



# 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 April 21, 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.

### 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 March 17, 2025 meeting was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

There were no items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

### SUBDIVISION/LAND DEVELOPMENT

#### The Cottages at Meadow Stone – Sketch Plan

Present for the Application: Phil Malitsch, Applicant, Tuskes Homes; Christian Brown, LA, Brown Design Group

Chris Brown provided an overview of the proposed project. Plan has been revised to remove the lot line adjustment with the adjoining parcel. The number of lots are reduced to (42) lots. Phil Malitsch mentioned that some of their housing models may allow for adjustment in size to give the lots more room for end users.

Justin Coyle reviewed his April 18, 2025 comment letter. Sanitary sewer connection was discussed. On-Street parking and sidewalks were discussed. Chris Brown believes the driveway lengths should allow (2) off-street parking spaces in the driveway. The Planning Commission recommended sufficient parking to allow for (3) cars. Sidewalks are preferred. Tara suggested making accommodation for a bus stop for the development. Lori Seese reviewed her April 16, 2025 comment letter. There will most likely be an HOA.

The Applicant intends to make a formal subdivision application tentatively 60-90 days.

**HH Nazareth Nest (formerly Residences at Meadow View) – Preliminary/Final Land Development Plan and Conditional Use CU2025-01**

Present for the Application: Justin Huratiak, Applicant; Jason Buchta, LA, Ott Consulting; Troy and Jim Faust, Property Owners.

Justin Huratiak reviewed the history of the project under Residences at Meadow View, and the current proposed project. Justin Coyle reviewed his April 17, 2025 comment letters.

The height of the buildings was discussed. Justin Huratiak stated the previous approval was for 58 feet. He can build the apartments with a flat roof at 35 feet tall. Justin Huratiak stated they are requesting relief up to 48 feet so the buildings can have peaked roofs. The Planning Commission was in favor of a peaked roof over a flat roof. Justin Huratiak stated they are proposing (3) occupied floors with 9-foot ceilings. Comparisons to the Bath project was discussed. The Planning Commission questioned why he is requesting 48 feet if the Bath building is 42 feet. Justin explained that the architectural plans are being finished. He believes he can do 45-feet but is asking for 48 feet in the event the slope doesn't work.

Tara Capecci stated a concern about parking. Parking requirements were discussed.

Justin Huratiak stated that the recreational requirements from the previous plan have been included on this plan; however, he would like to remove the walking path lighting if possible.

The Fire Department letters and requested hydrants were discussed at length. Justin Huratiak said he will comply with the Fire Company's requests.

Lori Seese reviewed her April 17, 2025 letter, particularly requesting changes to the Zoning Table and parking calculation table.

Justin Huratiak reviewed the requested waivers which are the same waivers requested for Residences at Meadow View.

The motion to recommend Conditional Use approval of the HH Nazareth Nest Conditional Use application, including the request up to 48-foot building height for the purpose of providing an aesthetically appealing roof and buildings with (3) habitable floors, provided the Applicant satisfies the requirements in Justin Coyle's April 17, 2025 letters, Lori Seese's April 17, 2025 letter, and Hecktown Vol. Fire Company April 17, 2025 letter was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

The motion to recommend approval of the following waivers conditioned upon submission of details for the retaining wall was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

- a. Article 4, Section 401, and Article 5 Section 501: Requirement for Separate Preliminary and Final Submission.
- b. Article 7, Section 774.32.c: Requirement for an impervious liner in the detention pond.
- c. Article 7, Section 774.32.e: Minimum detention basin floor slope of 1%.
- d. Article 7, Section 775.37: Requirement for the use of reinforced concrete pipe for storm sewer within street cartway areas.

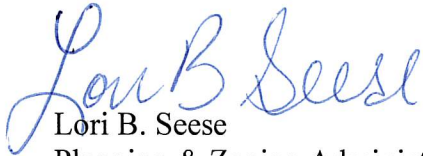
The motion to recommend approval of the HH Nazareth Nest Preliminary/Final Land Development Plan provided the Applicant satisfies the requirements in Justin Coyle's April 17, 2025 letters, Lori Seese's April 17, 2025 letter, and Hecktown Vol. Fire Company April 17, 2025 letter was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

There were 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 8:20 p.m.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator