



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 **June 21, 2021**

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Also in attendance: Commission Members Tara Capecci, Hugh Harris, and Bert Smalley; Engineer Keith Lawler, and Lori Seese, Planning & Zoning Administrator. Commission Member Travis Gerould was not present.

APPROVAL OF MINUTES

Motion to approve the minutes of the January 18, 2021, meeting was moved by Hugh Harris and seconded by Tara Capecci with a modification to third paragraph. The word "parking" should be "sidewalks". The motion carried unanimously with the suggested amendment.

SUBDIVISION/LAND DEVELOPMENT

Colts Run South II Preliminary Major Subdivision Plan

Present for the Application: Lew Rauch, Engineer; Joseph Piperato, Esq.; Niko DelSerro, Applicant

Attorney Piperato provided the history of the project. Lew Rauch provided an overview of the project. They are there to get feedback from the Planning Commission and are not seeking a recommendation.

Stub streets and cul-de-sacs were discussed. Lew stated these are the items they want to work out before they resubmit. He would also like to discuss the options with the Township's Public Works Department.

Engineer Keith Lawler reviewed his May 12, 2021, letter. Lori Seese reviewed her May 14, 2021, letter.

The Planning Commission would rather see stub streets than cul-de-sacs to allow for future expansion. In agreement with Keith Lawler, the Planning Commission also recommends no curbs.

Brian Wallace, 256 Timothy Avenue, inquired about the number of proposed dwellings

Jim Mallaber, 236 Timothy Avenue, stated concern for the density change. Mr. Mallaber asked if sewer would be extended for the adjacent neighborhoods.

Allison Froelich, 4368 Eisenhower Drive, inquired about how this will affect the school district? Linda Crook noted that we will notify them that this development has been submitted.

Jim Mallaber, 236 Timothy Avenue, inquired traffic control with the increased number of dwellings

It was noted that a Traffic study was prepared as part of the Conditional Use approval.

Lew Rauch noted there is a fluid process under way with the Charter School to provide an emergency access to the south. The Charter School does not want a road through their property.

A letter sent by Mr. Josphe Fuisz regarding Patricia Fuisz property was discussed. No changes are proposed to the intersection. They do not want to direct any traffic to that intersection. Snowplow easement needs to be discussed with Public Works to discuss what would be best.

The stubs for water and sewer were discussed.

The Planning Commission had no additional comments.

Residences at Meadowview Preliminary/Final Land Development Plan

Present for the Application: Michael Preston, P.E., Ott Engineering; Troy and James Faust, Applicants.

Engineer Mike Preston provided an overview of the project. He noted they are not requesting a recommendation at this meeting.

The requested waivers were reviewed. Keith Lawler stated they have no objection to the waivers, as noted.

Keith Lawler reviewed his letter. Lori Seese reviewed her June 17, 2021, letter.

Tara Capecci inquired about the craft room and a gym in the other building. Tara suggested a covered walk in between the buildings for persons who would want to go from building to building.

Discussion followed about drop-off areas. Walking trail location was discussed.

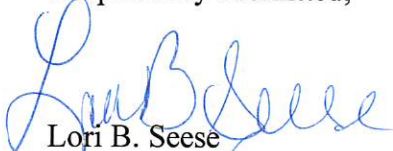
There were no other comments.

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 7:55 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator