



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 December 18, 2023

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Commission Members Tara Capecci, Hugh Harris, Ed Dulac, 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 amended to include the Bohler Waiver Request dated December 15, 2023 was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

APPROVAL OF MINUTES

Ed Dulac noted he was present at the last meeting. The motion to approve the minutes of the November 20, 2023 meeting to include Ed Dulac was moved by Tara Capecci and seconded by Ed Dulac. The motion carried unanimously.

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

SUBDIVISION/LAND DEVELOPMENT

AHOC, LLC Minor Subdivision Plan and Waiver Request

Present for the Application: Matthew Longenberger, Bohler Engineering and Robert Donchez, Esq.

Matt Longenberger provided a summary of the proposed project. The Applicant will retain the hotel and they intend to sell the medical building. The Planning Commission inquired about access to the property. Tara Capecci inquired about the parking for each lot.

Hugh Harris made the motion to recommend granting the requested waivers and Minor Subdivision approval for the AHOC, LLC project provided the items in the letters from Keystone Consulting Engineers and Lori Seese are addressed. The motion was seconded by Tara Capecci and carried unanimously.

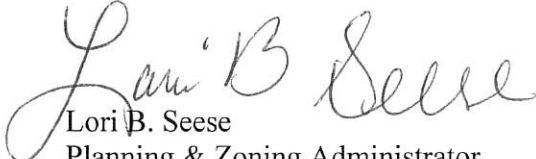
COURTESY OF THE FLOOR

Attorney Blake Marles thanked the Planning Commission for their recommendation regarding the Heidelberg properties and asked that the minutes of the November Planning Commission meeting be made part of the record for the Zoning Ordinance.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously. The meeting adjourned at 6:41 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator

/lbs