



LOWER NAZARETH TOWNSHIP

PLANNING COMMISSION

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Planning Commission

Linda Crook, Chairperson
Hugh Harris, Vice Chairperson
Tara Capecci, Secretary
Leroy Bickert
Bert Smalley

Planning Commission Minutes February 26, 2018

Acting Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Also in attendance: Commission Members Leroy Bickert, Tara Capecci, Hugh Harris and Bert Smalley; Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator.

REORGANIZATION

The motion to nominate Linda Crook as Chairman, Hugh Harris as Vice Chairman, and Tara Capecci as Secretary, was moved by Tara Capecci and seconded by Bert Smalley. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the November 20, 2017 meeting was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

Linda Crook acknowledged receipt of the Liberty Properties letter, waiving the deadlines by which the township must act on the subdivision and conditional use applications submitted to the township, since there are still legal matters pending on a previous application.

SUBDIVISION/LAND DEVELOPMENT

284 Nazareth Pike Site Plan

Present for the Application: Attorney James Preston; Applicants, Mickey Thompson, Esq. and David Harte, P.E.

David Harte provided a review of the property and its uses. Discussion followed between Lori Seese and Mr. Preston regarding the site plan and requirements imposed under the Zoning Appeal. Since there is information lacking on the plan and differing opinions about what is required, the Planning Commission tabled the plan.

Fields at Trio Farms Subdivision, Phase VI-A - Final Major Subdivision Plan

Present for the Application: Richard Brooks, Applicant; Wayne Doyle, P.E.

Wayne Doyle provided an overview of the subdivision plan and the site’s history. Bert Smalley inquired about the parking issues.

Wayne Doyle stated that mailboxes will be in the open space within Phase IV. No parking signs at the mailboxes will be installed as requested. Richard Brooks stated he was willing to revisit the parking situation with Phase VII, as they must obtain a new NPDES permit.

Jeff Shepherd, 4485 Whitetail Drive, noted that this topic was brought up to the Board of Supervisors. He noted that residents are not parking in their garages. He believes a visitor lot is needed to address the overflow parking. Lori Seese noted that someday when the roads are turned over to the township and a snow emergency is issued, it will be an issue if the cars don’t have anywhere to go. Jeff related issues with transport vans for group homes blocking the driveways, forcing children to walk in the street. Lori Seese referred Jeff to the developers.

Eugene White, 663 Mulberry Drive, inquired about the location of the control house for the spray irrigation. Wayne Doyle provided an explanation of what the spray irrigation system and control house will look like and operate.

Al Kortze inquired about piping for the 3-acre lot to be used for irrigation. It was noted that this lot can be used for park - whatever the HOA wants to do with it, as long as its within the DEP requirements.

The motion to recommend approval of the final subdivision plan for Trio Farms Phase VI-A, provided the items of Al Kortze’s letter and Lori Seese’s letter are addressed, with special attention to Item #1 concerning parking issues, and a recommendation to review areas in Phase VII to convert over to additional parking, was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

Ned & Linda Hower – Preliminary/Final Major Subdivision Plan

Present for the Application: Ned and Linda Hower, Applicants

Al reviewed the proposed subdivision plan. Mr. Hower stated he does not have any intention to subdivide off the strip of land between the new lot and the neighbor to the north. Comments on the planning module letter were discussed. There were no comments from the floor.

The motion to recommend approval, provided Al Kortze’s and Lori Seese’s letters are addressed moved by Hugh Harris and seconded by Linda Crook. The motion carried unanimously.

Springwood Hospitality, 3882 Eastgate Blvd - Major Subdivision

Present for the Application: Paul Sweczak, Liberty Engineering

Paul reviewed the proposed project. Al noted that the plan should be re-labeled as a major subdivision in lieu of a minor subdivision.

Bert inquired about the traffic for the hotel. Al noted that these types of uses were anticipated with the original traffic study. The front portion will be developed, and Liberty Engineering will be back before the Township in the future.

The motion to recommend approval of the major subdivision as proposed to divide lot 3 into 2 parcels according to Al Kortze's letter was moved by Bert Smalley and seconded by Hugh Harris.

Springwood Hospitality, Tru/Home2 Hotel - Preliminary/Final Land Development

Present for the Application: Paul Sweczak, Liberty Engineering

Paul reviewed the proposed project. Al Kortze reviewed his letter. Regarding the proposed retaining wall, Al noted a fence is required across the top and suggested it be extended to deter access to the rear of the property. Original plan noted that the temporary detention easements will go away with the construction of the hotel.

Lori Seese suggested the plan be submitted to LANTA.

Luther Mitman, 3903 Hollo Road, stated his concerns for woods and where the parking will be located. He is opposed to the development of the hotel. Hugh explained that the Board is guided by the Zoning Map and cannot deny a plan if the developer meets the requirements.

Marwan Bassil, 3883 Hollo Road, inquired about the location of the fence. Requested that the fence be extended all the way across the northerly property line. Requested that there be more trees planted and a fence installed on the berm. Dr. Bassil provided photographs of the trees from his property. Discussion was held regarding supplementing the trees.

Richard Albert, 649 Country Club Road inquired about the height of the hotel, and lighting for the building. He stated that the building lighting shines up. Al Kortze explained how lighting is measured and how light is transferred against the walls of the buildings.

Hugh Harris stated the Planning Commission could recommend the minimum amount of lighting necessary.

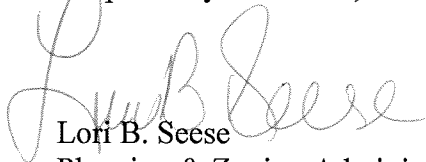
The motion to recommend approval Phase I plan provided Al Kortze's and Lori Seese's letter are adequately addressed, the Applicant consider minimizing the lighting on residential side of the property, they should increase the screening with better plants on the residential side, was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

There were no comments under **COURTESY OF THE FLOOR**.

ADJOURNMENT

The motion to adjourn was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously. The meeting adjourned at 8:34 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator