



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 20, 2026**

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Present: Commission Members Linda Crook, Hugh Harris, Tara Capecci, Bert Smalley and Edward Dulac; Township Solicitor Gary Asteak, Township Engineer Justin Coyle, Planning & Zoning Administrator Lori Seese, and Assistant Planning & Zoning Administrator Emily Fucci.

Agricultural Security Committee: Supervisor Martin Boucher, Robert Hoyer, Joan Garrett, David Meixell, and Gary Mitman.

APPROVAL OF THE AGENDA

Motion to approve the agenda as posted was moved by Hugh Harris and seconded by Edward Dulac. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the February 23, 2026 meeting was moved by Hugh Harris and seconded by Edward Dulac. The motion carried unanimously.

AGRICULTURAL SECURITY APPLICATION

Arphil Properties, 659 Nazareth Pike, Tax Parcel #K7-20-6

All members of the Agricultural Security Area Committee were present.

Gary Asteak announced a joint meeting was being held for the Planning Commission and Agricultural Security Area Committee to review the application. Gary Asteak confirmed that the property owner was invited to attend the meeting but was not present.

Bob Hoyer provided background on the application and stated the Agricultural Security Area Committee reviewed the application and would like to recommend it for approval. No additional comments or questions were received.

Motion to recommend the Planning Commission accept the application and forward it to the Board of Supervisors for approval was moved by Martin Boucher and seconded by Gary Mittman. The motion carried unanimously.

Motion to recommend the Agricultural Security Area application of Arphil Properties at 659 Nazareth Pike for approval by the Board of Supervisors moved by Bert Smalley and seconded by Hugh Harris. The motion carried unanimously.

SUBDIVISION/LAND DEVELOPMENT

Caffese Lot Line Adjustment – Country Club Road – Waiver Request

Present for the Application: John Caffese and Amber Caffese

John Caffese provided the Planning Commission with a handout detailing his waiver request and a map showing the roadway. John Caffese read his handout aloud and detailed the reasonings behind making his waiver request to defer widening of the roadway, citing safety and financial concerns.

Lori Seese provided a visual aide showing multiple subdivisions on Country Club Road and provided background on previous roadway widening.

Linda Crook commented that although the roadway may have a lower volume of traffic at this time, it will likely increase in the future and require the need to be widened.

Tara Capecci asked for clarity on if the Township will be responsible for removing the trees and regrading the property, and Justin Coyle responded the Township would.

Justin Coyle stated that the roadway widening work was agreed upon during the recent approval of the lot line adjustment plan, and the waiver request was made after approval was received. Justin stated that the Township went out to bid for the project and will be paving County Club Road this year. Justin further commented that the widening of the road will alleviate safety concerns, such as improving line of sight.

Tara Capecci confirmed the widening wasn't required until the prior owner triggered it through subdivision.

Hugh Harris stated the Township's goal will be to eventually widen the roadway in totality.

Motion to not recommend the waiver request from SALDO Section 741.6 moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

Hugh Harris acknowledged the property owner's concern, but that the Township must look at the bigger picture.

ZONING ORDINANCE AMENDMENT – Add Data Center Use

Lori Seese stated the draft ordinance was in front of the Planning Commission for comment and recommendation. Gary Asteak confirmed it was the final draft for review before being advertised for adoption.

Edward Dulac suggested the contents of proposed House Bill 1834 be included in the draft. Ed noted that although HB1834 has not been passed, he wanted to address the contents of the bill proactively. Gary Asteak noted that HB1834 addressed regulations for utility companies and rates. A discussion was held on the Township's inability to regulate the utility companies and rates.

Linda Crook liked that HB1834 requires a portion of electricity be generated by "clean energy" and requested it be included in the ordinance. Hugh Harris stated he would like to see the ordinance have similar language to HB1834. Lori Seese reiterated the Township cannot control the electricity.

Bert Smalley asked about the current uses present in the TD-11 district and how much space was left to develop, and if a warehouse could be converted. Lori confirmed the TD-11 district does not contain any of the existing warehouses.

Tara Capecci commented on the minimum lot area ratios not being consistent and asked how the square footage was calculated. Linda and Tara asked for the square footage calculations to be clarified.

Tara Capecci mentioned reports that data centers create heat islands and asked if there was a way to address the heat radiation.

Ed Dulac referenced a Susquehanna County ordinance that uses a closed loop cooling system and suggested it be included in the ordinance. Ed asked why the ordinance addresses gray water if centers are required to be connected to public water and sewer.

Ed Dulac asked if the Township had the resources to effectively address an emergency at a data center. Hugh Harris responded that the Township would not, but that involvement from the County, State and Federal level are made as needed and they would be able to assist.

Linda summarized the comments from the Planning Commission and recommended the Board of Supervisors include their comments into the ordinance to address requiring a portion of clean energy generation, a closed loop cooling systems in addition to closed loop water systems, the creation of “heat islands”, and clarify if the square footage is being calculated off of the building footprint or the total floor space.

Jim Godiska commented that a closed loop system eventually leaks and its contents will need to be treated as waste. Jim also provided an example of a heat island and that they become more impactful based on where the centers are located, such as outside a big city.

PLANNING COMMISSION DISCUSSION

Inspection Program –

Linda Crook referenced an email she had sent in March with a draft letter to the Board of Supervisors about requiring inspections for commercial and rental properties. Linda referenced that Nazareth Borough has an inspection program and the property owner’s pay for the cost of the inspection. Lori Seese provided comment on the email Linda had sent and suggested Linda’s personal experience is referenced to show why they think adopting an inspection requirement would be beneficial. Linda commented on safety issues landlords may not be aware of and provided examples of violations found in Nazareth Borough.

Edward Dulac asked how we can improve enforcement. Edward acknowledged the Board of Supervisors did not wish to previously adopt an inspection requirement because they thought it was too intrusive. Bert Smalley provided an enforcement example of making sure planting requirements in developments are being followed.

Tara Capecci suggested the commercial property owners cover the cost of inspections.

Lori Seese reiterated that the Planning Commission should add additional information to their letter. Linda asked members to send summaries of their comments and that she will put together a draft.

Jaindl Plan, 6909 Township Line Road, Hanover Township –

Lori Seese advised the Commission they were being asked for comments on a land development plan in Hanover Township that is considered to be of regional significance.

Hugh Harris stated Township Line Road is not capable of handling the increased traffic.

Edward Dulac stated that developing on the site of an old quarry would be a challenge.

Tara Capecci commented that the review letter from Hanover Township asked for improvements on Township Line Road to be shown.

Hugh commented they should put in turning lanes and direct traffic away from the Township.

Justin Coyle recommended all traffic be made to turn right out of the proposed driveway.

Hugh Harris asked why the Township did not formally receive a copy of the plan, as they are improving our roadway. Hugh stated that any proposed improvements to Township Line Rd should be reviewed and approved by the Township engineer.

Linda Crook commented on the poor line of sight and the grade of the roadway at the proposed driveway.

Discussion was held on the impact of the future increased traffic from a pending Jaindl residential development on Steuben Road.

The Planning Commission recommended the Township Engineer be authorized to review the plan for impacts to Township Line Road.

Supervisor Martin Boucher asked how truck traffic can be better policed on restricted roadways.

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 7:56 p.m.

Respectfully submitted,



Emily Fucci
Assistant Planning & Zoning Administrator