



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 July 20, 2020

~Hybrid Virtual Meeting~

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

APPROVAL OF MINUTES

Motion to approve the minutes of the June 15, 2020 meeting was moved by Hugh Harris and seconded by Travis Gerould. Travis noted on Page 2 under Lehigh Valley Health Network, the building height should be 7 “stories”. The motion to approve the minutes with noted change carried unanimously.

SUBDIVISION/LAND DEVELOPMENT

Kelly Nissan Building Expansion – Preliminary/Final Land Development Plan

Present for the Application: Amit Mukherjee, Base Engineering

Al reviewed his letter. Amit explained that the 7,000 s.f. of the disturbance will be for the building and the other 1,000 s.f. is utility installation. The addition will provide for service area. Amit noted they could comply with both Al Kortze and Lori Seese’s letters.

The motion to recommend approval provided Lori Seese and Al Kortze’s letters are satisfied was moved by Travis Gerould and seconded by Hugh Harris. The motion carried unanimously.

4730 Hanoverville Rd Preliminary/Final Land Development & CU2020-03

Present for the Application: Mark Roth with McMann Associates; Terry DeGroot, P.E. Terraform Engineering, and Gregory Davis, Esq.

Terry DeGroot reviewed the project. Terry noted the building will probably be multi-tenant, but they do not have any tenants at this time. They worked to redefine the floodplain which changes the map to match the topography. The property will be served by public water and public sewer. They are working with Bethlehem City and Hanover Township for conveyance of the sewer.

Regarding guard sheds, they have left space on the plan if necessary; however, Petrucci does not anticipate that they will need them.

Bert Smalley inquired about the number of trips comparing the number of trucks per day. Al Kortze explained that it will be 78 trucks per day. Our ordinance requires compliance with truck terminal requirements if it were over 100, but it is not.

Terry noted they can comply with the Hecktown Fire Company letter and the LVPC letter.

Tara inquired about bike path as part of roadway improvement. Terry DeGroot stated they would like to reconstruct half of Hanoverville Road, beginning at the easterly driveway. They would be requesting a partial waiver from the requirement to do frontage improvements. They explained that they did not want to do the improvements all the way to Georgetown Road because it would be in the floodplain. They would have to get permission from FEMA. The Planning Commission was in agreement that the improvements should go all the way to Georgetown Road. Al Kortze agreed with the Planning Commission.

Tara and Linda inquired if the road would be wide enough to have a designated bike lane? Al stated it could be possible.

Terry DeGroot reviewed the Conditional Use Comments in Al Kortze's letter. The traffic trips were discussed at length. Hugh Harris stated concern for the potential traffic which will build up at the Hanoverville/Route 191 light. Michael Roth, McMahon Associates suggested the township could ask PADOT to look at the intersection – maybe change the timing to improve the signal cycling.

Al Kortze noted that the Township did discuss improving the whole corridor with PADOT when they discussed the Newburg/Route 191 intersection. The amount of money to improve the Hanoverville intersection would cost as much as the Newburg intersection and more. This intersection is at a Level F for the Hanoverville road movement -now and when they build.

The buffer along Georgetown Road was discussed. More trees must be added.

The driveway on east side is 250 feet from the intersection. They are requesting a waiver from this requirement. Al does not believe 50 feet will make a difference. Al Kortze is okay with requested waiver.

Al has not objection to the waivers for access off Georgetown Road and detention basin slopes. The only item that Al Kortze has issue with is Item #c. He suggested deferring to staff to come up with plan on Hanoverville and Georgetown improvements.

The motion to recommend conditional use approval for the Triple Net application provided they satisfy Al Kortze and Lori Seese's letters was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

~~The motion to recommend preliminary/final approval of the lot consolidation and land development plan, along with the requested waivers, with the exception of a partial approval for Item C which will further discussion with Township to determine road widening along Hanoverville Road and Georgetown Road, and a note that the 191 and Hanoverville intersection is a significant concern and possible study to improve traffic flow should be considered was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously. (Motion amended with approval of minutes, September 21, 2020)~~

Tara Capecci made a motion to recommend preliminary/final approval of the lot consolidation and land development plan; to recommend approval of the requested waivers except for the waiver regarding road widening where the Planning Commission is opposed to the waiver and

recommends road widening to the Georgetown Road intersection; and a note that the Planning Commission is concerned about the 191 and Hanoverville intersection and a possible study to improve traffic flow should be considered. The motion was seconded by Hugh Harris. The motion carried unanimously.

Moyzan Sports Complex CU2020-04 & Sketch Plan

Present for the Application: Erich Schock, Esq., Michael Jeitner, P.E., Kevin Moyzan, Applicant

Erich Schock noted that the 4-unit condominium will be undone, and they will potentially include 270 Country Club Road to allow for a baseball field, indoor training facility, parking and potentially a second baseball field.

Attorney Schock they appeared before the Zoning Hearing Board. They received clarification that the use is an Exercise Club. Conditional Use is required.

Tara asked about the parking requirements. Mike Jeitner explained how they came up with the parking count. They do not anticipate the indoor facility to be occupied at the same as the outdoor fields. The uses will be offset from each other.

The team age levels were discussed. The field will be turf so they can use it in any season.

Al Kortze reviewed his letter. One of the biggest items is lighting on the field. Erich stated they are working with a consultant at this time. The lighting under consideration is LED downward lighting and would be 0-foot candles at approximately 30 feet away from the field. Mike noted the lighting would make the field more appealing and more usable. He stated they can meet the spillover requirement at the property line and are not providing any glare off Route 33.

Some lights would be left on for security purposes; however, the lights would be off when they are not in use. Any structure will be locked at night. Security lights throughout the property.

Mike Jeitner stated they will design for the 300 parking spaces but want to hold back on the construction of the spaces until they know whether they need the parking.

The dome installation was discussed.

Bert Smalley inquired if they would ever anticipate holding other kinds of events there. Kevin Moyzan said they would be open to events that would benefit the community but for now would like to keep it related to sports. They don't want to upset the neighbors.

The motion to recommend Conditional Use approval provided Al Kortze and Lori Seese's letters are satisfied was moved by Hugh Harris and seconded by Tara Capecci.

Hugh Woodward, 338 Country Club Road stated his disappointment that they haven't contacted them. Linda and Hugh Woodward stated their concerns about lighting, fencing, and noise from the P.A. announcements. Kevin Moyzan stated the announcements will be limited to just announcing who is up. It will not be play by play.

There being no other comments that motion carried unanimously.

Colts Run South II Preliminary Subdivision & CU2020-02

Present for the Application: Joe Piperato, Esq., Lew Rauch, Lehigh Engineering, Tom Comitta, Planner; and Ron Delserra, Applicant.

Joe Piperato provided a review of the proposed project. Lew Rauch depicted the properties owned by Ron Delserro. Easton Suburban Water Authority will provide water. They proposed to connect sewer with the LV Charter School in Bethlehem Township.

Attorney Piperato and Lew Rauch reviewed the specific requirements of the Cluster Development. Single Family dwellings are the only type of dwellings proposed on the development. There are no non-residential uses proposed for the development. The development will be controlled by a single entity. Minimum lot area will be at a minimum of 18,000 s.f. All lots comply with the 80-foot lot width requirement.

There are (6) proposed open space areas with a combined are of 58 acres. Each one of the open space areas could be actively farmed if desired.

The Cluster Development regulations require the dedication of public park land. In the event the Township wanted to accept any of the open land, they are prepared to do so. Lew Rauch showed a possible solution for a bike bath in lieu of access along Hecktown Road. They would provide an actual path. Mr. DelSerro wants to provide as much public benefit as he can. He is willing to discuss either public park land or deed restricted.

Planner Tom Comitta reviewed his April 17, 2020 narrative. The plan satisfies the 25% common open space requirement. There will be an offer of deed of dedication of park lands. Mr. Comitta could not find any conflicting issues under Article 1 Section 118.

The Floodplain is still suitable for active and passive recreation.

Neighbor John Eustice's concerns were noted. Al Kortze said it is on his radar and he will continue to monitor going forward. They must pass on whatever downstream conveyance is available.

The proposed improvement to Green Pond has not changed from the Estates at Green Pond plan. It will be improved all the way down to their property line.

Beverly Fuisz, 180 Green Pond Road restated her appeal not to have the existing tree line removed to widen the road. She asked they leave her tree line and widen the road toward Kleintop's road. Linda stated that the Planning Commission does not want the road to have a curve.

Thomas Elliott, Esq. representing Patricia Fuisz asked several questions comparing the maps and plan documents. He stated their opposition to the vacation of Green Pond Road because it diminishes the value of Patricia Fuisz's property. Attorney Piperato stated that they can finalize the agreement when everything has been determined. The conversation elevated to an argument and was terminated.

Attorney Elliott stated they will appeal any ordinance to vacate the road and will go to the Northampton County Board of Review.

Brian Wallace, 256 Timothy Avenue inquired about the number of 1-acre lots. Attorney Piperato stated there are no 1-acre lots.

The motion to recommend approval of the Conditional Use application for Colts Run South II, provided Al Kortze's letter and Lori Seese's letter are adequately addressed was moved by Hugh Harris and seconded by Travis Gerould.

A question was raised about the preliminary plan approval. Al Kortze's April 13, 2020 does not recommend approval of the preliminary plan. Al stated they did not have the full application at the time the letter was drafted. They have now reviewed it based upon the complete set of information. The preliminary plan comments are still on the table and he does not recommend preliminary plan approval at this time.

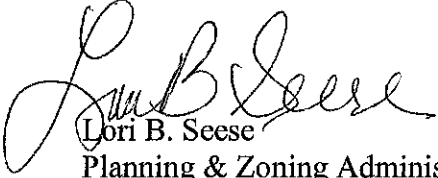
The motion to recommend Conditional Use approval carried unanimously.

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

ADJOURNMENT

The motion to adjourn was moved by Tara Capecchi and seconded by Travis Gerould. The motion carried unanimously. The meeting adjourned at 10:12 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator

/lbs