



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 August 19, 2024

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Present: Commission Members Hugh Harris, Tara Capecci, Bert Smalley and Edward Dulac; Township Engineer Justin Coyle, and Lori Seese, Planning & Zoning Administrator.

APPROVAL OF THE AGENDA

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

APPROVAL OF MINUTES

Motion to approve the minutes of the July 22, 2024 meeting was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

Letter to PennVest on behalf of Nazareth Borough Municipal Authority – The motion ratifying approval to send the letter to Penn Vest on behalf of the Nazareth Borough Municipal Authority was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

SUBDIVISION/LAND DEVELOPMENT

Northwood Preliminary Land Development Plan

Present for the Application: Steven Selvaggio, Applicant; Laura Eberly, P.E, and Steven Goudsouzian, Esq.

Attorney Goudsouzian noted they can comply with all items in the Township Engineer's letter. Justin Coyle reviewed his August 16, 2024 comment letter. Lori Seese reviewed her August 16, 2024 comment letter.

The project will need an easement to run the storm sewer on the east side of Green Acres property.

Waivers were discussed.

Tara Capecci stated her concern about trucks travelling on Country Club Road. She believes the Township should meet with the Developer and come up with what can be done to the road

surface to make it better on Northwood and Country Club. There is also the question of whether the intersection is wide enough for a tractor trailer truck to turn at the corner of Country Club and Northwood Avenue. Trucks that make deliveries to Green Acres are not tractor trailers. Access to the property through that corner is a concern.

Lori Seese questioned if any analysis had been performed by the Applicant to confirm his delivery trucks could navigate those terms. It is illogical for Mr. Selvaggio to go forward with the land development if he can't get deliveries to his property.

Attorney Goudsouzian stated that if it becomes an issue, Mr. Selvaggio will need to get smaller trucks to make deliveries.

Justin Coyle stated it was not unreasonable to ask for truck turning templates for that intersection.

The motion to recommend approval of the requested waivers as outlined in Items 1 thru 4 of the Township Engineer's August 16, 2024 letter was moved by Tara and seconded by Hugh Harris. The motion carried unanimously.

The motion to recommend preliminary approval of the Northwood Land Development with recommend for additional analysis of the Country Club/Northwood and Country Club/Newburg intersections for accommodation of tractor trailers, and satisfaction of the township engineer's letter, the Planning & Zoning Administrator's letter, and Fire Company letter, was moved by Bert Smalley and second by Hugh Harris. The motion carried unanimously.

COURTESY OF THE FLOOR

Discussion regarding future meeting of the Traffic Impact Committee.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously. The meeting adjourned at 7:13 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator