



# 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 September 15, 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 Justin Coyle, and Lori Seese, Planning & Zoning Administrator. Planning Consultants, AJ Schwartz and Carolyn Yagle were also present virtually.

### **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 August 18, 2025 meeting was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

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

### **SUBDIVISION/LAND DEVELOPMENT**

#### **United Rental Reality Conditional Use Application CU2025-02 – Request to Amend CU2023-02**

Present for the Application: John VanLuvanee, Esq.; Daniel DalMaso, Property Owner; United Rental, Robert Minick, Applicant.

Attorney John VanLuvanee provided an overview of the proposed application. They are seeking modification of the previous Conditional Use Order & Opinion which limited equipment storage to no higher than 18 feet and required submission of a land development plan. They don't believe they have anything to submit.

Rental of storage containers will be the primary business for United Rentals. They will have 30-50 containers on site. The maximum time on-site of any unit would be 30 days. They need capacity for 300 containers which would be stacked no more (3) high. As a practical matter, they typically store (2) units high. Containers are 9'-6" High x 10' x 20 – 40 feet long.

Some containers are turned into construction offices and would be delivered to the site after there is a specific request.

Logistically, United Rentals is looking to locate an office here. They have another office in Wilkes-Barre.

Robert Minick stated that it is not beneficial for United Rentals to have a fully stacked yard. They want to have it on rent or get it off the site. Delivery would occur by local carriers. They won't have their own services at first. On a daily basis they would have 1-2 orders and 2-3 returns. Container leases are 28-day minimums.

The hours of operation would be 7:30 a.m. - 5:00 p.m. They would not have regular customer traffic. They would have approximately (6) employees.

The containers would be stored on existing impervious surfaces. No fuel tanks on-site. One fuel cell. No storage of hazardous materials.

Attorney VanLuvanee said United Rentals is willing to accept condition that they be stacked no more than (3) containers high.

They use patch material for maintenance and repair of containers. No welding and currently no painting.

The units do have bathrooms in them; however, they don't store any wastewater fluids in the units.

United Rentals intends to use the property as is with no change to the property.

Justin Coyle reviewed his September 10, 2025 letter, explaining that the Planning Commission has the right to apply conditions pursuant to the MPC and the Zoning Ordinance. Justin reviewed the Zoning Ordinance Conditional Use Standards for Decisions. The requirement for submission of a traffic generation analysis is to memorialize the traffic for the project.

Justin stated the site plan should depict how they containers would be laid out on site. How would a fire truck navigate the site? Justin also noted that the containers are impervious and have a different run-off coefficient than gravel. A simple calculation can be made to analyze. A buffer screen is proposed along Gremar Road. Justin requested the copies of the PADOT Highway Occupancy Permit.

Ed Dulac commented that what Justin has asked for is not that difficult to obtain. Attorney VanLuvanee stated the United Rentals use is not going to be in the ITE Trip Generation Manual. Attorney VanLuvanee believes that we are asking for something just for the sake of doing something. Discussion about whether the site is impervious was discussed.

Lori Seese provided a summary of her letter and her opinion that the proposed United Rental use and the EquipmentShare use are not the same. EquipmentShare was approved as a "Retail Sales and Outdoor Storage of Industrial Equipment". It is Lori Seese's opinion that this use is closer to "Auto, Boat or Mobile/Manufactured Home Sales", which is not a permitted use in this zoning district. If there is a question of interpretation, it has to go to the Zoning Hearing Board.

Attorney VanLuvanee provided photographs of the proposed containers. Hugh stated the fire company should evaluate the layout of containers.

Tara Capecci stated it is not a bad use of the property; however, we need to understand the access, the maximum number of containers, review by the Fire Company, and any change in runoff. We also need to state a 30-foot height limitation. Tara also said if there is a question about the use, it needs to go back to the ZHB for an official ruling.

Ed Dulac agreed there is no harm in getting the Zoning Hearing Board to rule on the use. Otherwise, he felt it was a good use of the property. Hugh Harris agreed.

Bert Smalley agreed the Zoning Hearing Board needed to make a determination on the use.

Tara Capecci made a motion that while the Planning Commission considers this a good use of the property they recommend the Applicant goes to the Zoning Hearing Board to settle the question whether the use is structure or equipment; that a site plan be submitted depicting the maximum number of containers for fire company guidance; that the impervious coverage with the use of containers be reviewed; and a maximum height of storage be limited to 30 feet high. The motion was seconded by Hugh Harris and carried unanimously.

### **McDonald's Nazareth Sketch Plan**

Present for the Application: Matthew Chartrand, P.E., Bohler Engineering

Matt Chartrand reviewed the proposed project. They will connect to public utilities. Stormwater, traffic will be addressed during the land development process. Justin reviewed his September 11, 2025 letter. The Township likes the single access point. The off-street loading area was discussed. Deliveries at off hours.

Lori Seese reviewed her September 12, 2025 letter. Zoning Ordinance curbing requirement was discussed.

Tara inquired about the location given that there is a store a few miles away on Route 248.

Linda commented about providing parking closer to the building to allow people closer access to the building instead of crossing traffic.

Alex Ortiz, present virtually for McDonalds commented that they have a lot of younger customers. McDonalds business is 75% drive-thru/mobile orders. Justin inquired about having the ADA spaces next to the building. Matt stated this layout is standard for all of McDonald's stores.

The Planning Commission had no further comments.

### **SALDO Amendment Workshop**

Before beginning the discussion on the SALDO, AJ Schwartz displayed several examples of McDonald's lanes with curbing and discussed the intention while Matt Chartrand was still present.

Regarding United Rentals, AJ believes this is outdoor storage and agrees with Lori Seese. The United Rental Realty must be reviewed under the new ordinance.

Moving on to the SALDO, AJ reviewed draft text considerations for neighborhood-sensitive lighting standards, buffer yards, sidewalks and curbs, utilities, street design standards/driveways, storm drainage system provisions. The species of trees as permitted by PA Dept of Conservation & Natural Resources was discussed.

Tara Capecci suggested we look at adding Data Centers to Zoning Ordinance.

Justin suggested adding a requirement to the SALDO for an Environmental Impact Assessment. Ed Dulac discussed environmental soil testing.

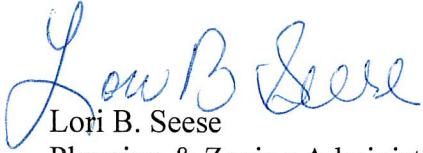
AJ summarized they are working to get a package for October. They will have comments to Staff shortly so we can finalize over the course of the next two weeks.

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

**ADJOURNMENT**

The motion to adjourn was moved by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously. The meeting adjourned at 9:37 p.m.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator