



# 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 May 20, 2024**

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

Township Manager Lori Stauffer and Solicitor Steven Mills 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 April 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**

#### **Meadow Park Estates – Preliminary Major Subdivision Plan**

Present for the Application: Eric Schock, Esq. and Brent Tucker, P.E.

Brent Tucker provided a summary of the proposed project. Linda Crook read Bert Smalley's comments.

Ed Dulac inquired about the waiver request for the driveways and questioned if there is any liability if the Township would grant the waiver? Attorney Steve Mills stated it would have to be directly linked to the requirement.

Hugh Harris noted that some lots are almost completed consumed by floodplain. Brent Tucker stated they believe they will be able to show staff they will be able to build a home. They will show through study they will not impact the Monocacy Creek.

Linda Crook stated she doesn't think it's responsible to reduce the floodplain. Linda was not in favor of an HOA being responsible for the spray irrigation.

Justin Coyle noted the lot size clause on Page 11 of his letter. No land in the floodplain district shall qualify in computing the minimum district area. Some lots are impacted by the dimensional requirement, specifically nos. 2, 3 and 4 and need to be adjusted.

Justin also noted that some septic systems are shown in the Floodplain, which is not permitted.

A DEP permit will be required if they encroach into the floodplain.

A CLOMR (Conditional Letter of Map Revision) from FEMA will be required to shift the blue line on the property.

There were no comments from the Floor.

Hugh Harris made a motion to table the plan. The motion was seconded by Tara Capecci and carried unanimously.

Regina Kunsman, 4630 Hanoverville Road later shared concerns about sinkholes.

### **Estates at Silvercrest - Preliminary Major Subdivision Plan**

Present for the Application: Eric Schock, Esq. and Brent Tucker, P.E.

Brent Tucker reviewed the proposed 139 residential lot subdivision which will have on-lot water (wells) and sewer. Brent noted Upper Nazareth Township is not happy that all road access is in their township. A meeting will be set up to discuss alternative meeting access points. The Werner Road connection is problematic. No floodplain modification proposed in this application. Spray irrigation proposed for stormwater management.

Linda Crook read aloud Bert Smalley's comments. Bert noted a lack of open space in this proposal, and septic systems proposed in floodplain.

Tara Capecci agreed there are too many access points. Tara suggested they try to avoid putting a bridge over the creek. Tara also suggested they plan for any future development that may occur between the Silvercrest and Monocacy Creek subdivisions by providing stub roads.

Linda Crook noted that some of the lots are in both municipalities. They should reconfigure to avoid that situation.

Brent Tucker commented that some lots are extra deep providing additional open space within the subdivision. Spray irrigation will be maintained by an HOA. In response to an inquiry about water, Brent stated the closest point for water is 2500 feet away and is not feasible.

Tara Capecci stated a concern about all the wells. Tara and Hugh were both in agreement that they need to run water for the development.

Justin Coyle noted they need to adjust lot size to exclude any portions which are in the floodplain. Justin stated he prefer that the Applicant make revisions and come back to the Planning Commission. Justin shared in the Planning Commission's concern about the number of wells.

Mark Gorrie, 3627 Lynn Lane, Upper Nazareth Township: Shared there is an acre size pond behind his house which never goes away. Sinkholes are opening up. He also stated a concern about the width of Werner Road.

Bob Wilhem, 3157 Silvercrest Road: Stated the land should be put into farm preservation. Mr. Wilhelm also stated concerns about water runoff on the east side, headlight glare on streets C, D & F, Lot 103, and future care and maintenance of the Monocacy Creek.

Jonathan Jarman, 3174 Silvercrest Road suggested consideration be given to a bike path along the Monocacy and along the property as well.

Joseph Pitsko, 579 Georgetown Road stated concerns about flooding.

A motion to table the plan was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

### **Monocacy Creek Estates - Preliminary Major Subdivision Plan**

Present for the Application: Eric Schock, Esq. and Brent Tucker, P.E.

Brent Tucker reviewed the proposed subdivision.

Linda Crook read Bert Smalley's comments aloud.

Linda Crook asked why they didn't line up the roads and stated her opposition to cul-de-sacs. Linda noted they have proposed a road and a bridge through a floodplain. Linda stated that HOA care and maintenance of a bridge in a floodplain is optimistic.

Tara Capecci suggested they add stub roads for future access to the Silvercrest subdivision.

Linda Crook spoke about flooding and what we do affects other communities to the south of us.

Brent Tucker confirmed the development would have public water.

Justin Coyle noted this development is most impacted by the convergence of the Monocacy Creek. More than 25 lots are affected by the floodplain. Justin commented on the numerous approvals required for the bridge within the floodplain. Justin suggested the Applicant come back with a revised plan. They need to outline the floodplain on the map and revise the lot lines. Justin is also concerned about spray irrigation.

Mark Gorrie, 3627 Lynn Lane, Upper Nazareth Township thinks the traffic studies are way off.

Nancy Carpenter, 331 Little Creek Drive: shared that when flooding occurs near the two bridges at Little Creek, it is impossible to pass.

Amber Gladys, 4840 Steuben Road: Shared that she is a victim of previous owner not disclosing flooding. She had to spend a lot of money to move her mechanicals to the first floor. She thinks this land is well suited for preservation.

Joe Pitsko, 579 Georgetown Road witnessed a basement in Little Creek which flooded.

Steve Fehnel, 471 Georgetown Road requested that they provide stub streets for the developments. His family's land is in between. In the event his family ever decides to stop farming, development may have to be something they consider. Mr. Fehnel also shared they have a bridge which connects them to Georgetown Road; however, it floods and cuts them off.

Toni Shoemaker, 399 Little Creek Drive: Attested to the flooding in that area. She does not think this development will benefit the Lower Nazareth Township community.

John Horn, 4938 Steuben Road: Stated a concern about the potential number of cars going down Steuben Road and Township Line Road. Traffic needs to be looked at. Mr. Horn also

commented about the current tractor trailers using the road. Mr. Horn suggested the local deliveries going to these homes would cause a problem. Mr. Horn stated a concern for the Township to maintain the infrastructure. He also stated a concern for the current wildlife.

Mark Gorrie, 3627 Lynn Lane, Upper Nazareth Township inquired about impacts on plowing and maintenance for the Township.

Lori Stauffer, Township Manager stated it would be her recommendation to the Board of Supervisors that they do not take over these roads.

Pat Miller, 7111 Township Line Road, East Allen Township shared that her cousin has been impacted by flooding in this area. She stated should be sharing the application with the Monocacy Creek Watershed group.

Alan Blanchard, 354 Little Creek Drive: Stated concerns about stormwater management.

Scott Manini spoke on behalf of his father-in-law's property at 4722 Steuben Road: He questioned why does the Applicant need to build all these homes? Doesn't make sense.

The motion to table the application was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

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

### **ADJOURNMENT**

The motion to adjourn was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously. The meeting was adjourned at 7:53 p.m.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator