



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 February 26, 2024

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Commission Members Hugh Harris, Bert Smalley and Ed Dulac; Township Engineer Justin Coyle, and Lori Seese, Planning & Zoning Administrator were also present. Commission Member Tara Capecci was not 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 January 15, 2024 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

Equipmentsshare.com, Inc. - Preliminary/Final Land Development Plan

Lori Seese advised that the Applicant made a request to table the plan.

599 Daniel Road Holding, LLC Sketch Plan

Present for the Application: Andrew Bohl, P.E., Hanover Engineering; Jennifer Abraham, Applicant

Andrew Bohl reviewed the proposed project. Access to the site will be from Greomar Road. The buffer zone must be amended to reflect the 100-foot setback per the new Zoning Ordinance.

Hugh Harris inquired about potential users. Andy Bohl suggested masons, roofers, etc. He noted the plan was started last year before the Zoning Ordinance was changed. They will not have storage yards for the contractors.

Bert Smalley inquired if the units would be fixed or would there be potential to change size and number. Jennifer Abraham stated they would be open to letting applicants have adjoining spaces.

They do not anticipate high traffic. Normal hours of operation, i.e. 7 a.m. to 6 p.m.

Extensive discussion about planning for potential tenants, storage yards, parking, sprinklers, firewalls, etc.

Justin Coyle questioned where tenants would store supplies and equipment. He believes it would be shortsighted not to provide storage outside of the building. If they decide to pursue the project, Justin noted they will need Act 167 approval and a NPDES permit. Stormwater management and the buffer yard will take up some room on the site. The septic area may need to be enlarged. Finally, a karst study will also be required.

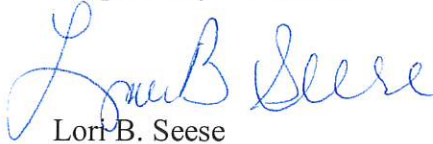
As this was a sketch plan application, no formal action was taken by the Planning Commission.

No comments under **COURTESY OF THE FLOOR**

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously. The meeting was adjourned at 7:05 p.m.

Respectfully submitted,



Lori B. Seese

Planning & Zoning Administrator