



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 July 15, 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 Ed Dulac. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the June 17, 2024 meeting was moved by Ed Dulac and seconded by Tara Capecci. The motion carried unanimously.

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

SUBDIVISION/LAND DEVELOPMENT

173 Nazareth Pike Self-Storage – Final Land Development Plan

Present for the Application: Tom Knab, RLA, Bohler Engineering; Timothy Charlesworth, Esq.

Tom Knab reviewed the proposed project. The existing dwelling will be removed and replaced with (32) new storage units. The septic system will also be removed and replaced with a holding tank. This location will have an office. Justin Coyle and Lori Seese reviewed their letters.

Hugh Harris made a motion to recommend approval of the 173 Nazareth Pike Self-Storage – Final Land Development Plan provided the letters from the Township Engineer, Zoning Administrator and Fire Department are satisfied. Seconded by Tara Capecci. The motion carried unanimously.

281-283 Nazareth Pike Self-Storage – Final Land Development & Lot Consolidation Plan

Present for the Application: Tom Knab, RLA, Bohler Engineering; Timothy Charlesworth, Esq.

Tom Knab reviewed the proposed project. Twenty-four units to be constructed. Two residential structures and one driveway to be removed consolidating access to one driveway. PADOT HOP for the driveway removal is pending as well as NCCD approval. Existing septic to be removed and no bathroom on site. Justin Coyle and Lori Seese reviewed their letters.

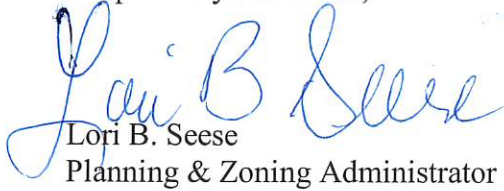
Ed Dulac made a motion to recommend approval of the 281-283 Nazareth Pike Self-Storage – Final Land Development & Lot Consolidation Plan provided the letters from the Township Engineer, Zoning Administrator and Fire Department are satisfied. Seconded by Hugh Harris. The motion carried unanimously.

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 adjourned at 6:49 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator