



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 December 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, Solicitor Gary Asteak, and Lori Seese, Planning & Zoning Administrator were also in attendance.

APPROVAL OF MINUTES

Motion to approve the minutes of the November 16, 2020 meeting was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

SUBDIVISION/LAND DEVELOPMENT

Lehigh Valley Trade Center II Preliminary/Final Land Development & Lot Consolidation Plan

Present for the Application: Kate Durso, Esq., Michael Jeitner, P.E., Matthew Nunn, Applicant, Traffic Engineer, John Wichner, P.E.

Attorney Durso noted that they have received their Conditional Use approval. Mike Jeitner reviewed the proposed plan. Flora Lane access has been changed to emergency access only. Mike noted that pull-off areas have been provided for truck drivers. The berm along the westerly boundary has been increased to 10 feet high. All these items will be incorporated into the land development plan. Travis Gerould asked for clarification about the berm height and the plantings. Gary Asteak, present virtually, clarified the requirements of the conditional use.

Mike Jeitner reviewed the proposed loop road and the need to have access to the western side of the building. There are some buffer requirements that need to be addressed to avoid a zoning variance. A bike path has been provided along Hanoverville Road. The proposed access road is proposed to be two-way.

The Flora Lane access drive will be gated and opened for pure emergency services only – police, fire, or ambulance.

Mike Jeitner reviewed the requested waivers. The curbing waiver was discussed.

Matt Nunn stated they would like to start this coming spring/summer 2021. They must get their NPDES permit first. Construction will take approximately 10 months.

The motion to recommend Preliminary/Final Land Development approval of the Lehigh Valley Trade Center II with emergency access only on Flora Lane; provided all conditions of Keystone Consulting Engineers' 11/12/20 letter, Lori Seese's 11/13/20 letter, and the 11/16/20 letter from the Hecktown Volunteer Fire Chief are satisfied; and with the recommendation to exclude curbing along Flora Lane was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

Moyzan Sports Complex – Preliminary/Final Land Development & Lot Consolidation Plan

Present for the Application: Erich Schoch, Esq., Michael Jeitner, P.E., Traffic Engineer John Wichner, P.E. The applicant was present virtually.

Attorney Schoch provided a short history of the project to date. Engineer Mike Jeitner reviewed the requested waivers. Conditional Use approval has been granted to the project.

Tara Capecci stated her opinion that sidewalks should be included along the front of the property. The suggestion to include either a sidewalk or a bike path was agreed to by Attorney Schoch.

Attorney Schoch noted that the plan now includes the Vera Cruz Realty property. They did not own that property when they were originally before the Planning Commission. They now own the former Vera Cruz property.

Engineer Mike Jeitner noted that most of the improvements from the Country Club Road Business Park (CCRBP) plan have been constructed. The current road is 32 feet wide because of a waiver granted to the CCRBP plan.

While the fields will be multi-purpose, the general intent is for baseball fields. The southern field would be full-size soccer fields, high school or collegiate. The other field would be middle school or U-12. Travis Gerould inquired if the fields be available for the school district to use? Mike Jeitner stated the applicant would be willing to work through how to assist the school and township with their field needs. Hugh Harris suggested portable mounds.

Mike Jeitner noted that the building will have multiple levels. To the left side, a meandering walkway is proposed which would be ADA accessible. A loop road is provided for moving equipment. A walking path will also be provided around the fields.

Mr. Jeitner stated they would like to see if they could gravel the southern parking lot and not build the lot unless they really need it. Hugh Harris stated he would rather see the parking lot constructed as personal Township experience in our own fields. Hugh also noted they will need safety netting for foul balls between the fields.

Tara Capecci inquired about emergency access. Mike Jeitner explained how vehicles will be able to access the rear of the site.

A snack stand will be provided; however, it would not be like a restaurant. It will resemble standard concession stand.

Mike Jeitner reviewed traffic concerns. He noted that the proposed use is reducing the amount of traffic compared to what it was approved for CCRBP. Linda Crook stated those figures may be misleading due to the day of the week the test(s) were performed. Keith Lawler stated the Zoning Ordinance requires a traffic study if you increase more 200 trips. Keith reviewed his concerns regarding the traffic.

Tara inquired if they would be looking at sight-line issues, particularly with the hill to the north. Her concern related to drivers making a left turn to get to Route 33 after a game.

Mike Jeitner stated they are working with the sports lighting consultant to amend the lighting levels at the residential lines and at Route 33. The plan will be revised accordingly to make sure they comply.

Engineer Keith Lawler noted that the septic system proposal needs to be evaluated. There are several systems which have already been installed.

Linda Woodward, 338 Country Club Road, owns the property on the north and west side. Mrs. Woodward inquired about the border between the two properties. Mike Jeitner stated there will be fence line installed along the property line. The fence will be a 6-foot tall board-on-board fence. Mrs. Woodward stated her concern about individuals dumping trash over the fence into the woods. Mike Jeitner stated that the pedestrian walkway is approximately 10-12 feet off the property line and there will be trash receptacles along the walking path. On the southerly property line, there is approximately 40-50 feet between the parking lot and the property line. The parking light will have down lights.

Linda Woodward inquired about the location of the bike path. The path would be across the Applicant's own frontage and would stop at the property lines.

The motion to recommend Preliminary/Final Land Development approval for the Moyzan Sports Complex provided all conditions of Keystone Consulting Engineers' 12/17/20 letter, Lori Seese's 12/18/20 letter, and the fire department letter are addressed, including a recommendation for bike path in lieu of sidewalk was moved by Hugh Harris and seconded by Travis Gerould. The motion carried unanimously.

CU2020-07 – Franklin BioScience – NE, LLC c/o Beyond Hello – Conditional Use

Present for the Application: Erich Schoch, Esq., and Justin Carey, Director of Real Estate for Beyond Hello.

Engineer Keith Lawler had relatively no comments. The need for a buffer pursuant to the Zoning Ordinance was discussed. Gary Asteak requested a letter from Attorney Schoch.

Justin Carey stated there will be walk-in and appointment only business. Gary Asteak related parking related concerns in the past. Gary stated that the parking needs to be reviewed especially when we get to the Conditional Use hearing. Justin stated they expect to have 5-10 customers per hour. The pandemic has allowed them to introduce curbside pickup. If this falls within a typical retail use, then the parking should be fine. Parking was discussed at length.

The motion to recommend conditional use approval for Franklin BioScience – NE, LLC c/o Beyond Hello with the condition that the buffer yard requirement must be addressed by council was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

COURTESY OF THE FLOOR

Wishes for a Happy Holiday season and safe New Year was wished by everyone.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously. The meeting adjourned at 8:22 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator