



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 August 18, 2025

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Present: Commission Members Hugh Harris, Bert Smalley and Edward Dulac; Township Engineer Justin Coyle, and Lori Seese, Planning & Zoning Administrator. Planning Consultant Andrew Schwartz was also present. Commission Member Tara Capecci was not 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 July 21, 2025 meeting was moved by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously.

SALDO Amendment Workshop

AJ Schwartz reviewed the SALDO amendments made to date: application and submission requirements, simple subdivision vs. minor/major land development.

AJ provided a flow chart for plan submission process and reviewed the process. Discussed Pre-Application, Sketch Plan processes.

AJ reviewed the Submission Matrix, administrative review process.

Reviewed lighting requirements, buffer yards, sidewalks and curbs, utilities, street design standards/driveways, storm drainage system provisions.

AJ will make a presentation to the Board of Supervisors at their September 10, 2025 meeting. He will be back to the Planning Commission on September 15, 2025.

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 8:31 p.m.

Respectfully submitted,

Lori B. Seese
Planning & Zoning Administrator