



LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

623 MUNICIPAL DRIVE
NAZARETH, PA 18064
TELEPHONE: 610-759-7434
FAX: 610-746-3317

Planning Commission

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

Planning Commission Minutes May 15, 2023

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

APPROVAL OF THE AGENDA

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

APPROVAL OF MINUTES

Motion to approve the minutes of the April 17, 2023, meeting was moved by Ed Dulac and seconded by Bert Smalley. Hugh Harris abstained. The motion carried.

There were no items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

SUBDIVISION/LAND DEVELOPMENT

Chick-fil-A Addition and Drive-Thru Land Development Plan

Present for the Application: Adam Citrullo, P.E.; Thomas Schlegel, Esq.

Attorney Schlegel reviewed the progress of the project to date. Keith Lawler reviewed his letter, particularly the requested waivers.

The sidewalk waiver was discussed. Tara said she always wants to take opportunity to get sidewalks if we can. The location in question was along Route 248. Keith Lawler and Lori Seese stated it would be unlikely that PADOT would approve the sidewalk.

Details of the plan were discussed.

The motion to recommend approval of the Chick-fil-A Preliminary/Final Land Development and the requested waivers provided the letters from Keystone Consulting Engineering and Lori Seese are satisfied.

Chestnut Avenue Lot 7 and 8 Lot Line Adjustment Plan

Present for the Application: Joseph Correia, Applicant; Don Peters, P.E., Bohler Engineering

The motion to recommend the Chestnut Avenue Lot 7 and 8 Lot Line Adjustment Plan provided Keystone Consulting Engineer's letter and Lori Seese's letter are satisfied was moved by Hugh Harris, seconded by Ed Dulac and carried unanimously.

Shammy Shine Car Washes Preliminary/Final Land Development Plan

Present for the Application: Steve Walsh, P.E.; Thomas Halford, Shammy Shine

Steve Walsh reviewed the proposed project, traffic circulation, etc. Keith Lawler reviewed the KCE comment letter. Keith questioned whether they should consider the option to add a turn-around area near the personal service wash, in the event all the bays are full.

Regarding LANTA's comments, the Planning Commission did not feel it was necessary to require Shammy Shine to add sidewalk for the car wash use. If anything, a sidewalk for a bus stop would be more appropriate for the Aldi's use across Jandy Boulevard, and not the car wash.

The requirements for a car wash were reviewed, particularly recycling water, chemicals, disposal of wastewater, etc.

Steve Walsh stated they can comply with all the comments in Keith Lawler and Lori Seese's letters.

The motion to recommend approval of the Shammy Shine Car Washes Preliminary/Final Land Development Plan provided all the items in Keystone Consulting Engineers, Hecktown Vol. Fire Company, and Lori Seese's letters are satisfied, along with the recommendation to approve the requested waiver was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

COURTESY OF THE FLOOR

Lori Seese spoke to the Planning Commission about the Zoning Ordinance update and the current schedule.

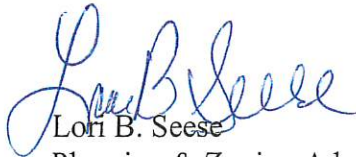
George Godiska, 4194 Gradwohl Switch Road: Mr. Godiska questioned whether there is a requirement for the proposed warehouse on Lonat Drive to match the height of the existing buildings. Lori Seese advised there is not a requirement in the Zoning Ordinance.

Attorney Blake Marles was present on behalf of his client, Heidelberg Materials, previously Lehigh Cement. They have an interest in the zoning ordinance update. They don't want any zoning changes to affect them.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously. The meeting adjourned at 7:46 p.m.

Respectfully submitted,



Lori B. Seese

Planning & Zoning Administrator