



LOWER NAZARETH TOWNSHIP

PLANNING COMMISSION

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Planning Commission

Linda Crook, Chairperson
Leroy Bickert, Vice Chairperson
Tara Capecci, Secretary
Hugh Harris
Ronald Siedlecki

Planning Commission Minutes March 21, 2016

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Also in attendance: Commission Members Tara Capecci, Hugh Harris and Ronald Siedlecki; Township Engineer Albert Kortze, Township Solicitor Gary Asteak, and Lori Seese, Planning & Zoning Administrator.

APPROVAL OF MINUTES

Motion to approve the minutes of the February 22, 2016 meeting was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

No items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

SUBDIVISION/LAND DEVELOPMENT

Anchor Offices – Preliminary/Final Land Development

Present for the Application: Robert and John Joseph, Property Owners; Mark Hintelang, P.E.; Daniel Cohen, Esq.

Mark Hintelang presented the new proposal for the property which is a 2-story medical building, approximately the same footprint as the retail plan that was previously approved. Al Kortze reviewed his letter. The Applicant can comply with all issues on Al's letter.

Hugh Harris moved to recommend Preliminary/Final approval of the Anchor Offices Land Development Plan, provided Al Kortze and Lori Seese's review letters are addressed. The motion was seconded by Ron Siedlecki. The motion carried unanimously.

Route 33 Logistics Center Building 1 – Subdivision & Land Development

Present for the Application: Blake Marles, Esq., Doug Armbruster, IDI, and Kevin McGarvey, P.E., Evans Engineering

Blake Marles reviewed the progress to date. Al Kortze reviewed his March 17, 2016 letter. Of specific concern at the moment is working out the sanitary sewer allocation and finalizing any housekeeping issues.

Hugh Harris inquired about truck stacking on the property. Kevin McGarvey provided a visual explanation where trucks will stack on the property.

Lorraine Mineo inquired about the proposed uses of the access drives.

Ginger Buchser inquired if the neighborhood could request clean air testing due to the diesel exhaust. Ron Siedlecki inquired if we could periodically measure the air quality. Blake Marles stated that the Applicant would not do any air quality testing because there has already been a decision made that Federal and State agencies are regulating air quality already.

Margaret Schofield stated her disappointment with Lower Nazareth Township for allowing this type of use so close to residential properties.

Patrick Denny stated that Lower Nazareth Township should request the State do the Air Quality Testing. Hugh Harris asked Gary Asteak if an individual municipality could ask the State to air quality testing. Gary Asteak explained that thru the testimony gathered at the Conditional Use Hearing, the Board of Supervisors concluded that the State and Federal governments already regulate air quality.

Ronald Siedlecki made the motion to recommend approval for the Route 33 Logistic Center Final Subdivision and Land Development plans, provided the comments from Township Engineer Al Kortze and Lori Seese's letters are addressed. The motion was seconded by Hugh Harris. The motion carried unanimously.

LVHN Realty Holding Company Zoning Map/Text Amendment

Present for the Application: Tim Siegfried, Esq., Scott Pidcock, The Pidcock Company, and Ed Dougherty, LVHN

Tim Siegfried provided an overview of the properties proposed for inclusion in the amendment. After the application was filed, the Mineo's asked for their tract to be included in the proposed text/map amendment. Attorney Joel Scheer provided the proposal to include the Mineo property in the proposed amendment and suggested reducing the minimum lot size to 25 acres. Tim Siegfried indicated that LVHN has no objection to the Mineo property being included.

Tim Siegfried reviewed various portions of the proposal package, highlighting the benefits of the proposed amendment.

Ron Siedlecki stated concerns for the drain on local emergency services. In addition, he asked that they do what they can to keep the jobs in the area. Ed Dougherty stated that on-call employees have to live within a certain perimeter of the property so that tends to draw the people closer to where they work.

Tara Capecci inquired if they intend to build a hospital and do we need another one? Ed Dougherty stated that they very frequently hear requests from their doctors and patients to move closer to this area.

Hugh Harris stated a concern for the volunteer fire company.

Scott Pidcock stressed that the proposal would not change the existing zoning. The existing zoning would remain in play. Only when a proposal would be presented that meets the criteria then the overlay would come into play.

Scott stated that the traffic count will not be different than what they would see if there were trucks there instead.

Hugh Harris stated concern for real estate taxes and whether the Hospital would be seeking non-profit status? Tim Siegfried said some properties would be fully taxable; however if a building were affiliated with the hospital it would presumably be tax exempt.

An explanation was provided regarding the “Hotel” use which would be a building to allow family to stay on the campus, not at a public hotel. The existing facility at Cedar Crest is tax-exempt.

Linda Crook stated concern for changing the zoning as the Township has been lied to before. Why should we provide for it when it’s permitted elsewhere in the Township? Scott Pidcock stated it just provides another opportunity for development.

Scott Pidcock presented the exhibits that were shown to the BoS.

Paul Adolf, Palmer Township, inquired about the siren activity in the neighborhood. Ed Dougherty explained that EMS uses certain protocols for certain times of day and sometimes only run with lights and not sirens.

Hugh Harris inquired about a trauma center. Mr. Dougherty stated it is way too early to know if one would be considered.

Ginger Buchser inquired about helicopters, and about the proposed path to get to Route 33 or other parts of the area. Ginger asked if the campus would be open – business hours or 24/7. It was explained that certain uses will not be open 24/7, i.e. doctor’s offices.

Ginger Buchser asked for a larger buffer between the development and the residential neighborhoods.

Pat Denny inquired what would be done with the portion of the property that’s in Palmer Township. Scott Pidcock stated that any open property would be farmed the same as it is today. Mr. Dennis asked if the neighborhood be able to access the property or it will be no access? Scott Pidcock stated it will not be a public park but there will be some portions that make be walk able.

Attorney Joel Scheer noted that medical uses are not permitted in the LI zone, but they would be allowed in the PIC zone. Mr. Scheer stated that the acreage limitation should be dropped to allow for multiple users.

Burt Smalley, King George Drive, inquired about the 40-50 year timeline. Ed Dougherty stated that due to the changes in the delivery of care, the way it’s evolving and needs to be more accessible, they will need to adapt to the aging community.

Comments by the Planning Commission

Hugh Harris does not have any issue adding the Mineo property, the use, or the acreage limitation. He did, however, state concerns about the tax base and the effect it will have on real estate taxes. Ron Siedlecki agreed. Tara also agreed and asked if there would be more scrutiny given to the text language. Hugh Harris stated concern about the emergency services but agreed that those issues could be evaluated on a case-by-case basis.

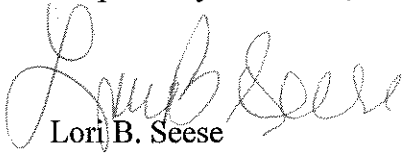
The Planning Commission recommended approval of the proposed zoning/map amendment, subject to further evaluation of the text and their overriding concern of the affect of the change on our tax base. The Planning Commission also feels that the Mineo property should be included and does not have a preference one way or the other regarding the acreage limitation.

No additional comments under **COURTESY OF THE FLOOR**

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously. The meeting adjourned at 8:33 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lori B. Seese".

Lori B. Seese
Planning & Zoning Administrator