



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 16, 2025

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, and Lori Seese, Planning & Zoning Administrator. Linda Crook was not present.

APPROVAL OF THE AGENDA

The motion to approve the agenda as posted was moved by Ed Dulac and seconded by Bert Smalley. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the April 21, 2025 meeting was moved by Bert Smalley and seconded by Ed Dulac. The motion carried unanimously.

There were no items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

SUBDIVISION/LAND DEVELOPMENT

FedEx Freight 4218 – Land Development Sketch Plan

Present for the Application: Mike Haines, P.E. Stowe Schaeffer Engineering

Mike Haines provided an overview of the proposed project. This plan depicts their optimal plan.

Ed Dulac inquired about the number of employees. Mike Haines stated they do not have that number yet. They are still working with FedEx to determine shift counts. He also could not say if the operations would be 24/7.

Mike Haines stated they are planning for multiple vehicle sizes.

Gary Asteak inquired if this would be a last mile delivery center? Mike Haines did not know the answer to that question. Gary suggested they need to bring someone from FedEx here to answer those questions.

Hugh Harris said he does not want to see any expansion of the facility which would bring more traffic on Route 191. There is already a lot of traffic at the property.

Tara Capecci noted a lot of van spaces around the perimeter and stated concern about the intent of the expansion.

Justin Coyle reviewed his June 12, 2025 letter reviewing zoning, traffic, stormwater management, etc.

Lori Seese reviewed her June 13, 2025 letter commenting that the application needs a lot of zoning relief.

Hugh Harris commented on existing stormwater management issues when it rains.

Hugh Harris commented that he has been on the Planning Commission for many years. He has never seen a plan come before the Planning Commission with this many issues.

There were no additional comments from the Planning Commission.

Blue Moon Squire Contractor Office w Outdoor Storage – Sketch Plan

Present for the Application: Kevin Horvath, P.E., Keystone Consulting Engineers

Kevin Horvath provided a review of the proposed project. The proposed building to be subdivided into (6) units. One driveway would be eliminated. They are aware of the requirements for the façade. The current condition is an exceptionally large, paved area to the rear of the property. Proposing to pull back the pavement in the rear and restore the land to plantings. No need for an on-site basin.

The existing septic is in the middle of the paving. A holding tank would be installed until public sewer is extended to the site. This property is not part of the service area. They are willing to connect to sewer if it were present and would install a lateral. There would be a limited number of employees – approximately (28). Holding tank would be limited to (800) gpd which would limit the number of employees. Regarding traffic, they are estimating 59 a.m./71 p.m. peak hour trips.

Kevin stated that the building could potentially have (6) units, or someone could take more than one unit. There are plans for six overhead doors.

Constraints by the floodplain are dictating the traffic pattern on the property.

Kevin stated the storage may/may not be fenced in. It would be reasonable to expect it would be fenced. The types of materials and equipment to be stored were discussed. The site is limited in size and due to the floodplain so that will limit the type of equipment they could store.

Ed Dulac inquired if anyone would do work onsite. Kevin acknowledged a cabinetmaker, if that were permitted, but definitely not anything that would not be permitted.

Bert Smalley inquired about continued access to the Monocacy Creek. Kevin Horvath agreed a conservation easement could be possible.

Justin Coyle reviewed his June 12, 2025 letter. Lori Seese reviewed June 16, 2025 letter stressing that compliance with the floodplain development is her biggest concern. Kevin Horvath stated they are pulling the pavement back away from the creek and enhancing the curb appeal of the property.

Hugh Harris commented that anything they can do to shield the storage areas would be helpful.

There were no additional comments from the Planning Commission.

Lehigh Valley Underground Contractor Office/Yard – Preliminary Land Development Plan

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

Mark Bahnick reviewed the progress of the project to date. They are closer to obtaining NPDES approval. Mark reviewed progress regarding karst topography on the property. A report has been submitted to the Township. The applicant was seeking three waivers.

Ed Dulac inquired about how they evaluated the closed depression regarding karst presence. Justin explained how they performed the work during the karst study.

Engineer Justin Coyle recommended preliminary conditional approval along with approval of the waivers.

Lori Seese reviewed her June 16, 2025 letter.

Tara Capecci made a motion to approve the (3) requested waivers. The motion was seconded by Bert Smalley and carried unanimously.

Tara Capecci made a motion to recommend approval of the Preliminary Land Development Plan for Lehigh Valley Underground Contractor Office/Yard, conditioned upon satisfaction of the comments of the letters from Justin Coyle and Lori Seese. The motion was seconded by Ed Dulac and carried unanimously.

Subdivision and Land Development Ordinance Comprehensive Amendment Workshop

Consultants, AJ Schwartz and Carolyn Yagle of Environmental Planning & Design were present virtually.

Carolyn reviewed the process going forward. The work is focused on completion in 2025. The most intense part of the work will be over the summer to get a draft out in the Fall.

Initial Core Update Areas: Exploring application types, aligning and expanding definitions; evaluating and assigning application guidelines; clarifying and charting review processes. Looking to introduce more graphics and tables to make it easier for processing.

AJ discussed consideration for small scale residential projects. Reviewed application contents to be made clearer and the metric of what means complete. They will provide flow charts that will make it clear how the development flows.

They want to create one place for you to see what may be required for a particular type of application.

In the SALDO, we also have the potential to add more requirements to the overlay boundaries in the Zoning Ordinance.

Administrative review was discussed. The language of the SALDO will be written to button those items up. The concern is the fact that the moment the application is deemed “complete” the clock on the review begins.

A questionnaire for the Planning Commission was discussed. The goal is to have a draft early fall. Two weeks to review the questionnaire. Return before the 4th of July.

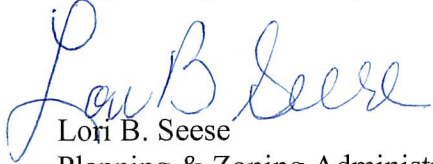
Next meeting was discussed potentially between the two Planning Commission meetings - July 28th in person. Another meeting at the end of August.

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

ADJOURNMENT

The motion to adjourn was moved by Tara Capecci and seconded by Bert Smalley. The motion carried unanimously. The meeting adjourned at 8:10 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator