



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 June 17, 2019

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

APPROVAL OF MINUTES

Motion to approve the minutes of the April 22, 2019 meeting was moved by Tara Capecci and seconded by Travis Gerould. The motion carried unanimously.

SUBDIVISION/LAND DEVELOPMENT

Proposed Zoning Map Amendment - Lower Nazareth Commercial Park

Present for the Application: David Ronca, Applicant and Gary Brienza, Esq.

Dave Ronca explained why they want the zoning change. Hugh Harris suggested leaving the portion of the property that touches Hanoverville Road in Office Park (OP) zoning to leave a zoning buffer between the light industrial (LI) and residential uses. Dave Ronca explained that they need that section to create a driveway to access the lower part of the property. Travis Gerould requested a land development sketch to understand how they are proposing to develop the property. No sketch plan was submitted to the Planning Commission.

Lori Seese shared the sketch plan which was presented to the Board of Supervisors. Discussion followed. Dave Ronca stated he would need flexibility to adjust lot sizes.

Hugh Harris stated he wants to avoid any industrial uses against/across from the residential development. He would like to keep a zoning buffer between LI and residential uses.

David Ronca stated they do not intend to make any connection to Hanoverville Road; however, Travis Gerould questioned what power the Township will have to prevent them from doing so once the zoning is in place.

Tara Capecci stated she is uncomfortable with changing the zoning due to all the uses that are allowed the Light Industrial zoning district. There are some that she would not like to see up against the existing uses on Hanoverville Road.

Jim Faust, 4562 Steuben Road, inquired if Mr. Ronca intended to have warehouses or commercial/manufacturing uses on these properties. Dave Ronca stated it is his intend to development commercial/manufacturing uses similar to what is in the existing commercial park.

Travis stated he would feel more comfortable having a sketch plan which outlines their proposed plan with intended uses, building sizes, etc.

Travis stated that at this time, he does not believe the proposal is compatible with the NACOG Comprehensive Plan and what does that mean if we change it?

Jim Faust commented about the current real estate market and the overstock of office buildings.

Travis Gerould stated that we can't just consider what the current real estate market is, we must look down the road as well.

Jim Faust stated as an adjacent property owner, he does not want more warehouses and office buildings.

There was extensive discussion about the potential uses, buffering the residential area, PADOT approvals, and traffic.

Tara Capecci stated that she believes the Planning Commission understands Mr. Ronca's intention; however, they don't want unintended consequences by allowing a blanket zoning change.

In summarizing their recommendation, the Planning Commission made the following comments:

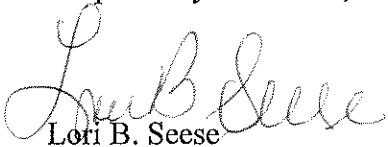
- a. The Township should consider keeping the portion of the lands which touch Hanoverville Road in the Office Park zoning district;
- b. Consider restricting access to Hanoverville Road if possible;
- c. Maximize the buffering wherever it touches residential properties;
- d. Consider the implication of the uses allowed in the in Light Industrial zoning district once the zoning would be changed;
- e. If approval is considered, require inclusion of the detailed sketch plan with the application.

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

ADJOURNMENT

The motion to adjourn was moved by Travis Gerould and seconded by Hugh Harris. The motion carried unanimously. The meeting adjourned at 7:40 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator