



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 August 16, 2021

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; Engineer Keith Lawler, and Lori Seese, Planning & Zoning Administrator.

The motion to approve the agenda as published was moved by Tara Capecci and Hugh Harris and carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the July 19, 2021 meeting was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

SUBDIVISION/LAND DEVELOPMENT

Colts Run South Preliminary Subdivision Plan

Present for the Application: Lew Rauch, Lehigh Engineering; Attorney Joseph Piperato, and Niko DelSerro, Applicant.

Lew Rauch discussed the meeting outcome with the Township Public Works department, Township Engineer and Staff. Winter maintenance suggestions from Public Works were added to the plan.

The hammerhead concept for the road termination was discussed. The cul-de-sacs on the plan will have (2) snowplow easements for each cul-de-sac. Tara suggested that there be more room for snow storage for the property owners on the cul-de-sacs. Lew Rauch offered to supply another set of plans to Public Works for them to review.

On the remaining part of Green Pond Road, there will be an additional gate to prevent access to that stub beyond the intersection with Dove Street. The road frontage will remain; however, the public will not be able to access the stub. The entire stub will remain in the event that Mrs. Fuisz would want to subdivide her property in the future.

The Planning Commission would prefer to see a stub at the Johnson property unless the Agricultural Security/Ag Preservation requirements prohibit the development of the Johnson land.

The waiver requests were discussed.

Travis inquired about the sewer. The sewer will require modifications of the sewer agreements between the municipalities.

John Eustice, 252 Timothy Ave, inquired about the hammerhead concept. Lew Rauch explained. Mr. Eustice expressed concerns about the existing detention pond on his property which can hold 175,000 gallons of water. There cannot be any restriction of the stormwater flow from this pond. Lew Rauch said they are aware of the stormwater flow. They are picking up the pipe system and will go down into a proposed detention pond.

Brian Wallace, 256 Timothy Ave – Mr. Wallace asked if there is anything new about sharing public utilities, particularly sewer? Lew Rauch stated they have not gotten any further with any utility investigation. Mr. Wallace also inquired about privacy walls or screening. Further, Mr. Wallace stated his concerns about traffic on Hecktown Road.

Attorney Joe Piperato shared that there is some discussion about an emergency access point as part of the school development in Bethlehem Township.

John Eustice shared that he has no problem with them entering their property to connect the pipes.

The motion to recommend the requested waivers, specifically SALDO Sections 747.1, 747.2, 747.4 and 747.9, 747.10, for the Colts Run South II development as addressed in Keystone Consulting Engineer's August 12, 2021 letter was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

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

ADJOURNMENT

The motion to adjourn was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously. The meeting adjourned at 7:10 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator