



# 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 March 20, 2023**

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

### **APPROVAL OF THE AGENDA**

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

### **APPROVAL OF MINUTES**

Approval of the February 27, 2023 minutes was tabled until next meeting.

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

### **SUBDIVISION/LAND DEVELOPMENT**

#### **Fantastic 1948, LLC Conditional Use Application, CU2023-01**

Present for the Application: Erich Schock, Esq., Traffic Engineer Tyler Krause; and Michael Jeitner, P.E., Bohler Engineering

Michael Jeitner reviewed the items they have addressed since the last meeting. Wetlands Letter has been updated. Geotechnical letter has been updated.

Tyler Krause, Traffic Engineer walked thru their responses to Keith's traffic comments. They believe the traffic numbers will be less. Linda Crook stated they can't know that because they don't have a tenant. Tyler Krause said the building is based on spec.

Tyler stated they have counted intersections and an additional intersection was counted.

Bert Smalley said it is difficult to provide a recommendation when they haven't submitted the requested information. Ed Dulac said he is upset that they come to them without an end user.

Tara Capecci stated a concern about the number of trips. At peak rush hour the intersection of Country Club and Hecktown is busy. The trucks will worsen the problem. She feels the study is not accurate because you are looking at different times compared to the baseball project.

Tara stated that even though this is permitted in the Zoning Ordinance, she doesn't feel it's the right use for this land.

Bert Smalley stated it would change the character of the neighborhood.

Steve Lindemann, AAA Northampton – Steve stated his concerns for water runoff, membership traffic safety, condition of the road, and emergency traffic at the Route 33 interchange. The property is closer to the top of the hill. Steve stated concern for a tractor trailer pulling out and the potential for accidents.

Dr. David Vasily, Presidential Estates – Stated concern for the road condition. Stated concerns for the emissions brought by the tractor trailers. Tractor trailer drivers ignore signs and will cut through neighborhoods.

Hugh Woodward, 338 Country Club Road – They own adjoining property. They do not want to see the character of the neighborhood changed. Disappointed the developer has not talked to the neighbors to address any of their concerns. Disagrees that there will be less traffic. At peak hours, it backs up from Newburg Road intersection to their house – without any additional traffic. Mr. Woodward feels the road is dangerous because he has almost been hit just trying to pick up trash.

Linda Woodward, 338 Country Club Road – Mrs. Woodward asked why so much additional time is being given when it wasn't complete when it was submitted. She asked: How much time do they have to come up with plan after plan, but no tenant? She also stated concern on whether they will sell it for someone else to build.

In response to Steve Lindemann's concern, Michael Jeitner stated all the stormwater and grading is directed to the PADOT Route 33 right-of-way. He stated they cannot affect downstream properties.

Bert Smalley made a motion to not recommend approval. Hugh Harris seconded the motion. The motion carried unanimously.

**ZONING ORDINANCE WORKSHOP**

Carolyn Yagle, EPD was present. Carolyn reviewed the updated proposed zoning map.

Specific sections were discussed. Zoning overlays: designated growth area and rural resource area. Natural Resource Protection Worksheet was reviewed.

Billboards, cluster development, truck parking and storage of trailers were also discussed.

Carolyn asked for any other ideas the Planning Commission may want to incorporate.

Linda Crook suggested requirements for passive energy for new construction, requiring the first floor of a residential dwelling must be handicapped accessible, native plants in buffer areas, and allowance for honeybees. A warehouse roof should be used for solar panels, or a green roof.

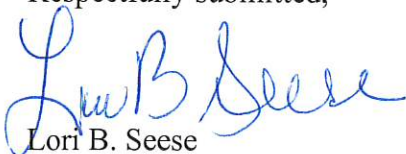
Extensive discussion about how we could possibly encourage someone to use passive energy, green roofs, etc. Warehouse use was also discussed.

There were no items of discussion under **COURTESY OF THE FLOOR.**

**ADJOURNMENT**

The motion to adjourn was moved by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously. The meeting adjourned at 9:05 p.m.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator