



# 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 October 16, 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 also present.

### **APPROVAL OF THE AGENDA**

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

### **APPROVAL OF MINUTES**

Motion to approve the minutes of the September 18, 2023 meeting was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

### **CORRESPONDENCE & ANNOUNCEMENTS**

#### **Bethlehem Township Comprehensive Plan Update**

The Commission commented that the plan was impressive and wish Bethlehem Township luck with it. We are hope they are successful.

### **SUBDIVISION/LAND DEVELOPMENT**

#### **Henry Yeska III Subdivision Plan**

Present for the Application: Henry Yeska, III, Applicant.

Keith Lawler reviewed his letter. Lori Seese reviewed her letter. House #829 is the only lot with public water. The rest have wells. Discussion about the requirement to connect to public water. Lower Nazareth Township does not have that requirement.

The motion to recommend approval of the waivers as outlined in Keith Lawler's letter, and the proposed subdivision pursuant to compliance with the conditions outlined in letters from Keith, Lori Seese, and Sewage Enforcement Officer Chris Noll was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

**Lower Nazareth Water System Improvements – Pumping Station – Land Development Plan**

Present for the Application: Rebecca Martinez, P.E. and Daniel Jeon, P.E., Gannett Fleming

It was noted that Northampton County repealed the ordinance to allow a pumping station at Louise Moore Park; therefore, the proposed pumping station has been relocated to this property.

The water will pump to Georgetown Road. This will replace the Butztown Road pumping station and water storage tank at 193 Butztown Road. The water tank would be removed at the Butztown Road property. Easton Suburban Water Authority (ESWA) is undecided about the outcome of the Butztown Road property.

Discussion followed about ownership of the property on Hecktown Road. Gannett Fleming stated it is ESWA’s intention to own the land for the pumping station. The plan nor application were submitted as a subdivision. The plan was reviewed as a land development with an easement for the pumping station.

The Planning Commission and Applicant agreed to table the plan so the question regarding subdivision or land development can be resolved, and the plan resubmitted. No action was taken.

No comments under **COURTESY OF THE FLOOR.**

**ADJOURNMENT**

The motion to adjourn was moved by Bert Smalley and seconded by Hugh Harris. The motion carried unanimously. The meeting adjourned at 7:01 p.m.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator