



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 September 16, 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 Tara Capecci. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the August 19, 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

Residences at Meadow View – Sketch Plan

Present for the Application: Justin Huratiak, Applicant

Justin Huratiak provided a presentation on the proposed changes. Elevations of similar projects were provided for view. They intend to lower the buildings to 3-story garden apartments and add garages. The road would be proposed as two-way in lieu of one-way.

Justin Coyle reviewed his September 13, 2024 letter.

Bert Smalley inquired about the reserved parking. Justin Huratiak provided more explanation about the parking and why they are proposing the changes. Guest parking is considered in their calculations. The parking ratio is 1.75 as a rule of thumb.

Justin Huratiak stated he has met with Northampton County Conservation District. All changes will be considered a red-line change. An As-Built Plan will be required. If approved by Lower Nazareth Township, this is how they will proceed. A retaining wall must be constructed along the westerly side of the pond, which will be the back of the garages.

The walking path is part of the Conditional Use. They will provide a connection via a crosswalk.

The Farmhouse will be retained for use as a management office.

There were no comments from the floor.

No comments under **COURTESY OF THE FLOOR.**

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously. The meeting adjourned at 7:00 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator