



# 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 April 22, 2019

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

### APPROVAL OF MINUTES

Motion to approve the minutes of the March 18, 2019 meeting was moved by Tara Capecci and seconded by Travis Gerould. The motion carried unanimously.

### SUBDIVISION/LAND DEVELOPMENT

#### Rt 248 Warehouse Preliminary Land Development, Minor Subdivision and Conditional Use CU2019-02 Application

Present for the Application: Rick Roseberry, P.E., Maser Consulting Engineers; David and Luke Jaindl, Howard Kutzler, Jaindl Land Company.

Rick Roseberry provided an update since the Applicant was last before the Planning Commission. They have met with PADOT and Northampton County Conservation District. Landscaping will screen the lighting along the building. Plantings will not completely screen the building at the time of planting, but they will 8-10 feet tall when planted. A guard shack is not proposed for either building. If there would be a guard shack, it would be in the northwest corner of Lot #1 (Building A) and will be able to stack up to 6 tractor trailers. There will be approximately 903 trips per day, which includes trucks and passenger vehicles. Mr. Roseberry noted that the LVPC requested an area for drivers to stay overnight. A reduction in speed limit on Route 248 was discussed with PADOT; however, they had no interest in lowering the speed limit in this area. LANTA has bus service along Route 248 and can pick up at this property. Tara Capecci would like to see sidewalks on Route 248. The argument has been made so often that sidewalks are cost prohibitive, that we could have had a lot of connections at this point. Rick Roseberry stated that sidewalks are not required for this use per our ordinance. Mr. Roseberry reviewed the proposed improvements to the intersection. Tara expressed concern about traffic and the Hollo Road intersection. Dave Jaindl suggested Lower Nazareth Township send a letter of support for the speed reduction to PADOT.

Al Kortze reviewed his letter. Rick Roseberry stated they agree with all comments of Al Kortze's letter. Lori Seese reviewed her letter. Lori noted that although they do not intend to have guard shacks at these facilities, to be prepared to address this issue at the Conditional Use hearing.

Frank Longo, 714 Mulberry Drive, inquired about the number of trips per day. Rick Roseberry stated that the number of trips is based on national standards; however, they don't have an actual user for this lot yet. The intended truck route would be from Route 248 to Route 33.

The motion to recommend approval based on satisfaction of Al Kortze and Lori Seese's letters, along with addressing any comments discussed at the meeting, specifically the recommended reduction in the speed limit on Route 248, was moved by Travis Gerould and seconded by Bert Smalley. The motion carried unanimously.

### **Fields at Trio Farms, Phase VII – Final Major Subdivision & Waivers**

Present for the Application: Wayne Doyle, P.E., Cowan Associates; Richard Brooks, Kay Trio, LLC; and James Preston, Esq.

Wayne Doyle reviewed the proposed subdivision plan. This last phase will have 75 townhouses and 51 single family dwellings, bringing the total dwellings in the development to 363. Tara Capecci stated she was glad to see the additional parking.

Al Kortze reviewed his April 11, 2019 letter. Wayne Doyle noted that plans/revisions have been submitted to Northampton County Conservation District, Nazareth Borough Municipal Authority, and Easton Suburban Water Authority. All other comments addressed with the revised plans.

The waivers for Phase VII were discussed.

Lori Seese reviewed her letter.

The waiver request for final wearing course was discussed. Al Kortze noted that this development is phased, and they started at the front and worked to the back. In the past, developers would have ¾ of development done and the roads would be shot; however, it is set up now that the road construction has an intermediate course which helps hold up the road. If the developer can keep the construction traffic off those roads, then the township may be able to consider this waiver request. The concern is the construction traffic.

Jeff Shepherd, 4485 Whitetail Drive, inquired about the new detention pond, the amount of water in the pond, how it operates, and inspections for both the new and existing ponds. Mr. Shepherd's specific concern is when they are turned over to the HOA. Al Kortze noted the pond construction and operation is inspected according to Township standards, regardless of whether there is an HOA or not. Everything will be according to the Improvement Agreement.

Mr. Shepherd inquired about swale inspections and on-going operation. Al Kortze noted that inspections are comprehensive and on-going while the project is under construction. He noted that until everything that drains into the pond it is stabilized, you will have some drainage concerns. Whenever public improvements are under construction, the Township Engineer's office will have inspectors on-site.

Mr. Shepherd brought up the issue of the style of house numbers and whether it is the homeowner's responsibility to replace the numbers. Richard Brooks stated they will take care of the number replacements.

Lastly, Mr. Shepherd inquired about some trees which have died. Mr. Kortze stated that if the trees were secured under the Letter of Credit they will have to be replaced.

Tammy Kenny, 641 Mulberry Drive, stated that the trees are supposed to be replaced within 18 months; however, they have not been replaced.

Frank Longo, 714 Mulberry Drive stated that a lot of trees are planted in the swale and they get too much water. Al Kortze repeated that if the trees are dead, they will need to be replaced.

Tammy Kenny, 641 Mulberry Drive, stated that the additional parking which has been provided is not enough.

John Kenny, 641 Mulberry Drive, stated that when the roads are owned by the Township, they will not have anywhere to go with their cars when there is a snow emergency.

Pete Collins, 4255 Beech Drive, noted that there is nowhere to push the snow.

Tara Capecci made a motion to recommend approval of the Fields at Trio Farms Phase VII subdivision plan provided Lori Seese letter and Al Kortze's letters are complied with and they comply with rear storage requirement of the Zoning Ordinance. The was seconded by Travis Gerould. The motion carried unanimously.

The motion to recommend approval of the three requested waivers, with the provision that no construction traffic use the roads which may receive the final wearing course was moved by Tara Capecci and seconded by Bert Smalley. The motion carried unanimously.

#### **WaWa Building Expansion – P/F Land Development & Waivers**

Present for the Application: Ronald Klos, P.E., Bohler Engineering; Chris McClain, Esq.; Bill Robbins, of behalf of WaWa.

Attorney McClain noted they have no issues with any of the comments in the review letters. Al Kortze reviewed his letter of which was mostly waivers.

Tara inquired about doing something to control traffic accessing the site off Route 248. Al recalls that PADOT only wanted a right out when the site was constructed.

Bill Robbins, WaWa, stated the proposed work is not intended to draw more customers, but it is their intention to improve the operation to serve the customers they have now. They want to make the kitchen work better, as it is presently too small.

Lori Seese reviewed her letter.

The motion to recommended approval of the WaWa Land Development plan provided the items in Al Kortze and Lori Seese's letters are addressed was moved by Travis Gerould and seconded by Bert Smalley. The motion carried unanimously.

The motion to recommend approval of the requested waivers was moved by Tara Capecci and seconded by Travis Gerould. The motion carried unanimously.

**Lower Nazareth Commercial Park – Final Lot Line Adjustment and Reverse Subdivision Plan**

Present for the Application: Mark Leuthe, Lehigh Engineering, David Ronca, Applicant

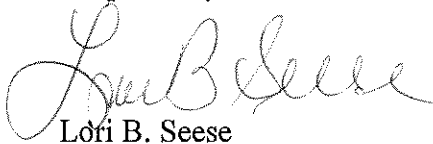
Mr. Leuthe reviewed the proposed plan. Mr. Ronca agreed to move the equipment from Tax Parcel #L7-8-3. Al Kortze and Lori Seese reviewed their letters. The motion to recommend approval was moved by Travis Gerould and seconded by Tara Capecci. The motion carried unanimously.

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

**ADJOURNMENT**

The motion to adjourn was moved by Tara Capecci and seconded by Travis Gerould. The motion carried unanimously. The meeting adjourned at 8:14 p.m.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator