



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 25, 2019

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, Solicitor Gary Asteak, and Lori Seese, Planning & Zoning Administrator. Commission Member Tara Capecci was absent.

APPROVAL OF MINUTES

Motion to approve the minutes of the January 21, 2019 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

LVHN Lower Nazareth Campus – Preliminary/Final Land Development

Present for the Application: Jim Rothdeutsch, P.E. and John McRoberts, P.E. of The Pidcock Company; Robert Kaplan and Rachel Lefebvre of Lehigh Valley Hospital Network; Timothy Siegfried, Esq.

Jim Rothdeutsch reviewed the comment letters and addressed the four recommendations made by the Planning Commission at the last meeting. No road is proposed between the Township border and the first driveway at this time. Sidewalk has been added to the plan along Hecktown Road. They have addressed buffering concerns by increasing the tree height to 12 feet so that when planted there will be a solid screen. Regarding the suggested public road, since there is no requirement within the Comprehensive Plan, the internal road configuration has not changed. Al Kortze reviewed his letter. Jim Rothdeutsch noted PADOT plans to be resubmitted in a few weeks. Al Kortze suggested adding traffic calming devices such as speed tables, crosswalks, etc. Jim Rothdeutsch showed locations of proposed stop and speed limit signs but noted speed tables can remain an option if it would become an issue. Linda Crook read Tara Capecci's comments aloud and stated her agreement with Tara's comments. Trevor Gerould is opposed to the road being public. Bert Smalley pointed out that the Giant shopping center does not have stop signs; however, this development will have stop signs so this may be an improvement.

There were no comments from the Floor.

The motion to recommend approval of the Lehigh Valley Health Network Lower Nazareth Campus Preliminary/Final Land Development Plan, with the condition that the Board of Supervisors review the

concerns of the Planning Commission regarding a public road connection, along with the provision that Al Kortze and Lori Seese's letters are adequately addressed was moved by Hugh Harris and seconded Bert Smalley. The motion carried unanimously.

Rt 248 Development Waivers and Preliminary Subdivision & Land Development

Present for the Application: Rick Roseberry, P.E., Maser Consulting; Luke Jaindl and Howard Kutzler on behalf of the Applicant; Attorney Joseph Zator; and Jeff Fiore, Traffic Engineer.

Rick Roseberry presented the proposed project, highlighting traffic circulation, buffering, utilities, and required outside agency approvals. The project will be back before the Planning Commission with an updated plan and for Conditional Use review. Visibility of the project from the nearest residence was presented for discussion. A berm and evergreen trees will be added to supplement the existing tree line. The deferral of the sidewalk requirement was discussed.

Jeff Fiore reviewed the traffic design. The driveway will be a high-volume driveway, with a left-turn lane entering the site. The driveway will be designed as high-volume with the presumption the intersection will not need to be reconstructed if the road is extended. Hollo Road was reviewed during their study and determined that no changes would be warranted.

SALDO Waivers and Deferrals were discussed.

David Farmer, 693 Ruben Court, asked to see again the line of sight from his property.

The motion to recommend approval of the requested waivers and deferrals along with the deferral the sidewalk requirement was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

Lower Nazareth Water System Improvements – Pumping Station – Preliminary/Final Land Development Plan

Present for the Application: Craig Swinsburg, Easton Suburban Water Authority and David Marks, Gannett Fleming

David Marks reviewed the proposed plan. An easement has been obtained from Northampton County within the Louise Moore Park property. No sewer is proposed. The bathroom shown on the plan is for a future bathroom. Craig stated the architectural aesthetics will match the buildings within Louise Moore Park. The pump station will replace the one on Butztown Road in Lower Nazareth Township. The tank on Butztown Road will come down and the building can be discussed at a future time. The pumping station will supply Lower Nazareth Township and a handful of customers in Upper Nazareth Township. There are no expected pressure changes.

Al Kortze inquired about the purpose of the gravel sump, which will be a French drain as recommended by the Building Inspector.

Access to Country Club Road for electrical work was discussed.

The motion to recommend approval of the Preliminary/Final Plan for the Lower Nazareth Water System Improvements – Pumping Station, pending satisfaction of Al Kortze and Lori Seese's letters was moved by Hugh Harris and seconded by Travis Gerould. The motion carried unanimously.

Lower Nazareth Commercial Park – Phase I – Sketch Plan, Subdivision

Present for the Application: David Ronca, Applicant; Bob Hoppes, P.E., P.L.S., and Blake Hoppes

Bob Hoppes provided a review of the proposed project. As a sketch plan, they are seeking the township’s feedback on the proposed plan. The plan proposes a boundary line adjustment between three lots. The intent is to create a lot for their operations.

The subdivision was created over 30 years ago. It is their intention to reconstruct the roads to Township standards and then dedicate the roads to Lower Nazareth Township. The only intended construction of the stub road (at this time) is 30 feet from the intersection of Mikron Road.

Al Kortze commented on the capped sanitary sewer which was installed in 2007. If the road were taken over, there would be several steps required to confirm that the sanitary sewer installation has been property completed.

A waiver will be required for a curve which does not meet the township standards.

The requirement for sidewalks was briefly discussed.

There were no comments from the floor.

Bradley Smith, Conditional Use Application #CU2019-01

Present for the Application: Applicant Bradley Smith and Property Owner, Frank Steirer.

Frank Steirer stated that Knox Box compliance will not be a problem. The fire hydrant requirement was discussed. The township can impose any requirements they feel are necessary to protect the general public. If sprinklers are required, a fire hydrant may also be required.

Mr. Smith explained the proposed use, which is the retail sale of firearms. He intends to use the existing space as it is now. The space was previously occupied by Attorney April Cordts.

Proposed hours of operation are: Tuesday – Friday, 4 p.m. to 8 p.m., Saturday, 10 a.m. – 6 p.m., and closed Sunday and Monday.

The alarm system will be that if glass is broken anywhere, the alarm will go off. The windows will be barred and there will be a motion detection sensor.

Lori Seese suggested making the submission for building permit review prior to the Conditional Use hearing so any Building Code concerns may be brought to light at that time.

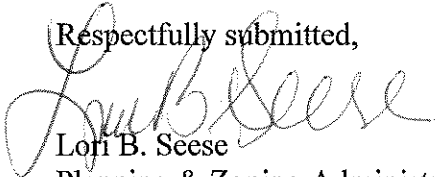
The motion to recommend approval provided the comments in Al Kortze and Lori Seese’s letters are addressed, and along with submission of plans building code review was moved by Travis Gerould and seconded by Hugh Harris. The motion carried unanimously.

COURTESY OF THE FLOOR

ADJOURNMENT

The motion to adjourn was moved by Linda Crook 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
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