



LOWER NAZARETH TOWNSHIP

PLANNING COMMISSION

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Planning Commission

Linda Crook, Chairperson
Hugh Harris, Vice Chairperson
Tara Capecci, Secretary
Bert Smalley
Edward Dulac

Planning Commission Minutes April 15, 2024

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Present: Commission Members Hugh Harris, Tara Capecci, Bert Smalley and Edward Dulac; Township Engineer Justin Coyle, and Lori Seese, Planning & Zoning Administrator.

APPROVAL OF THE AGENDA

Motion to approve the agenda as posted was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the March 18, 2024 meeting was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

There were no items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

SUBDIVISION/LAND DEVELOPMENT

3913 Hollo Road Preliminary/Final Major Subdivision Plan

Present for the Application: Terry DeGroot, P.E. and Eissa Hassanein, Applicant

Terry noted that the improvements which are permitted will be completed by summer. The lots will be served by on-lot wells. Lehigh Valley Planning Commission noted that any work occurs must address stormwater.

Additional soil testing will be required since the lot number has increased to a three-lot subdivision. The wells must be shown on the plan to show compliance with DEP isolation distance from septic systems.

The existing house will remain, and the barns will be removed. Tara inquired about obtaining road widening along Hollo Road. Justin suggested that could be made a condition of the approval. The plans should also show a conceptual dwelling and driveway on the plans.

Justin Coyle reviewed his letter. Justin recommended they come back with a cleaned-up plan depicting the soil testing, wells, road widening, etc.

The motion to table the 3913 Hollo Road Preliminary/Final Major Subdivision Plan pending submission of a plan depicting proposed dwelling locations, driveway, widening of Hollo Road,

sight distance triangle, wells, and septic testing was moved by Tara Capecci and seconded by Hugh Harris. Motion carried unanimously.

GPS Hospitality, Burger King Preliminary/Final Land Development Plan

Present for the Application: Tom Davis, GPS Hospitality, Applicant

Tom Davis reviewed the proposed project. Justin Coyle reviewed his letter. Mr. Davis stated the drive-thru will be closed when the work is performed.

The motion to recommend approval of the GPS Hospitality, Burger King Preliminary/Final Land Development Plan with the requested waiver for scale was moved by Bert Smalley and seconded by Ed Dulac. Motion carried unanimously.

Lots 6 & 7 Hecktown Road Business Park Amended Final Land Development Plan

Present for the Application: Matthew Longenberger, RLA and Joseph Piperato, Esq.

Attorney Piperato noted they are back before the Township because they have an end user. Lehigh Valley Planning Commission review is not required. Matt Longenberger reviewed the proposed plan. The only change is the building size, and the amount of impervious coverage is being reduced. Submission has also been made to Bethlehem Township. They will be before the Bethlehem Township Planning Commission next Monday. The tenant is Kervan USA, a company who produces gummy candy.

Justin Coyle reviewed his letter. Updated letters from Easton Suburban Water Authority and Easton Area Joint Sewer Authority are required.

Ed Dula and Tara Capecci inquired about requirements for an Air Pollution permit. Attorney Piperato said they will inquire about the requirements.

Tara inquired if they would use any more of the lot than proposed. Attorney Piperato stated they will be reserving for the future.

The number of employees and shifts was discussed: One shift as they start production. Over time it will increase to two then three shifts. They expect to have 30 employees with 10 administrative staff. The second shift would have 20 additional employees.

They will not have any exterior operations.

Traffic was previously approved at 651 trips. This use will have 541 vehicle trips.

James Morin, 4300 Crosswinds Dr, Bethlehem Township: Mr. Morin stated concerns about building height, tractor trailer traffic and noise, He does not feel the landscape screening will be adequate. He suggested the hours be limited. He also expressed a concern about smell which already comes from Keystone Snack Foods. They are concerned about any additional odors from another manufacturing company.

Alex Parnis, 4039 Meadow Avenue, Palmer Township: Shared existing issues he has with stormwater. The existing stormwater management does not work.

Matt Longenberger explained that there was a basin failure at a discharge pipe and broke the sanitary pipe resulting in a large amount of water to the properties on Meadow Avenue in Palmer Township. The basin on Lot 6 was constructed as part of the Hecktown Road Business Park and they will be enlarging it for Lot 6 development. Lot 7 has an underground stormwater facility.

Tracy DaMante 4069 Meadow Avenue, Palmer Township: Stated concern that the building may be enlarged in the future. Tara Capecci inquired if the basin is allowing for expansion. Matt Longenberger stated the basin is oversized for a potentially larger building.

Lauren M, 4058 Meadow Avenue, Palmer Township: Presented photos of water conditions every time it rains. The residents of Meadow Avenue are asking for help.

Gary Assisi, 4006 Meadow Avenue, Palmer Township: Related his experience after the water flooded his property. Stated a concern about a flood zone on that property. It was confirmed that there is no development in the flood zone.

Susan Larkin, 4310 Crosswinds Dr, Bethlehem Township: Stated that Bethlehem Township denied variance request in 2019. She is also concerned that the food production goal will be 24/7 operation.

Attorney Piperato explained that the height variances were related to a proposed end user who is no longer in the picture.

The motion to recommend approval of the Lots 6 & 7 Hecktown Road Business Park Amended Final Land Development Plan provided comments in letters by Justin Coyle, Lori Seese, and the Hecktown Volunteer Fire Company are addressed was moved by Hugh Harris and seconded by Tara Capecci. Motion carried unanimously.

Tara Capecci made a motion to recommend that the township have further discussion with Palmer and Bethlehem Townships to review stormwater in this area to determine potential solutions for the neighbors. The motion was seconded by Hugh Harris and carried unanimously.

Northwood Preliminary Land Development Plan

Present for the Application: Steven Selvaggio, Applicant; Steven Goudsouzian, Esq.; and Laura Eberly, P.E.

Justin Coyle reviewed comments from his letter. Ed Dulac inquired about the fuel area which will be an above ground tank.

Tara Capecci expressed concern about the trucks which will use Country Club Road, Northwood Avenue, and how to prevent trucks from turning north on Country Club Road. Attorney Goudsouzian said the Zoning Hearing Board decision outlined the number of trucks permitted to use the road. He noted a traffic impact fee will be imposed.

Tara stated that the road is not designed for truck traffic. She questioned how trucks would travel on this road and how would the road be improved to allow for this use. Justin noted while we do have a traffic impact fee, whether the applicant wants to make any voluntary contribution is up to them.

Truck traffic was discussed at length.

Tara inquired and it was confirmed they will perform maintenance for their equipment. Laura Eberly stated they will have to comply with any environmental requirements for fuel.

Linda Crook stated concern for Northwood Avenue and how a truck will navigate the corner. Tara believes there needs to be a plan.

Robert Hoyer, 365 Country Club Road, inquired about a subdivision plan. Laura Eberly stated they are not proposing to develop the flagpole lot. Robert Hoyer inquired about the self-storage proposal which is not currently proposed.

Beverly Hoyer, 365 Country Club Road, requested a setback at the Zoning Hearing Board hearing. She is concerned about any construction going over the property line. There are large trees on the fence line. She does not want to see the trees removed. Beverly also stated a concern about an existing slate boundary marker 3-4 feet high. She doesn't want anything to happen to the marker. Beverly questioned how two large trucks would be able to pass each other on Country Club Road, especially when Green Acres has a shed delivery. Beverly also noted that both sides of Country Club Road are bound by preserved farmland.

Lori Seese suggested truck turning templates be provided to demonstrate that trucks can navigate the corners. This would show us the improvements that may be required.

It was confirmed that the proposed building would be 38 feet tall, (1) story. No mezzanine is proposed at this time.

George Godiska, 4194 Gradwohl Switch Road, inquired about oversized loads. Steve Selvaggio said he would not have that type of delivery.

The motion to table the Northwood Preliminary Land Development Plan until comments from the Township Engineer and truck traffic are addressed, along with providing turning ratios, 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 Hugh Harris and seconded by Ed Dulac. The motion carried unanimously. The meeting adjourned at 8:50 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator