



LOWER NAZARETH TOWNSHIP

PLANNING COMMISSION

623 MUNICIPAL DRIVE
NAZARETH, PA 18064
TELEPHONE: 610-759-7434
FAX: 610-746-3317

Planning Commission

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

Planning Commission Minutes April 20, 2020

~Virtual Meeting~

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

Housekeeping announcements were made prior to the start of the meeting. Announcement was made regarding the use of the internet and telephone using the web application, "Zoom". The meeting was advertised on Lower Nazareth Township's website and in "The Express Times". The agenda for this evening's meeting has been posted on the Township's website.

An announcement was made regarding the access of the information over the internet and warning that any inappropriate use would be investigated, and legal action taken.

APPROVAL OF MINUTES

Motion to approve the minutes of the February 24, 2020 meeting was moved by Hugh Harris and seconded by Travis Gerould. The motion carried by roll call vote: Aye: Crook, Harris and Capecci. Abstain: Smalley. The motion carried.

CORRESPONDENCE & ANNOUNCEMENTS

Lori Seese advised the Commission that the Township has received a few land development applications; however, they have been continued due to the ongoing COVID-19 pandemic. Lori also advised that Senate Bill 841/Act 15 is a new law that allows municipalities, planning commissions and other public organizations to safely conduct business, while keeping the public involved during the Covid-19 crisis. Going forward, we will be applying the regulations outlined in that Act to advertise any meetings which will be held virtually and the method to connect to that meeting. All review timelines have been tolling since the enactment of the COVID-19 Emergency Declaration and shall resume 30 days after the effective date of the legislation. It should be noted that after 30 days, an applicant can request a meeting and it is in the Township's discretion whether to proceed using telecommunications. If it is decided to proceed, the Applicant and any party who received notice will waive any right to a challenge under the Open Meetings Law.

The Planning Commission stated at this time they do not want to review land development plan virtually and will wait to see how matters progress.

PROPOSED OFFICIAL MAP

Tara opened the discussion with several items. Trail connections to trails in adjoining municipalities were discussed. Tara also suggested adding developments which have been approved and are pending construction.

Trails were discussed at length, specifically connections in and outside the Township, trail types, and width. Lori Seese pointed out the sidewalks and walking path connections in the Saratoga Farms and Colts Run neighborhoods. Connections between Saratoga Farms, Colts Run and the proposed Colts Run South II development were discussed. Connecting to Louise Moore Park along this proposed path or along Hecktown Road were important items considered. Tara also suggested making a connection thru the lands directly to the west of Louise Moore Park to keep the trail off Hecktown Road.

A suggestion was made to log in to the Environmental Advisory Committee meeting on Monday, April 27. Tara suggested the EAC could benefit from the perspective of the Planning Commission Members, especially those members with the most experience and knowledge of the Township. The Planning Commission agreed, and several members stated they would log in to the meeting. Lori will provide them with the connection information.

Roads were also discussed. The proposed road crossing from Route 191 to Route 248 thru the Jaendl 248 warehouse development should be added to the map. The proposed road crossing thru Andrew Miklos property should be removed. The proposed road from Daniels Road to Route 191 will be added as a result of the legal decision with Liberty Properties. In general, the Planning Commission feels any roads which are proposed on our Comprehensive Plan should be mirrored on the Official Map; however, they do not want to include the extension of Lonat Drive if the Chrin lands are proposed for development rights acquisition. The Planning Commission does not want to encourage traffic on to Hollo Road if the land will be preserved.

Tara and Linda would still like to seek a connection road thru the LVHN property between Newburg Road and Hecktown Road. Travis and Bert are not in agreement.

Other intersections to be added to the map for improvement were the Route 191 and Hecktown/Hanoverville Roads intersection, and the Route 191/Steuben Road intersection.

Hugh stated his full support of the direction the Township is taking to improve the Route 191/Newburg Road intersection. The rest of the Planning Commission agreed.

The Planning Commission discussed the proposed open space areas. In general, everyone agreed with the lands which have been proposed for acquisition. Tara inquired if lands proposed within a development as "open space" became public parks. Lori stated she believed they would still be owned by the respective homeowner's associations, but she would check with Lori Stauffer.

It was noted that the Rod & Gun Club and Dutch Springs have the same color designation as the public parks. This should be changed because it is misleading.

The Rod & Gun Club was discussed. As a member of the Gun Club, Hugh shared that the Board of the Gun Club recently adopted guidelines which will keep the property as a natural beauty, a sportsman's property, if there is insufficient interest in the Club and they would be forced to disband.

Tara will summarize the Commission's comments and share them for corrections/additions. Linda will sign a letter with these comments to be addressed to the Board of Supervisors.

COURTESY OF THE FLOOR

The floor was opened to the Floor for comments. There were (5) other individuals logged on to the meeting. There were no comments from the public.

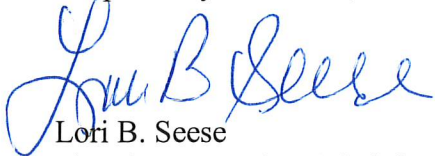
Linda commented on the letter received from the Traditions of American Homeowner’s Association in Hanover Township. The Commission commented the road was built for the intention of how it is being used. The zoning changes were approved by Hanover Township. Lower Nazareth hasn’t changed the zoning of the lands in that corridor. Lower Nazareth Township’s zoning was in place before the zoning changes were made in Hanover Township.

Discussion followed about traffic in the Township. Tara suggested adding to the Official Map comments about a comprehensive review of traffic in the Township and within the developments. Hugh commented that zoning and transportation improvements never match up – it’s a problem.

ADJOURNMENT

The motion to adjourn was moved by Travis Gerould and seconded by Hugh Harris. The motion carried unanimously. The meeting adjourned at 8:13 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator