



# 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 September 17, 2018

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; Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator.

### APPROVAL OF MINUTES

Motion to approve the minutes of the July 16, 2018 meeting was moved by Hugh Harris and seconded by Tara Capecci. Travis Gerould abstained. The motion carried.

No items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

### SUBDIVISION/LAND DEVELOPMENT

#### Ceco Concrete Land Development Plan

Present for the Application: David McCans, Ceco Concrete; Stephen Pany, P.E.

Mr. McCans explained the need for the addition, to improve efficiency of their work. Presently, employees are checking forms outside; however, the work will be more efficient with the building addition as they will be able to work in all types of weather. Work hours are presently 6:00 a.m.- 4:30 p.m.; however, they are looking to cut the hours back to 7:30 a.m.-3:30 p.m. in the near future. Saturday hours would be 7 a.m. – Noon. Truck traffic will not increase with the building addition. There was discussion about the remote parking on the Selvaggio property across Municipal Drive. Mr. McCans explained that they have a conflict with truck deliveries, employee parking and storage space. Allowing the employees to park on the adjacent lot provides more room for trucks to make deliveries. The new concrete pad was also discussed. This will be for an accessory building, which will provide cover for employees to work outside. A Building Permit has been submitted for the accessory structure. Al Kortze reviewed his letter. Mr. Pany stated that the Applicant would be installing a filter in the pond to reduce the sediment running offsite. Lori reviewed her letter. The parking arrangement was discussed at length. Lori Seese advised Mr. McCans and Mr. Pany that if the off-site parking is intended to be a permanent arrangement, they must pursue obtaining an easement from Stephen Selvaggio and a plan presented to the Township. This should be resolved sooner rather than later given that their lease expires in March 2019. Mr. Pany stated that the site is maxed out with impervious coverage.

The motion to recommend preliminary/approval provided Al Kortze's letter is addressed, particularly noting approval and installation of a sediment control filter, and provided Lori Seese's letter is adequately addressing including formalization of the parking arrangement off-site, was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

### **Route 248 Land Development**

Present for the Application: Richard Roseberry, P.E., Maser Consulting; Howard Kutzler, Jaindl Land Co.

Rick Roseberry provided a summary of the proposed development noting a potential future connection road from Route 191 to Route 248. Mr. Roseberry stated there is no proposed occupants for the buildings – it is just a speculation property at this time.

Tara Capecci stated concerns about the connector road and whether it would be built to accommodate trucks. Mr. Roseberry stated that at this time no signal is warranted but if the road would connect Routes 191 and 248, a signal will be required.

There was extended discussion regarding the connector road and truck traffic.

Travis Gerould inquired about berms and landscaping, which will be addressed during the conditional use process. Line of sight profiles will be required.

Marcia Stiles, 670 Lexington Road, commented that the complexion of the township has changed. The landscape has changed. Marcia suggested the Township consider the bigger picture and the impacts on Lower Nazareth Township. These projects need to be looked at with a broader perspective. The Comp Plan may not represent what is good for the township today.

### **COURTESY OF THE FLOOR**

Lori Seese provided an update on recent ordinance adoptions.

Concerns for truck traffic from the warehouse project on Gun Club Road in Upper Nazareth Township were discussed. Al Kortze stated that PADOT will look that project closely.

### **ADJOURNMENT**

The motion to adjourn was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously. The meeting adjourned at 7:32 p.m.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator