



# 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 July 21, 2025**

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Present: Commission Members Hugh Harris, Tara Capecci, Bert Smalley (virtually) and Edward Dulac; Township Engineer Chris Briglia, 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 Ed Dulac. The motion carried unanimously.

### **APPROVAL OF MINUTES**

Motion to approve the minutes of the June 16, 2025 meeting was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

### **CORRESPONDENCE & ANNOUNCEMENTS**

Letter of Support for Township Line Road - The motion to recommend approval and support of the Township Line Road Rehabilitation Project and authorize sending a letter to the PA Department of Community and Economic Development Authority as part of the Township grant application was moved by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously.

### **SUBDIVISION/LAND DEVELOPMENT**

#### **Northwood Preliminary Land Development Plan – Waiver Request**

Present for the Application: Laura Eberly, P.E.; Steven Selvaggio, Applicant; Stephen Goudsouzian, Esq.; Eric Reidinger, Forge39.

Laura Eberly reviewed the requested waivers. Extensive discussion regarding the waiver requests from Bushkill Creek Watershed Stormwater Management Ordinance, Sections #304.T and #306.B.

Tara Capecci inquired about the outstanding question regarding the use of Northwood Avenue and Country Club Road. There is a problem with the roads. It was noted that the Applicant must still go to the Board of Supervisors for preliminary land development approval.

The motion to recommend approval of the waiver from SALDO Article 7, Section 701 was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

The motion to recommend approval of the waiver request for SALDO Article 7, Section 774.32.E was moved by Tara Capecci and seconded by Ed Dulac. The motion carried unanimously.

Tara Capecci made a motion to recommend approval of the waiver request for Bushkill Creek Watershed Stormwater Management Ordinance Article 3, Sections 304.T and 306.B, as written in the Township Engineer's July 17, 2025 letter with the condition that the swale would only be removed from the recommendation with concurrence by the Township Engineer. The motion was seconded by Ed Dulac and carried unanimously.

**Mikron Road Light Manufacturing Preliminary/Final Land Development Plan**

No one was in attendance for this Application.

The motion to table the application was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

**COURTESY OF THE FLOOR**

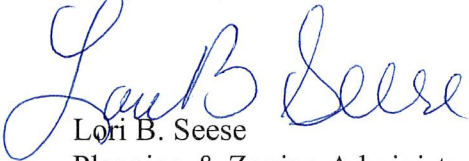
The location of the proposed McDonalds was discussed.

There is a proposed SALDO Workshop meeting, July 28, 2025.

**ADJOURNMENT**

The motion to adjourn was moved by Ed Dulac and seconded by Hugh Harris. The motion carried unanimously. The meeting adjourned at 7:10 p.m.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator