



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 June 17, 2024

Vice Chairman, Hugh Harris called the meeting to order at 6:30 p.m. Present: Commission Members Tara Capecci, Bert Smalley and Edward Dulac; Township Engineer Justin Coyle, Township Solicitor, Gary Asteak, Esq., and Lori Seese, Planning & Zoning Administrator. Linda Crook, Chairperson, was not present.

APPROVAL OF THE AGENDA

Motion to approve the agenda as posted was moved by Tara Capecci and seconded by Ed Dulac. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the May 20, 2024 meeting was moved by Ed Dulac and seconded by Tara Capecci. The motion carried unanimously.

There were no items of discussion under **CORRESPONDENCE & ANNOUNCEMENTS.**

SUBDIVISION/LAND DEVELOPMENT

Lower Nazareth Water System Improvements – Pumping Station - Preliminary/Final Subdivision & Land Development Plan

Present for the Application: Craig Swinsburg, Easton Suburban Water Authority, and Daniel Jeon, P.E., Gannett Fleming

Craig Swinsburg and Daniel Jeon provided an overview of the proposed project. New pumping station to replace the existing station on Butztown Road. The building is designed to blend in with the existing neighborhood. Daily visits and emergency power were reviewed.

Tara inquired about future chlorine injection and lavatory. Craig explained that ESWA would need DEP approval to do this in the future. No septic or lavatory are planned at this time.

Justin Coyle reviewed his June 14, 2024 letter. Merits of the road widening requirement was discussed at length.

This pumping station is part of a larger project which will include a new water line installed down Hecktown Road.

Lori Seese reviewed her June 14, 2024 letter.

Ed Dulac made a motion to recommend a waiver from the SALDO requirement for road widening as he didn't believe the widening would provide any benefit. Justin Coyle recommended amending the motion to a deferral of the requirement and if there was any development of the property the road widening would be required. The Commission agreed to the amended motion. The motion was seconded by Bert Smalley and carried unanimously.

The motion to recommend a waiver from Article 4, Section 420 and Article 5, Section 530 to allow for a combined Preliminary and Final submission was moved by Tara Capecci and seconded by Bert Smalley. The motion carried unanimously.

The motion to recommend approval of the Lower Nazareth Water System Improvements, Pumping Station Preliminary/Final Subdivision & Land Development Plan taking into account the comments in Justin Coyle and Lori Seese's letters was moved by Ed Dulac and seconded by Bert Smalley. The motion carried unanimously.

Lehigh Valley Underground Contractor Office/Yard – Preliminary Land Development and Conditional Use #CU2024-01

Present for the Application: Joseph Piperato, Esq., Mark Bahnick, P.E., and Andrew Micklos, Applicant.

Mark Bahnick reviewed the proposed project located off Gradwohl Switch Road. The main building will have two floors. A portion of the second floor will be used for office space. The first floor will be used for vehicle maintenance. Lehigh Valley Underground's (LVU) primary business is the underground installation of electrical line for PPL and PECO. Buildings #2 and #3 will be used for the crews to store their equipment. The entire property will be fenced. Contractor yard storage will consist of trucks, trailers and equipment. Access areas and storage areas will be paved.

Trip Generation Calculations were prepared by Peter Terry, Benchmark Engineering. Mark Bahnick does not believe a full traffic study will be required. Carroll Engineering must verify.

Andrew Micklos provided an overview of LVU operations. They are a specialty excavating company. They are a union shop with (12) crews. The trucks they use are pick-up trucks and Mason dumps. They also use mini excavators. It was confirmed these types of vehicles would not be affected by the Gradwohl Switch truck restriction.

On a daily basis, trucks and equipment would be backed up to each individual crew's garage. Cable and conduit will be stored in the outdoor storage areas.

In response to a question about the paper alley separating the property from residential properties on Nazareth Pike, they do not want to change the functionality of the alley.

Mark Bahnick explained the extent of the buffer. No berm is proposed and not required by the Zoning Ordinance. The possibility of a berm was discussed. Justin Coyle suggested they provide a perspective view showing how the buffer would look on the property. Discussion of the landscaping buffer was discussed at length.

The typical work hours are 6 a.m. to 6 p.m. They typically work (4) 10-hour days. They try to avoid overtime because they are a union shop. They do not do emergency response overnight.

The widening of Gradwohl Switch Road was discussed including widening from the property to the Nazareth Pike intersection. Gary Asteak commented we don't want to improve the road so

much it would invite larger trucks to use Gradwohl Switch. Per SALDO, the Applicant is required to widen along their frontage within the right-of-way. The Applicant should explore options to extend widening to Nazareth Pike, including the opinions of the people that live there and would be affected.

Justin Coyle reviewed his Conditional Use letter. Justin recommended a view be provided to show how the property will look. Andrew confirmed the fence will be chain-link, with slats, and the architecture style of the buildings will be constructed to look like farmhouse buildings.

Lori Seese reviewed her letter noting that additional landscaping could be provided along the easterly property line to screen the use from the neighbors on Gradwohl Switch.

Robert Beam, 518 Nazareth Pike, inquired about the widening of Gradwohl Switch Road and stated concerns about water line installation. Mr. Beam prefers that there not be a berm.

George Godiska, 4194 Gradwohl Switch Road, stated concern about the narrowness of Gradwohl Switch Road and the use of trucks with trailers. He also stated concern about navigating the corner of Gradwohl Switch and Nazareth Pike.

Jim Godiska, 4194 Gradwohl Switch Road, inquired about the number of trips. Andrew Micklos stated based upon the way LVU operates the business, it would be 10 trips out and 10 trips in. Approximately 20 people would work from the site.

Andrew Micklos agreed they would use Route 191 as much as possible and they would discourage their employees from using Gradwohl Switch Road.

Kelly Steinmetz, 4267 Gradwohl Switch Road was concerned about the noise from this development at 6 a.m. Andrew stated, like PPL policy their vehicles are parked so their first move of the day is forward so there should not be any back-up beepers at 6 a.m. Kelly also requested a rendering to see what it would look like.

The motion to recommend Conditional Use approval of the Lehigh Valley Underground Contractor Office/Yard application was moved by Bert Smalley with the following conditions:

1. They consider the possibility of a berm and more trees;
2. Include building renderings and a sight line plan;
3. Consider widening Gradwohl Switch to Route 191, including the resident's opinions;
4. Provide a description of equipment to be store on the outdoor storage areas;
5. Provide an opaque fence opaque with green slats;
6. Modify the plan verbiage to call Buildings #2 and #3, "Equipment Lockers";
7. Include the comments in the letters from Lori Seese, Justin Coyle and Hecktown Volunteer Fire Company.

The motion was seconded by Ed Dulac and carried unanimously.

The motion to table the Lehigh Valley Underground Contractor Office/Yard Land Development plan was moved by Tara Capecci and seconded by Ed Dulac. The motion carried unanimously.

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

ADJOURNMENT

The motion to adjourn was moved by Bert Smalley and seconded by Tara Capecci. The motion carried unanimously. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator