



# 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 July 19, 2021

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Commission Members Tara Capecci, Travis Gerould, Hugh Harris, and Bert Smalley (virtual); Keith Lawler, P.E., Township Attorney, Gary Asteak, and Lori Seese, Planning & Zoning Administrator were present at the meeting.

There were no changes to the advertised agenda.

### APPROVAL OF MINUTES

Motion to approve the minutes of the June 21, 2021, meeting was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

### SUBDIVISION/LAND DEVELOPMENT

#### Keystone Foods Preliminary/Final Land Development Plan, Phase I

Present for the Application: Lew Rauch, Lehigh Engineering; Harley Shupp, CMG of Easton

Lew Rauch reviewed the proposed project. Phase I encompasses relocation of the bakery feed and the Air Products tank to the back of the building. They will be installing a retaining wall.

Micro pilings for the building addition are planned with Phase I.

Expansion of 113,000 s.f. of the building is planned in a future phase. The hatched yellow area represents the future building expansion area. They will change the impervious parking area to building. The trailer parking will be moved to the lot they bought from Bartolacci. An access road will be constructed to access the parking lot from the rear of the property. A yard jockey will be used to move the trailers. The intent of the building expansion will be to improve efficiency of the baking operation.

Travis Gerould inquired if they have any intention to use Commerce Park Drive. Lew Rauch said their goal is to not use Commerce Park Drive at this time. Hecktown Road will be used for access.

The access road will be constructed in Phase 2. The Applicant does have an NPDES permit and is still covered under that permit; however, they will submit a minor modification for the small expansion area which is part of Phase 1.

Tara Capecci inquired if this proposal will this increase production and create more trips. Harley Shupp explained that the current operation is inefficient and there will be room for some

growth. They will have a better number on the possible employee increase when they come back with the next phase. Harley would have to speak to the owner about whether they could use Commerce Park Drive. Lori Seese added that creating access on to Commerce Park has other issues that need to be resolved before that traffic movement can be added to this road. The Township does not own Commerce Park Drive.

Keith Lawler reviewed his July 16, 2021, letter.

The motion to recommend Preliminary/Final Land Development approval for the Keystone Foods Phase I plan, provided the comments of Keith Lawler's July 16, 2021, letter and Lori Seese's July 16, 2021, letter are satisfied was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

### **Lehigh Valley Trade Center III Preliminary/Final Land Development Plan, Lot Consolidation and Subdivision Plan**

Present for the Application: Adam Citrullo, EIT; Kate Durso, Esq.; Matthew Nunn, Applicant; John Wichner, Traffic Engineer

Kate Durso provided an overview of the proposed development. They have entered into an agreement with the property owner to sell the property. They have asked both Lower Nazareth Township and Bethlehem Township if they wanted to own the lake; however, neither Township wants the lake. The water feature would be fenced in to restrict access.

Hugh Harris inquired if the current property owner does any water management that they would have to do when they own the property. Matt Nunn said they would have to test the water to allow the public to use it; however, since they will not be allowing access, they should not have to test the water. They will verify with the Fire Chief whether anything needs to be done with the water chemistry to use it for fire response purposes.

Adam Citrullo reviewed the proposed land development and subdivision of the land. Adam noted that the bike lane has been continued from the LVTC II property. The driveway will line up with Prologis/Stitch Fix property to the north.

Tara Capecci commented on the number of truck spaces and the number of trips per day. Tara commented that a rest area for truck drivers should be provided. Matt Nunn said that it would be added on the next plan.

Gary Asteak asked about the placement of the lot line and the location of the parking. The layout is awkward.

Kate Durso stated that they need 300 feet of lot width for Lot 2. The additional parking at the front of the lot was discussed. Matt Nunn said that they had "leftover space" in the front of Lot 2. They can evaluate what needs to be there, maybe they can use that for truck staging in lieu of more parking. A cross access easement will be provided for both properties.

Linda Crook inquired about access to the LVTC I/Greenfield property. Matt Nunn provided an overview of the proposed use. The access for Building #2 will be emergency access only and it will be gated.

Adam Citrullo went over the review letters. Adam addressed the final comment of the Fire Chief's letter. The Applicant was unaware of this issue, and they will speak to the Fire Chief

about how they are currently using the site. The applicant is happy to work with the Fire Company - they just need more details.

Adam reviewed the waiver requests and the comments in Keith Lawler's letter.

Travis Gerould inquired about the widening of Hanoverville Road. He suggested that the work be coordinated with the project across Hanoverville Road. Kate said they would do their best to coordinate with the Triple Net project.

The Applicant will be at the Bethlehem Township Planning Commission next week. A preliminary email from their Zoning Officer stated that they do not need zoning relief.

Gary Asteak asked if there would be any agreements between the owners of Lots 1 and 2 to address any environmental issues that may come up. There are a lot of things that happen with current and future regulations of water - it should be included in an agreement. The Township does not want to get in the middle of any future issues.

Northampton County Conservation District has stated that lake is a high-quality water feature and therefore, they must comply with the Monocacy Creek Act 167 Ordinance.

Keith Lawler highlighted that a truck turning template should be provided, particularly since there is now discussion about a truck staging area.

Keith stated that the number of trips is only 92 trips and does not meet the requirements for a truck terminal. Tara stated concern for the increased volume on Hanoverville Road and the traffic going to the Route 191/Hecktown/Hanoverville Road intersection. The number of trucks for Building #2 is about the same as Building #1.

Hugh Harris stated that the zoning allows for the development, but the infrastructure does not support it. The local people must live with the back-ups.

Lori Seese's letter was reviewed. The Applicant will supply the requested information.

Matt Nunn stated that each building is designed for multi-tenant use. Discussion followed about truck stacking.

Tara Capecci asked about fence height for the water feature. The Applicant said they have been in discussion with the insurance carrier.

Travis Gerould asked about a berm across the front of the building. Matt Nunn said the berm will be similar to those provided for the other buildings.

Bert Smalley stated that his comments have already been addressed. Bert noted we must do whatever we can to prevent trucks from turning right out of the development. Lastly, Bert said it is important to make sure the lake is enclosed as best it can be to prevent access.

Hugh Harris made a motion to table the plan. The motion was seconded by Travis Gerould and carried unanimously.

### **COURTESY OF THE FLOOR**

Travis Gerould noted receipt of the Lehigh Valley Planning Commission review letter for Residences at Meadow View. It was noted that the letter was received after the project received a recommendation from the Lower Nazareth Township Planning Commission.

**ADJOURNMENT**

The motion to adjourn was moved by Travis Gerould and seconded by Tara Capecci. The motion carried unanimously. The meeting adjourned at 8:19 p.m.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator

/lbs