



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 March 17, 2025

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

APPROVAL OF THE AGENDA

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

APPROVAL OF MINUTES

Motion to approve the minutes of the February 24, 2025 meeting was moved by Tara Capecci and seconded by Ed Dulac. The motion carried unanimously.

There were no items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

SUBDIVISION/LAND DEVELOPMENT

Newburg Road Event Center and Farm Café – Preliminary Subdivision and Land Development Plan

Present for the Application: Ana Martin, P.E., Van Cleef Engineering; Attorney Joseph Piperato; Applicants, Andrew and Christina Micklos.

Attorney Piperato noted receipt of the review letters from LVPC, Hecktown Vol Fire Company, Zoning Officer, and Township Engineer. Attorney Piperato stated the intention is a farm environment with (70) acres to be conserved at no cost to the Township. Two buildings are proposed – A one-story Barn Center for events and a two-story Farm Café. The first floor will be the café, and the second story will be used as storage for both buildings.

Engineer Ana Martins reviewed the properties and proposed site plan. Access to the site will be off Newburg Road. The property will be served by on-lot septic and public water.

Attorney Piperato noted the intention to incorporate the farm with the Event Center similar to a facility in Quakertown. The farming aspect would be raising chickens and make egg sandwiches at Café. A walking path is also proposed.

Christina Micklos explained the intention for the event center: hold private celebrations, weddings, showers, company and teambuilding events.

Hugh Harris inquired about the legal occupancy of the Event Center under the Fire Code. It was noted that parking was provided for 200 occupants.

Chris Noll, 479 Nazareth Pike commented that a lot of supporting information has not been provided.

Attorney Piperato stated that the Farm Cafe is not a restaurant. It is an accessory use. Discussion followed.

Ana Martins agreed that there are studies which have not been included and the E&S plan must be updated. The studies are underway. They will work with the Township Engineer to address the comments of his letter.

Tara Capecci inquired about the proposed hours. Farm Café would be daily, 7 am. to 4 p.m. and the Event Center would be open in the evening.

Township Engineer Justin Coyle reviewed his March 14, 2025 letter. The plan was submitted as preliminary to get the application before the Township. Justin noted they have zoning relief they must get satisfied.

Lori Seese reviewed her March 14, 2025 letter, noting zoning relief is required.

Linda Crook stated her concern that the use would expanded over time, that the Applicant would come back to expand the use.

Christopher Noll, 479 Nazareth Pike – Mr. Noll stated that this application is not ripe for any action by the Planning Commission due to the lack of supporting documentation. The application should be tabled. Chris stated that he understands the intent but does not believe it meets what the ordinance was proposing.

Belinda Hendershot, 4319 Newburg Road – Stated her concerns about traffic. Every weekday, the traffic backs up as far as she can see east on Newburg Road. It's out of control now.

Township Engineer Justin Coyle explained that the 191/Newburg Road/946 intersection improvement is underway. Justin also stated that this particular project will have to get a PADOT permit for this driveway.

Robert Hendershot, 4319 Newburg Road stated his concerns about stormwater management coming on his property.

Justin Coyle explained the Applicant will be bound by Township Act 167 Plan, required to get PA NPDES Permit, and approval from the Lehigh Valley Planning Commission.

Mr. Hendershot also stated concerns about the property being served by on-lot septic. Justin Coyle stated that those details have not been provided at this time.

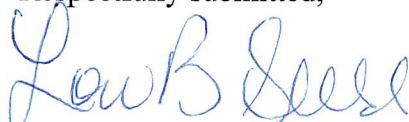
The motion to table the Newburg Road Event Center and Farm Café – Preliminary Subdivision and Land Development Plan was moved by Tara Capecci and seconded by Ed Dulac. The motion carried unanimously.

COURTESY OF THE FLOOR – No comments

ADJOURNMENT

The motion to adjourn was moved by Ed Dulac and seconded by Tara Capecci. The motion carried unanimously. The meeting adjourned at 7:16 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator