



# 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 August 19, 2019**

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Also in attendance: Commission Members Tara Capecci, Travis Gerould, Hugh Harris and Bert Smalley; and Lori Seese, Planning & Zoning Administrator. Keith Lawler, P.E., attended on behalf of the Township Engineer.

### **APPROVAL OF MINUTES**

Motion to approve the minutes of the July 15, 2019 meeting was moved by Hugh Harris and seconded by Travis Gerould. The motion carried unanimously.

### **SUBDIVISION/LAND DEVELOPMENT**

#### **LVHN Lower Nazareth Campus Revised Final Land Development Plan**

Present for the Application: James Rothdeutsch, P.E, The Pidcock Company; Rachel Lefebvre, Lehigh Valley Hospital Network.

Mr. Rothdeutsch stated they have no issues with Al Kortze's letter. Regarding Lori Seese's letter, the dental van will be relocated. There are no issues with the comments in Fire Chief Jeff Seip's letter.

Since last meeting they have reviewed the number of parking spaces. The parking has been reduced to 880 spaces. They are required to provide 865 spaces. The additional parking spaces (to the rear of the proposed buildings) will be installed at the hospital discretion. Sidewalk around the "Driveway B" was discussed. Mr. Rothdeutsch stated that grading and stormwater design have accommodated the possibility that the sidewalks could be installed in the future. Tara Capecci asked to verify exactly what the ordinance requires. Tara and Linda Crook stated they would like to see the sidewalk installed. Lori Seese will verify the ordinance requirements.

No comments from the floor.

Hugh Harris made a motion to approve the Revised Final Land Development for LVHN Lower Nazareth Campus, provided the comments of Al Kortze's August 14, 2019 letter and Lori Seese's August 16, 2019 letter are addressed, and with the Planning Commission reserving the right to require sidewalk upon expansion of the campus. The motion was seconded by Travis Gerould and carried unanimously.

**Hecktown Road Business Park, Lots 6 & 7 – Final Land Development Plan**

Present for the Application: Attorney Joseph Piperato; Michael Jeitner and Matthew Longenberger, Bohler Engineering.

Mr. Piperato noted they can comply with all items within Mr. Kortze’s letter. Joe stated that the architectural scheme has not been finalized. They can provide architectural elevations when they get closer to preparing building plans.

There have not been any footprint changes to the plans since preliminary. The only changes were related to stormwater management.

Joe noted they will appear before Bethlehem Township on August 26, 2019.

Travis inquired to the comment in Lori Seese’s letter (#7) regarding signage at the entrance to the development. Joe noted that Vinart has the property up for sale and since they do not know who will be purchasing, they are reluctant to discuss the easement. If they can acquire the easement, they will do so.

There were no comments from the floor.

The motion to recommend approval of the Hecktown Road Business Park, Lots 6 & 7, Final Land Development Plan based upon addressing Lori Seese’s letter, Al Kortze’s letter, and the Fire Chief’s letter, with understanding that the architectural facades must be provided at a later date, was moved by Travis Gerould and seconded by Tara Capecci. The motion carried unanimously.

**Knecht Plan**

Present for the Application: Bruce Pysher, Randy Knecht, and Zachary Knecht

Bruce Pysher stated that they have no problem with any of the comments on Al Kortze’s letter.

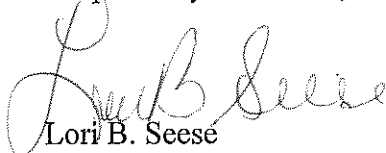
The motion to recommend approval of the Preliminary/Final Subdivision Plan for Zachary Knecht, provided Lori Seese’s letter and Al Kortze’s letter are satisfactorily addressed was moved by Tara Capecci second by Hugh Harris. The motion carried unanimously.

**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 7:03 p.m.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator