f. returning these areas to lawn.

James Dugan, owner of 4468 and 4470 Hanoverville Road asked if there will be any work in the southwestern corner of the property. Tom Knab stated no work will be done in the southwestern corner of the property.

Motion to close testimony made by Brian Fenstermaker and seconded by Manny Changalis. The motion carried unanimously.

Motion by the Board

The motion to grant special exception approval for expansion of the property and grant favorable interpretations for the parking, minimum building separation, and consolidation of lots as per the testimony provided and exhibits submitted was moved by Steve Nordahl and seconded by Manny Changalis. The motion carried unanimously.

Courtesy of the Floor

Mr. Montes stated concerns that the +100-year building will be knocked down. Mr. Montes slammed a door when he left.

**Adjournment** - The motion to adjourn was made by Brian Fenstermaker and seconded by Manny Changalis. The meeting was adjourned at 8:00 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.***