



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 September 18, 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, and Lori Seese, Planning & Zoning Administrator were all present.

APPROVAL OF THE AGENDA

Lori Seese requested an amendment to include action on the Act 537 Plan Update for the City of Bethlehem. The motion to approve the agenda as amended was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the August 21, 2023 meeting was moved by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously.

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

SUBDIVISION/LAND DEVELOPMENT

173 Nazareth Pike – Preliminary Land Development Plan

Present for the Application: Tom Knab, P.E., Renew Design Group; Tim Charlesworth, Esq.; and Corey Bondo, Property Manager.

Tom Knab provided an overview of the proposed expansion. Bert inquired about traffic changes. There will be a minimum amount of disturbance along the Monocacy Creek. The existing septic will be abandoned. They may move to install a holding tank for the bathroom. There will not be any exterior storage, and no flammable, hazardous, or perishable storage inside. The finish floor of the buildings will be above the floodplain. They will use the building as a retaining wall to stay away from the floodplain.

Keith Lawler reviewed his September 14, 2023 comment letter. Lori Seese reviewed her September 15, 2023 letter.

Tara Capecci inquired about locks to individual units. The Fire Department will cut the lock if any particular unit is a problem.

The motion to recommend preliminary provided comments of the letters from Keystone Consulting Engineers, Lori Seese, Hecktown Fire Company, and LVPC are addressed was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

281/283 Nazareth Pike – Preliminary Land Development Plan

Present for the Application: Tom Knab, P.E., Renew Design Group; Tim Charlesworth, Esq.; and Corey Bondo, Property Manager.

Tom Knab provided an overview of the proposed expansion. Two parcels will be consolidated to combine the properties. The two dwellings will be demolished to clean up the number of uses on the property. The northern most driveway will be eliminated. The septic systems on these properties will be abandoned completely. There will not be an office at this property. The property will continue to be gated. An electronic gate will be installed as part of the improvements to the property. Access hours are generally 6 a.m. to 10 p.m. Keith stated a concern about enough room for someone to pull off and enter their code. Hugh suggested making room for at least two vehicles, someone towing a trailer, etc. No exterior storage on this property. No flammable, hazardous, or perishable storage inside.

The motion to recommend preliminary approval provided comments of the letters from Keystone Consulting Engineers, Lori Seese, Hecktown Fire Company, and LVPC are addressed was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

Life Church Ministries Lobby Addition & Renovations – Preliminary/Final Land Development Plan

Present for the Application: Terry DeGroot, P.E., Terraform Engineering and David Klein for the Applicant.

Terry DeGroot provided an overview of the proposed project which consists of a Narthex addition on the westerly side of the building (front) and an office addition to the easterly side (rear).

Dave Klein reviewed the proposed phased additions to the church. Phases I and II would only include the current plan and facilities for children. The 4,128 s.f. addition would be for expansion of the education facilities and after hour Sunday school. They also intend to construct a 4124 s.f. addition over the educational part of the building to add restrooms and additional education space. They do not anticipate any additional parking needed thru Phase II. Phase III would include expansion of the sanctuary and relocation of the offices internally. This phase will expand the seating from 550 seats to 800-900 seats.

Terry reminded the Commission that the current application is for the 3,471 s.f. addition to the Narthex and a 1,163 s.f. addition for the office. They are also requesting a waiver from preparing a Karst study and to allow for a preliminary/final application. Terry reviewed the comments in Keith and Lori's letters.

David Klein shared that the church is running three services every Sunday with approximately 1,500 people in attendance. It's a long day for both the pastors and the volunteers. They want to get back to (2) services by expanding the church. The expansion is projected to occur in 3-5 years.

Keith agreed that the Karst Study is more relevant when you have a piece of raw land. Keith agreed a note added to the plan would be sufficient.

Lori Seese stated there is no question they must come in for land development approval when they get to Phase III. Terry and David agreed. Further, Lori stated that whether there are any secured improvements, the outstanding zoning items in her letter specifically the dumpster enclosure, accessory buildings, and striping must be resolved before they can move forward.

The motion to recommend preliminary/final approval provided comments of the letters from Keystone Consulting Engineers, Lori Seese, Hecktown Fire Company, and LVPC are addressed, including recommendation for the requested waivers, and security for sheds, dumpster and striping, was moved by Bert Smalley and seconded by Tara Capecci. The motion carried unanimously.

City of Bethlehem Act 537 Plan Update

Lori Seese provided an explanation of the planning module and proposed improvements by the City of Bethlehem. Tara Capecci made a motion to recommend approval of the City of Bethlehem Wastewater Treatment Plan Act 537 Special Study. The motion was seconded by Hugh Harris and carried unanimously.

ZONING ORDINANCE WORKSHOP

Consultant A.J. Schwartz was present.

AJ reviewed the changes to date with the goal being a recommendation to the Board of Supervisors to authorize public review.

The traffic overlays were discussed. Routes 191 and 248 have different traffic challenges. We can't treat them the same. There are (3) overlays proposed to address these different areas. Purpose statements to be added to explain why we went this way.

It was decided to keep the Health Care Overlay District.

Discussion about sidewalks and trails.

Signs and a cap for sign area were discussed.

The process for Public Review and Public Hearing were discussed.

The motion to recommend forwarding the draft Zoning Ordinance for a public review contingent upon EPD making the changes discussed tonight was moved by Bert Smalley and seconded by Hugh Harris. The motion passed unanimously.

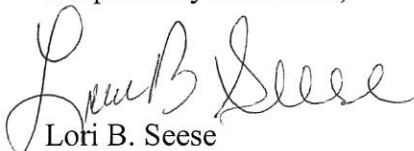
COURTESY OF THE FLOOR

Claude Beck, 4256 Christian Springs Road, inquired about zoning changes to the Nazareth Speedway property. AJ responded that the proposed zoning will not allow a warehouse. That area has more intensity of development potential than the rest of 191. It will be a mixed use, i.e. village: apartments, retail, etc.

ADJOURNMENT

The motion to adjourn was moved by Ed Dulac and seconded by Hugh Harris. The motion carried unanimously. The meeting adjourned at 8:27 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator