



LOWER NAZARETH TOWNSHIP ZONING HEARING BOARD

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Zoning Hearing Board

Steven Nordahl, Chairman
Michael Gaul, Vice Chairman
Brian Fenstermaker, Board Member
David McGinnis, Alternate
Roberto Reyes, Alternate

April Cordts, Esq., Solicitor

Zoning Hearing Board Minutes January 28, 2025

Acting Chairman Steven Nordahl called the meeting to order at 6:30 p.m. Alternates David McGinnis and Roberto Reyes, Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator/Zoning Officer, were all in attendance. Board Members Mike Gaul and Brian Fenstermaker were not present.

APPROVAL OF THE AGENDA

Approval of the agenda as posted was moved by Roberto Reyes and seconded by David McGinnis. The motion carried unanimously.

REORGANIZATION

Roberto Reyes nominated Stephen Nordahl as Chairman and Michael Gaul as Vice Chairman. The motion to elect Stephen Nordahl as Chairman and Michael Gaul as Vice Chairman was moved by David McGinnis and seconded by Roberto Reyes. The motion carried unanimously.

APPOINTMENT OF SOLICITOR

The motion to appoint April Cordts as the Zoning Hearing Board Solicitor was moved by David McGinnis and seconded by Roberto Reyes. The motion carried unanimously.

MINUTES

Approval of the October 22, 2024 minutes was moved by Roberto Reyes and seconded by David McGinnis. The motion carried unanimously.

CORRESPONDENCE

- A. ZA2024-11 – Easton Eastgate LLC c/o The Dreher Group – Withdrawal – The Zoning Hearing Board acknowledged receipt of the application withdrawal.
- B. ZA2024-12 – HR Realty, LLC – Continuance – The Zoning Hearing Board acknowledged receipt of the continuance for the ZA2024-12 – HR Realty, LLC, which is on this agenda.

HEARINGS

Zoning Appeal ZA2024-12 – HR Realty, LLC

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn.

Present for the Application: Gary Brienza, Esq.; Andrew Bohl, P.E.; Heidi and Randy Rotondo, Applicants

Exhibit #1, Site Plan and Exhibit #2, Stormwater Management Plan were entered in the record.

Attorney Brienza provided a review of the proposal. They are seeking Special Exception approval related to an existing non-conforming use which is the towing business. Not seeking to expand or change the use. They propose to expand the building into the parking lot so they can park the tow trucks inside the building.

Andy Bohl, P.E. provided testimony, reviewing the Site Plan last revised January 27, 2025. The area of the addition is less than the 50% limitation outlined in the Zoning Ordinance.

Andy noted the site plan was reviewed by the Township Engineer for comment, specifically for stormwater management. The plans have been modified to address the Township Engineer's comments. No additional changes to the plans are required.

Steve Nordahl inquired about the vehicles already on site and how they will affect access to the addition. Andy Bohl stated the vehicles will be removed to provide access to the garage doors.

Roberto Reyes confirmed there would be no impervious cover change. Roberto also confirmed no service or maintenance activities would occur per previous testimony? Confirmed by Randy Rotondo.

Roberto inquired about lighting and noise. Randy Rotondo stated the lighting will be the same. The lights on the back of the building will be moved to the addition.

Roberto inquired about the waste oil system for heat and if they would need more volume to support the garage addition. Randy Rotondo stated they would not.

Randy Rotondo explained that the trucks all have air brakes, and it takes 5 minutes to warm the truck up and release the brakes. If the trucks were in the building it will allow the brakes to be released more quickly.

Robert Savastano, 427 Jordan Court – Mr. Savastano inquired about water retention location. Mr. Savastano asked if the lights could be tilted down so the light doesn't leave the property. Roberto Savastano stated they brought millings into the property and they previously said they wouldn't pave.

Andy Bohl stated the stormwater management will address what is coming off the addition, which is new.

Exhibits A-1 and A-2 exhibits were moved into the record.

The motion to close testimony was moved by David McGinnis and seconded by ~~Steve Nordahl~~ *Roberto Reyes*. The motion carried.

Motion by the Board

The motion to grant Special Exception approval for the addition pursuant to the testimony, exhibits, and representations made by the Applicant and was moved by David McGinnis and seconded by Roberto Reyes. The motion carried unanimously.

ADJOURNMENT

The meeting adjourned at 7:36 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.***