



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 July 20, 2026

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Present: Commission Members Hugh Harris, Tara Capecci and Edward Dulac; Township Engineer Justin Coyle; Lori Seese, Planning & Zoning Administrator; Emily Fucci, Assistant Planning & Zoning Administrator; and Planning Consultant Andrew Schwartz. Commission Member Bert Smalley was not present.

APPROVAL OF THE AGENDA

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

APPROVAL OF MINUTES

Motion to approve the minutes of the June 15, 2026 meeting with a correction on Page 3 to the name of the roadway was moved by Capecci and seconded by Harris. The motion carried unanimously.

There were no items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

SUBDIVISION/LAND DEVELOPMENT

564 Township Road Minor Subdivision Preliminary/Final Plan

Present for the Application: Applicants Matthew Fehnel and Nicole Somers and Plan Preparer Chris Moyer

Moyer reintroduced the plan to the Planning Commission (PC).

Coyle reviewed the July 15, 2026 Carroll Engineering review letter. All previous technical comments were addressed in the revisions. Coyle recommended approval of the waiver and deferral requests, with the exception of the waiver request for certification of the sewage disposal systems. This waiver request is under the jurisdiction of the Township Sewage Enforcement Officer. Coyle advised the plan was ready for conditional approval.

Seese reviewed her July 17, 2026 review letter. Dimensions for the proposed dwelling need to be added to the plan. There is an additional accessory structure on the property that needs to be marked for removal. The Applicants approached Seese regarding the applicability of the required payment of the Open Space Fee, since they will be replacing an existing dwelling. Seese will

forward the inquiry regarding relief from the Open Space Fee to the Township Manager for review.

Motion by Harris to recommend preliminary/final plan approval for the 564 Township Line Road Minor Subdivision with the condition that all items in Coyle's July 15, 2026 letter and Seese's July 17, 2026 letter are satisfied and recommend approval of the following waivers and deferrals:

- A waiver from SALDO Section 421 requiring the scale to be drawn at 1"=50'.
- A deferral from SALDO Section 742.1 requiring cartway widening and recommend a right of way width of 25'
- A deferral from SALDO Section 741.10 requiring curbing along Township Line Road
- Referral of the request for a waiver from SALDO Section 425.9 to the Township Sewage Enforcement Office for review

Seconded by Dulac. The motion carried unanimously.

McDonald's Nazareth Subdivision & Land Development Preliminary/Final Plan

Present for the Application: Plan Preparer Justin Klee of Bohler Engineer

Klee provided background on the project. The parcel will be subdivided from the existing shopping center while remaining under the ownership of Laneco, LP. The applicant will require zoning relief and is only looking for feedback at this time.

The proposed McDonald's is a 3,781 s.f. building with 31 seats and 2 drive thru lanes. 35 parking spaces are proposed, along with site lighting, a trash enclosure and street trees. The existing stub entrance from the shopping center parking lot will be utilized. No direct access from Route 248 is proposed.

Dulac asked for clarification on where the entrances to the building were. Klee provided an explanation of how the parking spaces are intended to be used between guests and employees.

Capecci asked for clarification on the flow of traffic into the site. Traffic from Route 248 will free flow, while traffic within the shopping center will be stop controlled.

A diversion swale and underground basin are proposed for stormwater management.

Coyle reviewed the July 17, 2026 Carroll Engineering review letter. No exceptions were taken to the requested waivers. It was suggested that the waiver request for sidewalks along Route 248 is deferred rather than eliminated.

Klee will be requesting a variance for the requirement to have curbing in the drive thru lane and requested input from the PC. Klee stated that curbing would disrupt the flow of traffic on the site. No curbing in the drive thru is a standard design for McDonald's.

Capecci expressed that she was fine with not requiring curbing. Harris agreed. Crook asked for background on why the Zoning Ordinance requires curbing. Schwartz suggested an alternative is utilized, such as mountable curbing or a rumble strip.

Klee is against a mountable curb and believes a rumble strip may disrupt business. However, McDonald's would install a rumble strip if deemed necessary. Dulac thought a rumble strip was a fair compromise.

Capecci asked if there is a possibility of a bus stop being placed along 248 in the future. Harris noted an existing bus stop is in the shopping center. Seese believed PennDOT may not permit a bus stop directly on Route 248.

Coyle requested that if the installation of sidewalk is deferred, conceptual sidewalks are still shown on the plans. Klee will take the sidewalks into consideration for stormwater.

Motion by Capecci to recommend approval of the following:

- Waiver from SALDO Section 421 requiring the scale to be drawn at 1"=50'.
- Waiver from SALDO Section 424.7 to provide details on the plan for features within 200 feet of the project boundaries
- Deferral of SALDO Section 749.1 requiring sidewalks, with the condition that conceptual sidewalks are shown on the plan and considered for lot grading and stormwater design
- Approval of the variance for curbing in the drive thru is recommended, provided an alternative solution such as a rumble strip is used.

Seconded by Dulac. The motion carried unanimously.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENT

Draft Update

Present for the Discussion: Planning Consultant Andrew Schwartz

Schwartz provided the PC with an overview of key changes and the proposed timeline for adoption of the SALDO. Flow charts are no longer being included as appendixes and are being kept for staff and administrative use. Minor policy updates have been included, such as clarification that only one application may be submitted for a property at a time. Technical requirements have been reviewed and updated, such as utilities and sanitary sewer connections. Portions of Appendix F and Article 7 have been combined to eliminate redundancy. Removal of construction standards that do not belong in an Ordinance are being reviewed and removed with assistance of the Township Engineer.

Seese believes that the abundance of specific design standards for sanitary sewer was added during development of Hanoverville Road. The duplicated information will need to be removed. No other utilities have the amount of detail as sanitary sewer. Coyle noted the information appears to have been written for a specific project and suggested it be removed entirely because the owner of the sanitary system will have their own design and construction standards. Schwartz agreed.

Capecci asked for clarification on the administrative review process. Schwartz explained that requests for an administrative review will be reviewed by staff members.

Dulac asked how plan submissions are reviewed for completeness. Seese explained that she verifies the correct number of copies and required reports are submitted. No technical review is performed at that time. If the submission is deemed incomplete, it is returned to the applicant in entirety with application fees.

Seese provided examples of conflicts when multiple plans are submitted for the same property and running concurrently. Harris questioned how applicants will be required to handle the

requirement of only having one active plan for a property at a time. Schwartz will update the draft to include instructions on withdrawing applications.

Capecci questioned the difference between right-of-way and cartway, citing a lack of clarity in their definitions and the design standards included in Article 7. Schwartz will provide corrections under Article 7.

Capecci asked why 24/7 continuous lighting was referenced instead of dusk to dawn, as there is not 24-hour darkness. Crook asked how the provision can be enforced during the daytime. Schwartz explained that 24-hours is often used because some lighting systems have motion detectors. The lighting requirement will be rephrased.

Capecci asked that standard plan notations are required to be placed on the right side of plans.

Under definitions, Dulac suggested "Accessory Building" be referred to as "Accessory Structure" and that the term "Code Enforcement Officer" be included.

Dulac asked why the list of neighboring property owners receiving notification increased from those within 200 feet to 300 feet. Seese replied that it was to be consistent with the Zoning Ordinance.

Dulac questioned why there was an exemption to notify neighboring property owners on residual tracts greater than 2 acres. Seese explained the exemption is based on the idea that the residual land will not be changed. Schwartz will check into improving the wording.

Dulac asked what qualifies a third-party agency to receive copies of a plan submission. Schwartz and Seese explained that each specific agency has their own requirements. Capecci asked if plans are sent to neighboring municipalities and Seese confirmed they are if the property is located within a certain distance of the boundary. Plan submissions are also shared with the Nazareth COG.

Dulac expressed he was happy that requirements for an Environmental Impact Assessment were included. Capecci and Dulac both expressed that increasing the distance to 1,500 feet for connection to public sewer and water was a positive change.

Schwartz asked that any additional comments be submitted by the end of July. The final draft will be in front of the PC for recommendation to the Board of Supervisors in August. Seese advised the goal is for the Board of Supervisors to approve forwarding the SALDO to the LVPC for review in September.

No comments were received under **COURTESY OF THE FLOOR**

ADJOURNMENT

The motion to adjourn was moved by Harris and seconded by Dulac. The motion carried unanimously. The meeting adjourned at 8:03 p.m.

Respectfully submitted,



Emily Fucci
Assistant Planning & Zoning Administrator