



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 February 28, 2022

The motion to approve the agenda as published was moved by Travis Gerould and seconded by Hugh Harris. The motion carried unanimously.

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; Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator.

APPROVAL OF MINUTES

Motion to approve the minutes of the January 17, 2022 meeting was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

SUBDIVISION/LAND DEVELOPMENT

Notaro Preliminary/Final Subdivision Plan

This plan was prepared by Keystone Consulting Engineers and reviewed by Alternate Engineer, Justin Coyle. Keith Lawler reviewed Justin Coyle's letter. The motion to recommend approval was moved by Bert Smalley and seconded by Hugh Harris. The motion carried unanimously.

Fulton Bank Preliminary/Final Subdivision Plan

This plan was prepared by Keystone Consulting Engineers and reviewed by Alternate Engineer, Justin Coyle. Keith Lawler reviewed Justin Coyle's letter. The motion to recommend approval was moved by Bert Smalley and seconded by Travis Gerould. The motion carried unanimously.

Gensits Boundary Line Adjustment – Preliminary/Final Plan

Present for the Application: Jay Musselman, Surveyor

Mr. Musselman reviewed the proposed plan. As a member of the Rod & Gun Club, Hugh Harris provided some history. The motion to recommend approval was moved by Tara Capecci and seconded by Bert Smalley. Hugh Harris abstained. The motion carried.

2685 Opus Way, Phase 2 Parking Improvements – Preliminary/Final Land Development Plan

Present for the Application: Todd Fairfield, Boyle Construction

Keith Lawler reviewed his February 24, 2022 letter. Lori Seese had no zoning comments. The motion to recommend approval of the 2685 Opus Way Phase 2 Parking Improvement Plan was moved by Hugh Harris and seconded by Travis Gerould. The motion carried unanimously.

Kelly Nissan Service Building – Preliminary/Final Land Development Plan

Present for the Application: Drew Nyman, Base Engineering

Drew explained the intent of the plan. They can comply with all the comments in the review letters. The motion to recommend approval of the Kelly Nissan Service Building Land Development Plan and the requested waivers provided Keystone Consulting Engineers and Lori Seese’s letters are satisfied was moved by Bert Smalley and seconded by Travis Gerold. The motion carried unanimously.

Caliber Collision Repair Facility – Preliminary/Final Land Development Plan

Present for the Application: Dan Rawley, Esq. and Don Peters, P.E., Bohler Engineering

Don Peters explained the proposed project. They can comply with all the comments in the review letters. Keith Lawler went over the items in his review letter and requested waivers.

The motion to recommend approval of the Caliber Collision Repair Facility Land Development Plan and requested waivers provided Keystone Consulting Engineers, Lori Seese, and Fire Chief’s letters are satisfied and with the agreement that a fence will be installed was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

3774 Eastgate Blvd Hotel Project – Conditional Use #CU2022-01 and Preliminary/Final Land Development Plan

Present for the Application: Ronald Jackson, P.E., Van Cleef Engineering Associates, and Blake Marles, Esq.

Blake Marles provided history of land development approvals on the property. Keith Lawler reviewed his February 24, 2022 letter pertaining to Conditional Use, land development and the requested waivers. The height of the building was discussed. Lori Seese reviewed her letter. The applicant will continue the fence on top of the retaining wall.

Marwin Bassil, 3883 Hollo Road, presented comments. Dr. Bassil stated he can see the top floor of the hotel from his deck. Dr. Bassil requested they supplement the treeline to cover the gaps.

Trees were discussed at length. Blake Marles stated the can look at it and they will look at the light coming off the back of the sign.

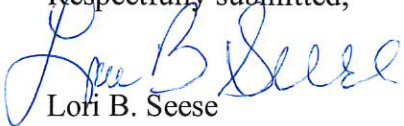
The motion to recommend approval of the 3774 Eastgate Blvd Land Development Plan, requested waivers and Conditional Use, provided the letters from Keystone Consulting Engineers, Lori Seese, Jeff Seip, and LANTA are satisfied, , along with the recommendation that they maintain continuity of the wall and fence in the rear of the property was moved by Hugh Harris and seconded by Tara Capecci. 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 7:57 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator