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 21, 2026

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

APPROVAL OF THE AGENDA

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

APPROVAL OF MINUTES

Motion to approve the minutes of the August 17, 2026 meeting was moved by Harris and seconded by Smalley. The motion carried unanimously.

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

SUBDIVISION AND LAND DEVELOPMENT

Everson Tesla Sketch Plan – 631 Municipal Drive

Present for the Application: Applicant Greg Naumovich and Mark Leuthe of Lehigh Engineering

Leuthe announced that he did not realize that Section 650 of the Lower Nazareth Township Zoning Ordinance requires a 100-foot setback in the TD-9 district when bordering the TD-5 district. The increased setback will eliminate an entire section of parking and building, drastically altering the plans.

Seese confirmed the setback is only on the one side of the property that is abutting the residential properties. Leuthe stated they will need to redesign the plans for the increased setbacks.

Naumovich introduced himself as the President and CEO of Everson Tesla.

Smalley asked what kind of trucks are used. Naumovich replied they use full size tractor trailers and flat bed trucks. The trucks access the existing facility on Gremar Road 3-4 times a month. The existing facility borders the proposed project. An easement to allow truck traffic between the two facilities will not be possible due to the 100-foot setback.

Smalley asked what the hours of operation are. Naumovich replied they operate 24 hours a day, with employees working two 12-hour shifts. The new facility will have the same hours.

Dulac asked for confirmation that the existing facility's operations will not change. Naumovich confirmed that the new facility will be for additional manufacturing capacity.

Leuthe described the project, which proposes 44,000 s.f. of light manufacturing with access onto Municipal Drive. The property is proposed to connect to the existing site's parking lot.

The existing site does not have the 100-foot setback, as it pre-dates the residential development.

Smalley asked if complaints are ever received for the existing Everson Tesla facility. Seese responded that no complaints have been received by the Township.

Crook asked if combining the lots would be helpful. Seese stated the 100-foot setback would still be applicable. Leuthe noted that a stormwater swale runs between the lots.

Naumovich provided an overview of what Everson Tesla does. Everson Tesla is an electromagnetic company and supplies the semiconductor and defense industry. They are a key supplier in equipment and chips. The ends pieces range from being "very small" to requiring an oversized load. The process starts with raw materials of copper, steel and insulation to create large coils. Neither the raw materials or products are considered hazardous.

Capecci asked if the facility generates noise. Naumovich explained that some noise is generated, specifically during hot summer nights because they work with the garage doors open due to a lack of air conditioning in the facility. The new facility will not produce an increase in noise.

Naumovich explained that they would construct the building in two phases, constructing an initial 20,000 s.f. and completing the remaining 20,000 s.f. at a later date.

Capecci asked how many employees Everson Tesla has. Naumovich replied that the existing facility has roughly 25 people. The new facility would employee 25-30 employees once built and functioning at capacity.

Naumovich confirmed they intend to purchase the property from Selvaggio.

Dulac asked if the process creates emissions. Naumovich replied that they do not.

Harris expressed he has no concerns with the proposal, but that they will need to obtain relief to build on the side adjacent to the TD-5. Smalley agreed.

Horwath briefly discussed the September 17, 2026 letter from Carroll Engineering. Leuthe did not have any questions on the Carroll Engineering letter or the September 18, 2026 letter from Seese.

Capecci would like to see the plan reworked to meet the zoning setback as much as possible, noting that the setback is there for a reason, but expressed that she is not in opposition of the project.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENT

Official Comment

Seese advised that the Board of Supervisors has authorized Gary Asteak, Township Solicitor, to send out the SALDO for official comment. The PC should advise if they have any additional comments or if they would like to recommend it for adoption.

Crook and Capecci commented that all of their comments have been addressed. Smalley noted some minor punctuation errors. Dulac asked if the SALDO was available for public view.

Seese advised that the Board of Supervisors will adopt in either November or December 2026.

Motion by Capecci to approve the draft Subdivision and Land Development Ordinance dated September 10, 2026 and recommend the Board of Supervisors authorize advertisement for adoption and seconded by Smalley. The motion carried unanimously.

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 7:05 p.m.

Respectfully submitted,

Emily Fucci
Assistant Planning & Zoning Administrator