



LOWER NAZARETH TOWNSHIP

PLANNING COMMISSION

623 MUNICIPAL DRIVE
NAZARETH, PA 18064
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Planning Commission

Linda Crook, Chairperson
Hugh Harris, Vice Chairperson
Tara Capecci, Secretary
Bert Smalley
Travis Gerould

Planning Commission Minutes October 15, 2018

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Also in attendance: Commission Members Travis Gerould, Hugh Harris and Bert Smalley; Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator. Tara Capecci was not present.

APPROVAL OF MINUTES

Motion to approve the minutes of the September 17, 2018 meeting was moved by Hugh Harris and seconded by Travis Gerould. The motion carried unanimously.

SUBDIVISION/LAND DEVELOPMENT

Lot 6 & 7, Hecktown Rd Business Park, Proposed Medical & Industrial Office – Preliminary Land Development

Present for the Application: Joseph Piperato, Esq; Matthew Longenberger and Jeff Bevins, Bohler Engineering.

Joe Piperato introduced the project. Jeff Bevins reviewed the proposed project including layout, stormwater management, and traffic. There will be a 10,800 s.f. building on Lot 6 (split between Lower Nazareth and Bethlehem Townships) and a 67,000 s.f. building on Lot 7, which is entirely in Bethlehem Township. The Applicant will be in front of Bethlehem Township next week.

Mr. Piperato reviewed their responses to all three staff review letters. For the most part, everything will be “will comply”. As highlighted in Lori Seese and Jeff Seip’s letters, an Intermunicipal Jurisdiction Agreement needs to be worked out regarding emergency services, building permits, taxes, etc.

Since the adjoiningers have not been notified yet, no formal action was taken on this plan. The Applicant will send notification to the adjoiningers and be back for the next meeting.

PROPOSED ORDINANCE

Proposed Digital Sign Ordinance

Lori Seese reviewed the proposed ordinance. The comments from the Planning Commission were consideration of increasing the time for the unchanged display to more than (8) seconds (1821.D(1)), and the coordinate the times listed in Item 1821.G. with the times listed in 1614.G.1, of the Zoning Ordinance regarding lighting.

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 7:05 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lori B. Seese".

Lori B. Seese
Planning & Zoning Administrator