



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 21, 2020

~Hybrid Virtual Meeting~

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

An announcement was made that the agenda would be revised to hear Lehigh Valley East 17 first instead of last, and the Official Map review is moved to the end.

APPROVAL OF MINUTES

Travis Gerould stated a concern about the motion for 4730 Hanoverville Road on Page 2 of the July 20, 2020 minutes. The minutes do not specifically state the Planning Commission's opposition to a partial granting of the waiver for road widening. The Planning Commission wants the road widening to go all the way to Georgetown Road.

Hugh Harris made a motion to approve the minutes of the July 20, 2020 meeting amending the motion for 4730 Hanoverville Road on Page 2 to say:

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.

The motion to accept the minutes as amended was seconded by Tara Capecci. The motion carried unanimously.

SUBDIVISION/LAND DEVELOPMENT

Lehigh Valley East 17 – Preliminary/Final Land Development Plan

Present for the Application: Joseph Fitzpatrick, Esq., John Wichner, P.E., David Wilson, P.E., David Koerner, Prologis

Attorney Fitzpatrick provided a summary of the legal proceedings regarding the Conditional Use for this property and the current application before the Township.

They do not have a final tenant yet. Any concern of that nature must be satisfied when the tenant comes in. John Wichner, Traffic Engineer, explained that they anticipate truck traffic to go north on Route 191 to Jandy Boulevard. Bert Smalley asked for signs to encourage truck drivers to use Route 191 north.

Hugh Harris inquired about the road widening on Route 191. Hugh stated concern about the intersection at Route 191 and Lonat Drive (east side). John Wichner stated PADOT made similar comments and a resubmission has been made to PADOT. Hugh also stated concerns about affects to the restaurant driveway. John Wichner stated that it does not warrant a traffic signal.

Linda Crook inquired if the shoulders of Lonat Drive will be wide enough to accommodate a bicycle path. Tara stated agreement. Discussion followed. It was noted that sidewalks will be provided along both sides of the extension of Lonat Drive.

Keith Lawler reviewed his September 17, 2020 letter. The waiver requests were also discussed.

Tara Capecci inquired about the proposed Lonat Drive road width. Discussion followed about options to accommodate a bike path. A suggestion was made to use macadam in lieu of concrete for the sidewalks to make it easier for bicycling.

Lori Seese reviewed her letter. Truck stacking was discussed. Lori requested a plan demonstrating that trucks will be able to stack on-site.

James Milot, P.E., Hanover Engineering, asked if they could forward the plans and any HOP related plans to his client. John Wichner will coordinate with Mr. Milot.

The motion to recommend approval of the Lehigh Valley East 17 Preliminary/Final Land Development Plan subject to satisfaction of Keith Lawler and Lori Seese's letters was moved by Bert Smalley and seconded by Hugh Harris. The motion carried unanimously.

Vera Cruz Lot Line Adjustment Plan – Preliminary/Final Subdivision

Present for the Application: Michael Houston, Arthur Swallow Associates

Mr. Houston reviewed the proposed plan. Keith Lawler's September 17, 2020 letter was reviewed, including the requested waivers. Lori Seese reviewed her letter.

There were no comments from the floor.

The motion to recommend approval of the Vera Cruz Lot Line Adjustment Plan with no objection to waivers was moved by Hugh Harris and seconded by Travis Gerould. The motion carried unanimously.

Phillip Davis Final Subdivision Plan

Present for the Application: Rocco Caracciolo, Maser Consulting

Keith Lawler reviewed his September 17, 2020 letter. The road widening was discussed. An improvement agreement will be required.

Tara Capecci inquired about the septic location on the other side of the gas transmission line. It was confirmed that they will be able to cross the gas transmission line.

There were no comments from the floor.

Travis Gerould made a motion to recommend to approval of the Phillip Davis Final Subdivision Plan subject to satisfaction of Keith Lawler and Lori Seese's letters. The motion was second by Hugh Harris and carried unanimously.

Faust Family Limited Partnership No. 6 - Conditional Use #CU2020-05

Present for the Application: Troy Faust and James Faust, Applicants; Tim Charlesworth, Esq.; and Michael Preston, P.E.

Keith Lawler and Lori Seese reviewed their letters.

Gary Asteak commented that the Applicant should provide a traffic study for the Township to determine if they are meeting the requirements of Article 1 Section 118 regarding Conditional Uses. Discussion regarding the preparation of a traffic study followed. Troy Faust stated that depending upon the outcome of the conditional use approval, they may have to reduce the number of units. If they must reduce the number of units, the project will change from a retirement village to just apartments.

Keith Lawler stated, at a minimum, they could prepare a Trip Generation Study, showing the a.m. and p.m. peak hour trips. Proposed mitigation would not be determined until they do a Traffic Study.

Troy Faust suggested they could provide the Trip Generation Study for the hearing before the Board of Supervisors.

A question was raised about how the residents will access parking under the building. Parking will be completely open on the rear of the building.

Linda inquired about sidewalks. Sidewalks will be required to Route 191 to allow for bus service.

Bert Smalley noted an area of open space on the plan. He stated concerns about open space in the Township and whether the Township would want a fee or open space. It was noted that a walking trail will be provided throughout the property; however, it is not provided on the submitted plan.

Gary inquired about the zoning relief referred to in their application. Mike Preston stated that there may be impacts regarding the right-of-way of Route 191 which will alter the unit count. Also, they will need a variance regarding sidewalk on one side of the road, and not both.

Gary stated that if they need variances they will need to be vetted out before they get conditional use approval.

Troy explained that PADOT will dictate how much right-of-way they must provide. This will not be determined until they do more engineering. If a larger right-of-way is required, it will reduce their buildable area and thereby, the number of units. Michael Preston said PADOT is requiring a traffic study.

Hugh Harris stated he has no problem with the retirement village use; however, he is concerned about whether they have enough information to make a recommendation to the Supervisors. Discussion followed.

Bert Smalley made a motion to recommend approval of the Faust Family Limited Partnership No. 6 Conditional Use application subject to satisfaction of Keith Lawler and Lori Seese's

letters, with the condition that a Trip Generation Report is provided prior to the Hearing for evaluation of the 88 units, along with a list of any zoning variances that may be required; and finally that the Township should determine whether they want to accept a fee versus open space. The motion was seconded by Tara and carried unanimously.

First Park 33 Lot 3A Phase II – Conditional Use #CU2020-05 and Preliminary/Final Land Development

Present for the Application: Attorney Blake Marles, Applicant David Hogg, and Jeanette Miller, Liberty Engineering.

David Hogg reviewed the improvements on this site to date. He stated they have Letters of Intent on both restaurants.

Linda Crook suggested a walking path from the hotel to provide a more direct path for hotel guests to get to the restaurants.

Keith Lawler reviewed his letter. Jeannette Miller stated all comments can be addressed. Lori Seese reviewed her letter and noted the requirement to supply architectural renderings of the proposed buildings.

Tara Capecci made a motion to recommend approval of the First Park 33 Lot 3A Phase II Conditional Use and the Preliminary/Final Land Development Plan subject to satisfaction of Keith Lawler and Lori Seese's letters, along with the recommendations that crosswalks be added from the hotel to restaurants, and for approval of the waiver request for preliminary/final submission. The motion was seconded by Travis Gerould and carried unanimously.

LVTC II Owner, LLC & LIT Associates, LLC - Conditional Use #CU2020-01

Present for the Application: Catherine Durso, Esq.; Michael Jeitner, P.E.; John Wichner, P.E.; and Andrew Mele for the Applicant.

Kate Durso reviewed the steps taken since their February 2020 appearance to address the traffic concerns. A Declaration of Covenants was included with their resubmission. Mike Jeitner reviewed the proposed plan, which has not changed in concept since their last appearance. A bike path will be provided along the front of the property along Hanoverville Road. Traffic Engineer, John Wichner reviewed the traffic for the project. The buildings are proposed to be half manufacturing and half warehouse uses. There are a proposed 75 trucks per day. A post development study is part of the Declaration of Covenants. They are also requesting to lift the truck restriction on Flora Lane from the driveway to the Hanoverville Road intersection.

Hugh Harris stated concern for enforcement issues with prohibition of trucks turning left. Hugh also suggested blocking off the western driveway if it is determined that it is not required, as it the case across the street with C&S Wholesale Grocers.

Andrew Mele stated they would like to commence in the spring. Approval from the PA Department of Environmental Protection is always the last hurdle.

Tara Capecci made a motion to recommend approval of the LVTC II Owner, LLC & LIT Associates, LLC Conditional Use application subject to satisfaction of Keith Lawler and Lori Seese's letters, with conditions that Flora Lane entrance be blocked off if it is determined use of the driveway is not necessary, and that provisions are made to restrict truck traffic going west on Flora Lane, and a recommendation that the truck restriction from the Flora Lane driveway to

Hanoverville Road be lifted. The motion was seconded by Hugh Harris and carried unanimously.

Official Map

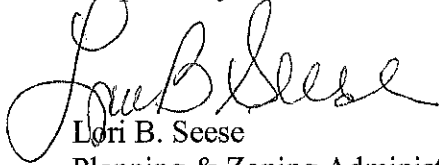
The Planning Commission unanimously approved the Official Map as presented. The motion was moved by Bert Smalley, seconded by Travis Gerould, and carried unanimously.

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

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously. The meeting adjourned at 9:50 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator