



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 January 17, 2022

Acting 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 approved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

REORGANIZATION

The motion to appoint the same slate of officers as last year was moved by Hugh Harris and seconded by Travis Gerould. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the December 20, 2021 meeting was moved by Bert Smalley and seconded by Travis Gerould. The motion carried unanimously.

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

SUBDIVISION/LAND DEVELOPMENT

LVTC III Preliminary/Final Subdivision & Land Development Plan

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

Matt Nunn provided a summary of the changes to the development since they last appeared before the Planning Commission in July 2021. Kate Durso reviewed the approvals they've received since their last appearance.

Mike Jeitner overviewed the plan changes. A three-lot subdivision is now proposed. Two lots will have warehouses and the third lot will continue the scuba use. The status of outside agency approvals was also reviewed.

The waiver requests were discussed.

Truck trips were discussed. LVTC III expects similar uses as those that occupy the warehouses on adjoining properties owned by LVTC. Problems with truck drivers using access from the east or leaving the site was discussed. Bert Smalley suggested the possibility of using cameras for

enforcement purposes. Tara suggested adjusting the curbing to deter truck drivers from making that right turn in lieu of the left.

Keith Lawler reviewed his letter.

Travis Gerould stated a concern about people wandering into Lot 3. There will be a fenced gate; however, they said they will look at where they can add more fencing.

No comments from the Floor.

The motion to recommend the preliminary/final subdivision and land development approval for the LVTC III project, including the waivers in Keith’s letter and the one listed in Item #26, provided the comments of Keith Lawler’s January 14, 2022 letter and Lori Seese’s January 17, 2022 are satisfied was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

3902 Eastgate Blvd Parking Lot Preliminary/Final Land Development and Lot Consolidation Plan

Present for the Application: Greg Davis, Esq.; Paul Szewczak, Benchmark Engineering, and James Knopka, First Park 33.

Paul Szewczak reviewed the proposed plan. The intent is for additional employee parking for the larger of the two warehouses on the site. They are working on outside agency approvals. The only waiver is for preliminary/final submission. Bert Smalley asked how they are working at present without this parking? Paul said they are doing this to plan for future tenants and to be competitive with other buildings. Keith said the use is not expanding therefore a traffic study is not required at this time. Lori Seese noted that issue could be screened at the time there would be a tenant change.

The motion to recommend approval of the Preliminary/Final Lot Consolidation and Land Development Plan for the parking lot project, including a waiver of the preliminary/final submission requirements, provided Keith Lawler’s January 14, 2022 letter and Lori Seese’s January 14, 2022 letter are satisfied was moved by Hugh Harris and seconded by Travis Gerould. The motion carried unanimously.

3758 Hollo Road Industrial Preliminary/Final Subdivision Plan

Present for the Application: Sue Kandil, Penn Technology

Sue stated they have no issues with the letters from Lori Seese, Keith Lawler, or LVPC. Sue said they are requesting deferral of road widening requirement until they do the land development plan. Planning Commission asked about designing the driveway to encourage the truck drivers to make the left and not make a right. Planning Commission also suggested the possibility of closing off Hollo Road after the residential use properties. That discussion will be revisited when they come in for land development.

Michael Stocker, 4661 Pine Drive, advised that his family lives in the houses along Hollo Road. He said closing off Hollo Road would not be a problem for any of his family members.

The motion to recommend approval of the 3758 Hollo Road Preliminary/Final Subdivision Plan with deferral of the road widening until the time of land development was moved by Bert Smalley and seconded by Tara Capecci. The motion carried unanimously.

COURTESY OF THE FLOOR

Lori Seese provided information on the Zoning Ordinance and Map update which will happen this year.

ADJOURNMENT

The motion to adjourn was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously. The meeting adjourned at 8:10 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator