



LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

623 MUNICIPAL DRIVE
NAZARETH, PA 18064
TELEPHONE: 610-759-7434
FAX: 610-746-3317

Planning Commission

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

Planning Commission Minutes February 24, 2025

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 Chris Briglia, and Lori Seese, Planning & Zoning Administrator. Solicitor Steve Mills was also present.

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 January 20, 2025, meeting was moved by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously.

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

AGRICULTURAL SECURITY AREA APPLICATION

James H. Hosford and Lucienne V. Hosford, Tax Parcel #L6-11-6

Agricultural Security Area Committee Members present: Robert Hoyer, Joan Garrett, Jeff Setzer, and David Meixell. Supervisor Marty Boucher was not present.

Applicants James and Lucienne Hosford were present. Robert Hoyer spoke about the Hosford property, 30± acres to be included in the Agricultural Security Area. The Agricultural Security Area Committee voted to recommend inclusion in the Agricultural Security Area: Motion made by Jeff Setzer and seconded by Joan Garrett. The motion carried unanimously.

The Planning Commission was happy to proceed with the application. Hugh Harris made the motion to recommend the Hosford Agricultural Security Area application. The motion was seconded by Bert Smalley and carried unanimously.

SUBDIVISION/LAND DEVELOPMENT

Popeye’s w/Drive-Thru & Valvoline Auto Service Station - Amended Final Land Development Plan

Present for the Application: Julie Von Spreckelsen, Esq., Paul Mutch, P.E., and Erika Reed, The Dreher Group.

Julie Von Spreckelsen provided an overview of the history of the project. Engineer Paul Mutch reviewed the differences in the plan which is primarily related to the Valvoline use. Hours of operation for Valvoline will be 8 a.m. – 6 p.m. Paul noted that in contrast to Take5, Valvoline will use a basement for servicing the cars. The Planning Commission asked questions regarding the proposed use.

Engineer Chris Briglia asked the Applicant to modify the plan to make it clear that the Popeyes is under construction and not the subject of the amended plan.

Chris Briglia also requested a traffic comparison between Take5 and Valvoline.

Lori Seese reviewed her letter, primarily sign comments.

The motion to recommend approval of the waivers for simultaneous preliminary and final review was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

The motion to recommend approval of the Popeye’s w/Drive-Thru & Valvoline Auto Service Station - Amended Final Land Development Plan, provided all the comments from Carroll Engineering and Lori Seese are addressed was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

Victaulic Preliminary/Final Site Plan – Parking Lot Improvements

Present for the Application: Scott Mease, P.E., Mease Engineering and Walter Sloyer, Victaulic

Scott Mease noted the change in plan type from Land Development to Site Plan. Bethlehem Township is also reviewing the plan this evening. Scott reviewed the intent of the plan to add parking to accommodate shift changes, snow removal, and the future ability to add a second floor for office space. No development is proposed in Lower Nazareth Township.

The Planning Commission had limited comments on the plan.

Chris Briglia commented on the maximum number of employees depicted on the plan and questioned the reasons behind the need for additional parking.

Scott Mease explained that Victaulic has (200) employees on the largest shift: (100) in the office and 100 in the warehouse.

Walter Sloyer stated the use of the property is primarily 75% warehousing and 25% light assembly.

Lori Seese reviewed her letter.

The HVFC letter was discussed. A conversation with Jeff Seip is recommended to determine the Fire Company’s exact concerns. The Applicant will speak with Jeff Seip.

The motion to recommend approval of the waiver requests for simultaneous preliminary/final submission was moved by Ed Dulac and seconded by Tara Capecci. Motion carried unanimously.

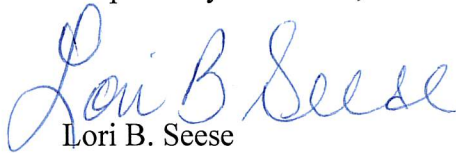
The motion to recommend the Preliminary/Final Site Plan approval provided the comments from Carroll Engineering, Lori Seese, and Hecktown Volunteer Fire Company are addressed, with the condition that the Applicant must contact the Fire Company to discuss their concerns was moved by Ed Dulac and seconded by Tara Capecci. 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 Bert Smalley. The motion carried unanimously. The meeting adjourned at 7:12 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator