



LOWER NAZARETH TOWNSHIP

PLANNING COMMISSION

623 MUNICIPAL DRIVE
NAZARETH, PA 18064
TELEPHONE: 610-759-7434
FAX: 610-746-3317

Planning Commission

Linda Crook, Chairperson
Hugh Harris, Vice Chairperson
Tara Capecci, Secretary
Bert Smalley
Travis Gerould

Planning Commission Minutes November 19, 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 October 15, 2018 meeting was moved by Hugh Harris and seconded by Travis Gerould. The motion carried unanimously.

There were no items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

SUBDIVISION/LAND DEVELOPMENT

Hecktown Road Business Park, Lot 6 & 7 Land Development Plan

Present for the Application: Joseph Piperato, Esq.; Michael Jeitner, P.E., Bohler Engineering Easton Area Joint Sewer Authority and Easton Suburban Water Authority "Will Serve" letters have been received. Michael Jeitner reviewed the history of approvals for the Business Park and the proposed project.

Tracy Damante, 4069 Meadow Avenue, Palmer Township, wanted confirmation that there will not be any access from Crestview Avenue. Michael Jeitner confirmed there will be emergency access only and there will be a gate. Mr. Jeitner also confirmed that all stormwater management will comply with local, county, and state regulations.

Carl Tonay, 4061 Summit Avenue, Palmer Township, noted the reference made to the Toyota dealership and it was actually the Young Dealership. It was confirmed that the berm on the south side of the development will be addressed at the Bethlehem Township meeting next week. Mr. Tonay stated concerns for stormwater management. Michael Jeitner stated again that they will comply with municipal, county, and state regulations. Bethlehem Township will review and approve the stormwater management.

Sharon Rupert, 4069 Crestview Avenue, Palmer Township, stated concerns about stormwater and flood damage experienced during Hurricane Ivan in 2004. Inquired about the condition of a storm pipe on the property. Michael Jeitner stated he would have to investigate it and report back.

Helen Ann Cole, 4054 Crestview Avenue, Palmer Township inquired about the use of the access road. Michael Jeitner stated the road will be emergency access only.

Tracy Damante, 4069 Meadow Avenue, Palmer Township, stated a concern about recent access to the site. Inquired about when the plan will be at a meeting again. Joseph Piperato explained the dual review by Lower Nazareth and Bethlehem Townships and approvals by their respective governing bodies.

Victoria Hegedus, 4064 Crestview Avenue, Palmer Township, inquired how long would it take to develop the property. Mike Jeitner stated they hoped to secure approvals by Summer 2019 and construction of the buildings could take approximately 9-15 months (in general).

The motion to recommend preliminary approval provided comments from Al Kortze and Lori Seese's letters are satisfied, along with execution of an Intermunicipal Jurisdiction Agreement, was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

Fields at Trio Farms, Phase VI-A Lot Line Adjustment

Present for the Application: Richard Brooks, Kay-Trio, Applicant

Richard Brooks explained that the lot line adjustment plan is necessary due to a surveying error during construction. Al Kortze had no concerns and recommended approval.

The motion to recommend approval of the Preliminary/Final Lot Line Adjustment Plan provided Al Kortze's letter has been satisfied was moved by Hugh Harris and seconded by Travis Gerould. The motion carried unanimously.

ICS Manufacturing Facility, Preliminary/Final Land Development & Conditional Use, CU2018-01

Present for the Application: Kevin Detrick, Applicant; and Terry DeGroot, P.E., Terraform Engineering

Terry DeGroot reviewed the proposed project. A traffic study was conducted and assumed all truck traffic would make a right, westbound on Hanoverville Road. Going eastbound, the Route 191/Hanoverville Road intersection will be impacted. Stormwater management review is outstanding. In general, water is being directed to the rear of the property to the pond. A pavilion has been provided for employees to have lunch.

Kevin Detrick provided details about the company's manufacturing process, testing of equipment, etc. Terry DeGroot pointed out that a large portion of the building will be office-related to support the manufacturing operation and for a call center to support ICS products.

Bert Smalley inquired if there is anything that can be done to prevent trucks from going eastbound on Hanoverville Road. Al Kortze made some suggestions but noted despite these efforts, there are times when there is little you can do to prevent a truck from going in a direction that they are not supposed to go.

Approximately 135 employees will be working at this location. Shifts will be staggered beginning at 7 a.m. with the latest starting at 10 a.m. The Traffic Study was based upon worse-case scenario.

Hugh Harris asked if at some point the additional traffic will require a change at the Route 191/Hanoverville intersection. Al Kortze stated that PADOT would not mandate it – it would fall back on the Township to improve.

Mr. Kortze noted that compliance with the Floodplain Ordinance is required. Terry DeGroot stated there would not be any filling in the floodplain. An additional permit will be required for a structure in the floodplain.

A colored rendering/architectural elevation to be provided at a later time.

Phasing of the site to be clarified with the future revisions to the plan.

Terry DeGroot also retracted the statement that they do not plan to widen Hanoverville Road.

Due to the revisions and outstanding reviews required for the preliminary plan, Mr. Kortze did not recommend preliminary plan approval at this time; therefore, a recommendation for the preliminary plan application was tabled. However, Mr. Kortze did recommend approval of the Conditional Use application.

The motion to recommend Conditional Use approval provided Lori Seese, Al Kortze and Fire Chief Jeff Seip's letters are satisfied, along with the recommendation that all efforts are made to prevent trucks from turning eastbound on Hanoverville Road was moved by Travis Gerould and seconded by Bert Smalley. The motion carried unanimously.

PROPOSED ZONING ORDINANCE AMENDMENT

Proposed Sale of Fireworks Ordinance

Lori Seese provided an overview of the proposed ordinance. Lori advised a companion ordinance is also under review by the Board of Supervisors to regulate the times when fireworks may be displayed. That ordinance will be enforced by Colonial Regional Police Department. Comments from the Planning Commission regarding the Sale of Fireworks Ordinance:

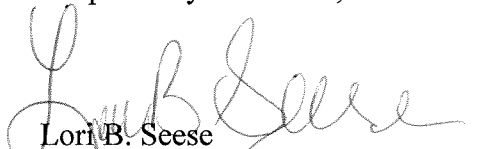
1. Solicit feedback from the Fire Department and Police Department;
2. Add a security requirement for the temporary use; and
3. Verify if NFPA 1124 allows tents.

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

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously. The meeting adjourned at 8:10 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator