



LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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Planning Commission

Linda Crook, Chairperson
Hugh Harris, Vice Chairperson
Tara Capecci, Secretary
Bert Smalley
Edward Dulac

Planning Commission Minutes February 27, 2023

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Commission Members Tara Capecci, Hugh Harris, and Bert Smalley; Engineer Keith Lawler, Lori Seese, Planning & Zoning Administrator, and Lori Stauffer, Township Manager were also present.

APPROVAL OF THE AGENDA

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

APPROVAL OF MINUTES

Motion to approve the minutes of the January 16, 2023 meeting was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

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

SUBDIVISION/LAND DEVELOPMENT

173 Nazareth Pike – Sketch Plan

Present for the Application: Thomas Knab, Renew Land Development; Tim Charlesworth, Esq.; Mark Phillips, Applicant

Tom Knab reviewed the proposed project. In order to add the (33) units they will need Special Exception approval. This sketch submission is for initial feedback. The self-storage will be single story. They will stay out of the floodplain as much as possible. A section of the asphalt does nip into the AE flood district.

Bert Smalley inquired about emergency access on the creek side. Tom stated there will not be any macadam on the south side of the unit. Hugh Harris questioned about fire company access to the units.

Engineer Keith Lawler reviewed his letter. Lori Seese reviewed her letter. Parking needs to be reviewed.

Hugh Harris stated he wants the fire company to review a little closer.

281/283 Nazareth Pike – Sketch Plan

Present for the Application: Thomas Knab, Renew Land Development; Tim Charlesworth, Esq.; Mark Phillips, Applicant

Tom Knab reviewed the proposed project. At this site, they propose to add (24) additional units and remove the dwelling.

There will not be an office at the location. Intent is to not have an office, so they don't need the septic system. Mark Phillips stated they very rarely have any use of the restrooms. The person at 173 Nazareth Pike would be responsible for both properties.

The proposed units would have internal access and be climate controlled.

Engineer Keith Lawler reviewed his letter. Lori Seese reviewed her letter.

Easton Eastgate, LLC – Preliminary/Final Land Development Plan and Conditional Use CU2023-04

Present for the Application: Julie Von Spreckelsen, Esq., Aaron Chan, Stonefield Engineering

Julie provided an overview of the project. Aaron Chan reviewed the project and compliance with the comments of Keystone Consulting, Zoning Officer, and Hecktown Fire Company review letters. It was noted they are requesting a waiver to permit preliminary/final land development approval.

Bert Smalley inquired about whether there would be any vehicle storage overnight. Aaron stated there would be no vehicle storage on-site. Ed Dulac asked about waste oil storage. Aaron will confirm.

Linda Crook stated a concern for pedestrian traffic crossing the drive-thru lane at Popeye's.

The motion to recommend approval of the requested waiver to allow a combined submission for preliminary/final land development was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

The motion to recommend approval of the subdivision plan for Lot 6 @ Eastgate Blvd. provided the items in Keystone Consulting Engineers and Lori Seese's letters are satisfied was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

The motion to recommend approval of the land development plan for Easton Eastgate provided the items in Keystone Consulting Engineers, Lori Seese, and Hecktown Vol. Fire Company letters are satisfied was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

The motion to recommend conditional use approval for Easton Eastgate provided the items in Keystone Consulting Engineers, Lori Seese, and Hecktown Vol. Fire Company letters are satisfied was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

McDonald's Parking Lot – Sketch Plan

Present for the Application: Erich Schock, Esq. and Michael Jeitner, P.E.

Mike Jeitner provided an overview of the proposed project. Drive-thru sales represents 75-80% of McDonald's business. They are going before the Zoning Hearing Board tomorrow night.

Hugh Harris inquired if they would be modifying the inside to increase prep area. Michael Jeitner stated they would not be doing interior renovations.

Linda suggested moving the handicapped parking to another location on the property. Michael Jeitner said they did look at that and it would create more modifications to the site to satisfy ADA requirements. Linda asked if they could add a speed bump or other traffic calming to address their concerns. It was confirmed that the indoor play place is still operational.

Triple Net Waiver Request

Present for the Application: Terry DeGroot, P.E.

Terry explained that the sewer pipe was installed a little too flat. Rather than re-do the pipe slope, they are requesting a waiver from the SALDO requirements. SALDO requires .5% and it was installed at .3% . Bert inquired about how will they know if there is an issue? Benjamin Kutz, Gilmore Engineering was present on behalf of the Township. Ben explained that sanitary laterals typically should be 1-2%. He does not feel they should be required to replace at this time because it is private and the depth that it is installed is 12-15 feet. If there is any modification, Ben suggested the grinder could be relocated closer to the building, providing a shorter length of gravity.

Bert Smalley made the motion to recommend granting the requested waiver to allow .2 percent less than the SALDO requirement with the condition that the township is held harmless. The motion was seconded by Hugh Harris and carried unanimously.

Fantastic 1948 Conditional Use CU2023-1

Present for the Application: Erich Schock, Esq. and Michael Jeitner, P.E.

Erich Schock stated the baseball plan is still in play. It has been two years since it was approved but it is still in play.

Mike Jeitner reviewed the proposed warehouse project, site improvements, etc.

Regarding the traffic study, they will have it updated. They feel the only factors to be updated would be the use and add the intersections.

Linda Crook questioned whether Country Club Road is strong enough to support trucks.

It was noted that stormwater management typically gets reviewed under Land Development.

Bert Smalley inquired how they could believe this would not affect the character of the neighborhood.

Mike Jeitner said they intend to install berms and provide evergreens on top. They will look at preparing a line of sight exhibit.

Mike said they will also look at shifting the driveway approximately 15 feet to avoid car lights shining into the residence across the street.

Bert said this development will affect the neighborhood.

Hugh Harris stated that just because they got their plan in under the deadline, it doesn't make it morally or ethically right.

Ed Dulac said he would love to hear comments from the neighbors.

Tara noted there are 214 parking spaces. She inquired about the number of employees. The intersection at Country Club and Newburg can get backed up. Mike Jeitner stated the parking would allow for an overlap of shifts.

Mike Jeitner said line of sight exhibits can be provided.

Ed Dulac stated that berms and landscaping are just a way to hide the use.

Linda Crook said she wants to know what kind of road base we have because she doesn't want to have ruts in the road.

Tara suggested the Line of Sight exhibit be prepared as if the house were a 2-story in lieu of a single story.

Hugh Harris said he was not ready to make a recommendation. He wants to see more.

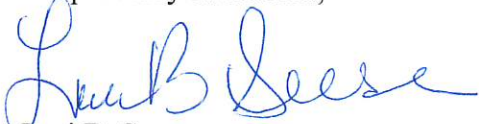
Erich Schock will submit a continuance request to the Township and plan to come back in a few months.

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

ADJOURNMENT

The motion to adjourn was moved by Bert Smalley and seconded by Ed Dulac. The motion carried unanimously. The meeting adjourned at 8:19 p.m.

Respectfully submitted,



Lori B. Seese

Planning & Zoning Administrator