



# LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

623 MUNICIPAL DRIVE  
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## Planning Commission

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

## Planning Commission Minutes March 18, 2019

It was noted that this is the first meeting of the Planning Commission held in the new Meeting Room at 623 Municipal Drive.

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Commission Members Tara Capecci, Travis Gerould, Hugh Harris and Bert Smalley; Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator were also in attendance.

### APPROVAL OF MINUTES

Motion to approve the minutes of the February 25, 2019 meeting was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

There were no items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

### SUBDIVISION/LAND DEVELOPMENT

#### Estates at Green Pond – Preliminary Major Subdivision Plan

Present for the Application: Ronald DelSerro, Applicant; Attorney Joseph Piperato; and Lewis Rauch, Lehigh Engineering.

Joe Piperato noted receipt of both Albert Kortze and Lori Seese's letters for which they do not have any concerns and will comply. Attorney Piperato stated there will be a Homeowner's Association to care for the detention basin. Attorney Piperato noted an amendment to the requested waiver for relief on east side of the relocated Green Pond Road only. After discussion, Mr. DelSerro withdrew the sidewalk waiver request. Sidewalk will be installed on all proposed roads.

Regarding waiver request for SALDO Section Article 7, Section 741.10, Township Engineer Al Kortze and the Planning Commission did not take issue with that request.

Tara Capecci inquired about the installation of a gate to control access off Road A. The gate will be depicted on the next submission to the Township.

Al Kortze reviewed his March 14, 2019 letter. Lew Rauch noted the Sewage Facilities Planning Module is nearly ready to submit to the SEO and Township for approval.

Lori Seese reviewed her March 14, 2019 letter.

Travis Gerould requested clarification on several issues concerning road widening and the use of Lot 68.

Beverly Fuisz, 180 Green Pond Road, stated concern for the road widening along the front of her property. Mrs. Fuisz does not want her tree row removed and she does not want curb on her side of the road. The question relies on where her property line is in proximity to the tree row.

Mrs. Fuisz stated concern for the abandonment of Green Pond Road, and the traffic travelling on it. She feels her property will be devalued because her house will be at the end of the subdivision.

Patricia Fuisz, 206 Green Pond Road inquired about the location of the power lines. Patricia Fuisz stated that she and Mr. DelSerro do not have an agreement yet. There is disagreement about the status of the agreement. Mr. Piperato stated will prepare the agreement if Mr. Elliott does not want to prepare it.

James Faust, 4562 Steuben Road stated concerns about the Township's future ability to plow Green Pond Road if Mrs. Fuisz's trees are not removed.

Tara Capecci stated her agreement that the Township should widen the road if they have the ability.

Al Kortze offered several options for the road widening:

1. Widen to 18 feet on both sides with curbing; or
2. Widen to 18 without the curbing; or
3. Do minimal widening on the northbound lane to a 10-foot lane along the front of her property, and then widen to 18 feet after her property line; or
4. Lastly, don't do any widening along that side and leave it as is.

Al Kortze stated that the Public Works Department has had issues in the past with plowing and trees dropping on the road; therefore, he feels the township would want the full widening.

The Planning Commission suggested a compromise of full widening and planting a few trees on Mrs. Fuisz's property.

The motion to recommend approve the preliminary major subdivision with the condition that Al Kortze and Lori Seese's letters are satisfied; that Green Pond Road be widened, and a few trees be added to Mrs. Fuisz property, as a courtesy, and recommendation of approving the requested waiver was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

There were no comments under **COURTESY OF THE FLOOR.**

### **ADJOURNMENT**

The motion to adjourn was moved by Hugh Harris and seconded by Travis Gerould. The motion carried unanimously. The meeting adjourned at 8:30 p.m.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator