



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 20, 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.

Hugh Harris made the motion to approve the agenda as published. The motion was seconded by Bert Smalley and carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the November 15, 2021, meeting was moved by Travis Gerould and seconded by Hugh Harris. The motion carried unanimously.

There were no items of discussion under **CORRESPONDENCE & ANNOUNCEMENTS.**

SUBDIVISION/LAND DEVELOPMENT

Franklin BioScience – Conditional Use #CU2021-02

Present for the Application: Erich Schock, Esq. and Justin Carry, Applicant

Attorney Schock reviewed the history of the project and the variances received. Justin Carry explained that they will have Point-of-Sale stations for patients who order online – “Express Pick-Up”. There will not be any element of curbside pick-up outside. It will be a part of the interior pick-up process only.

Security will be unaffected by the increased floor area. There will be no changes to the rear set-up. Additional cameras will be added to the tenant space and the single entrance will be kept.

The motion to recommend approval of the Franklin BioScience Conditional Use application, provided Lori Seese and Keith Lawler’s letters are addressed was moved by Travis Gerould and seconded by Hugh Harris. The motion carried unanimously.

Starbucks @ Nazareth Plaza – Sketch Plan

Present for the Application: William Lalande, Cornerstone Consulting Engineers

Mr. LaLande supplied an overview of the proposed plan. Hugh Harris asked if they had provided enough parking to meet Starbucks standards. Tara questioned the location of the handicapped parking and stated a concern that traffic circulation would cross the pedestrian

traffic. Signage, and reconfiguration were discussed. Bert Smalley noted that traffic cuts thru the interior part of the shopping center to get to the light at Jandy Blvd. Keith Lawler reviewed his December 16, 2021, letter. The history of the size of the lot and whether a variance is needed must be investigated. The monument sign, directional signs, and menu boards were also discussed.

2685 Opus Way Parking Improvements – Final Land Development Plan

Present for the Application: Todd Fairfield, Boyle Construction

Todd Fairfield supplied an overview of the proposed project. The property is in both Bethlehem Township and Lower Nazareth Township. The work involves the addition of (33) employee parking spaces in an area formerly assigned for truck parking and is entirely within Bethlehem Township.

The motion to recommend approval of the 2685 Opus Way Parking Improvements Final Land Development Plan was moved by Tara Capecci and seconded by Travis Gerould. The motion carried unanimously.

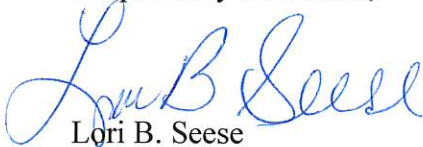
COURTESY OF THE FLOOR

Regarding the Hollo Road Industrial plan, which was previously tabled, Tara suggested that Hollo Road be closed off at the Route 248 and Hollo Road intersection.

ADJOURNMENT

The motion to adjourn was moved by Travis Gerould and seconded by Hugh Harris. The motion carried unanimously. The meeting adjourned at 7:15 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator