



LOWER NAZARETH TOWNSHIP

PLANNING COMMISSION

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Planning Commission

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

Planning Commission Minutes February 24, 2020

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Commission Members Travis Gerould, Hugh Harris and Bert Smalley; Keith Lawler, Engineer; Gary Asteak, Solicitor; and Lori Seese, Planning & Zoning Administrator were in attendance. Commission Member Tara Capecci was not present.

APPROVAL OF MINUTES

Motion to approve the minutes of the January 20, 2020 meeting was moved by Hugh Harris and seconded by Travis Gerould. The motion carried unanimously.

There were no items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

SUBDIVISION/LAND DEVELOPMENT

Zoning Appeal ZA2020-02 – JW Development Partners, Special Permit

Present for the Application: Rick Roseberry, P.E., Maser Consulting; and Thomas Harper, Zator Law Offices.

Rick Roseberry provided an overview of the application particular to the floodplain request. In addition to installation of the irrigation line, a sanitary sewer line will also be installed alongside this irrigation line. All work will be completed at the same time. There will not be any fill in the flood zone.

Keith Lawler reviewed his November 19, 2019 letter, noting he has no issues with the work in the floodplain.

Bert Smalley stated concern about the proposed height variance. Rick Roseberry clarified that the variance is being sought for the larger building, not the smaller building which is closest to the residential properties. Mr. Roseberry displayed a section view showing that larger building will not be visible from the residential properties on Ruben Court.

Bert inquired if the additional storage capability will affect the amount of traffic. Rick stated that PADOT will require the Applicant to perform a 6-month lookback study to confirm their traffic totals.

Rick confirmed that this will be a high-cube warehouse. Rick stated that a distribution use is more vehicle intensive. They are restricted to what they testified originally under their conditional use approval.

Gary Asteak inquired why the variance was not addressed at the time the Applicant was before the Board of Supervisors for Conditional Use approval. The Board of Supervisors would have looked at the Conditional Use application with different eyes if they had known that they would be seeking this variance. Gary stated they are seeking a variance for something which is beyond what was approved under the Conditional Use application.

The motion to recommend approval of the Special Permit relative to the floodplain issue only was moved by Hugh Harris and seconded by Bert Smalley.

No vote was taken relative to height variance.

Linda Crook recommended that the Township needs to address the definitions of high cube warehouses in the Zoning Ordinance.

Conditional Use CU2020-01 – LVTC II Owner, LLC & LIT Associates, LLC

Present for the Application: Matthew Nunn, Trammel Crow Company; Katherine Durso, Esq.; Michael Jeitner, P.E., Bohler Engineering; John Wichner, P.E., McMahon Associates.

Mike Jeitner provided an overview of the proposed project. Since their last appearance before the Planning Commission, they have slid the building south toward Bethlehem Township. The building is now partially within Lower Nazareth Township and Bethlehem Township.

Flora Lane has been modified to provide additional widening and improved circulation. The main entrance is east on the adjacent parcel at a controlled traffic signal. A bike lane has been added, beginning at Flora Lane heading east all the way down across their adjoining parcel.

Mike Jeitner noted that all setbacks are in compliance with the Zoning Ordinance. Traffic circulation on-site has been perfected. Berms have been provided along Hanoverville Road and Township Line Road. Berm height will be approximately 5 feet with 8-foot mixed deciduous and evergreen plantings. Screening will be doubled on this corner.

Mike Jeitner stated they will be able to meet the Performance Standards of the Zoning Ordinance. All grading will be in accordance with the Zoning Ordinance.

The property will be served by the public water and sewer.

Lori Seese confirmed that they are seeking Conditional Use approval for all items under Article 11, Item 1103.A. Attorney Kate Durso noted they will be amending their application to exclude Item 1103.A.21 as noted in Lori's letter. Keith Lawler pointed out that they do not comply with the distance requirements outlined in Article 15, Section 1502.A.68(e) for Truck Terminals.

John Wichner, McMahon Associates stated they will be refining their Traffic Study to provide a 50% warehouse/50% manufacturing mix. Manufacturing will generate more car trips and warehouse will generate more truck trips. They will refine the mix to bring down the number of truck trips.

Keith Lawler reviewed the traffic memorandum provided by McMahon Associates.

John Wichner noted there several truck-turning restrictions in the area. They are not looking to send traffic to Route 191 or down Township Line Road. They would be looking for relief of truck restriction on Flora Lane. Truck restriction could be limited to turning left on Flora Lane.

Keith requested that if they perform the study for worst case scenario with all warehousing, he would like to see information closer to the actual proposed mix.

The Planning Commission stated they did not want to vote on the application considering the required changes to the application. Attorney Kate Durso requested comment on the proposed changes to Flora Lane. The Planning Commission stated they do not have any issues regarding the proposed changes to Flora Lane.

The Planning Commission recommended the Applicant do everything they can to reduce the number of trucks to under 100.

Michael Berman, President of the Executive Board of Traditions of America, disagreed that the development will have minimal impact on the neighborhood. All the traffic will go down Jandl Boulevard. They oppose approval of the facility. They believe the development will have an adverse effect on the community. He suggested Lower Nazareth Township use our Traffic Impact Fee to improve our roads to send our truck traffic east to Route 191, Route 22, Route 78, etc.

Sharon Star inquired if a traffic study had ever been completed to determine if the warehouses were completed built out, could the roads handle the traffic? Keith Lawler stated the studies are conducted as each development comes along

Mark Dennis, current owner of Hanoverville Roadhouse, recounted issues with trucks since the warehouse was constructed next to him. Mr. Dennis explained the existing truck restrictions on Township Line Road. The truck drivers are now using his parking lot as a turnaround and have damaged his lot. Mr. Dennis asked that no relief be given for truck traffic on Flora Lane.

Bill Nemeth, resident of TOA, inquired what the Township has done to move the truck traffic within our own Township instead of forcing it over to Hanover Township.

The motion to table the plan was moved by Bert Smalley and seconded by Travis Gerould. The motion carried unanimously.

PROPOSED OFFICIAL MAP

Lori Seese explained the steps the Township has taken regarding the Official Map. The Planning Commission was very pleased with the proposed plan. They recommended anything you can possibly make orange, make it orange. They want to see more preservation of farmland. They applaud the Board of Supervisors for doing taking action to adopt an Official Map.

COURTESY OF THE FLOOR

Extended discussion about light industrial zoning, warehouses, housing density, and comprehensive zoning.

Keith Lawler provided information to the Planning Commission regarding high cube warehouses. Linda Crook restated her opinion that the Township should address this type of use in the Zoning Ordinance.

ADJOURNMENT

The motion to adjourn was moved by Travis Gerould and seconded by Hugh Harris. The motion carried unanimously. The meeting adjourned at 8:40 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator