



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 July 17, 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 Ed Dulac. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the June 19, 2023, meeting was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

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

SUBDIVISION/LAND DEVELOPMENT

JJLH Associates - Faulkner Subaru Dealership – Preliminary/Final Land Development Plan

Present for the Application: David Lear, Lehigh Engineering; Thomas Schlegel, Esq., and Thomas Joyce, Applicant.

Dave Lear provided an overview of the proposed plan. Keith Lawler and Lori Seese reviewed their comment letters. The Applicant took no issue with any of the comments in the review letters. It was noted they expect to have EV terminals on-site.

The motion to recommend approval of the JJLH Associates, Faulkner Subaru Land Development plan, provided the review letters from Keith Lawler, Lori Seese and the Hecktown Volunteer Fire Company are satisfactorily addressed was moved by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously.

Nazareth Real Estate Management Ford Pro Service Building - Preliminary/Final Land Development Plan

Present for the Application: Holly Evans, P.E.

Holly Evans reviewed the proposed project. It was noted that the Applicant has received zoning relief from the Zoning Hearing Board. The requested waivers were discussed. Waiver #5 is no longer needed. Discussion regarding the need for guards around the retaining walls.

The motion to recommend approval of waivers #1 thru 4 for the Nazareth Real Estate Management Ford Pro Service Building along with a recommendation to approve the - Preliminary/Final Land Development Plan provided the review letters from Keith Lawler, Lori Seese and the Hecktown Volunteer Fire Company are satisfactorily addressed was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

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

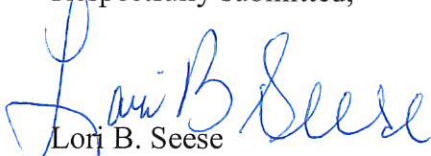
WORKSHOP – Zoning Ordinance Update

Consultant, A.J. Schwartz, EPD was present. Sign ordinance language was discussed. It was noted the Board of Supervisors and Planning Commission will have a workshop meeting on Wednesday, July 26 to review the current status of the Zoning Ordinance update.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously. The meeting adjourned at 8:33 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator