



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 October 21, 2024

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Present: Commission Members Hugh Harris, Tara Capecci (virtually), 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 September 16, 2024 meeting was moved by Bert Smalley and seconded by Hugh Harris. The motion carried unanimously.

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

SUBDIVISION/LAND DEVELOPMENT

Apartments @ Evergreen Farms Subdivision and Land Development Plan

Present for the Application: Joseph Piperato, Esq., Mark Bahnick, P.E., Van Cleef Engineering, and Andrew Micklos, Applicant

Joseph Piperato provided preliminary comments.

The access drive and detention pond will service both lots on Lot 2 for a future project.

Engineer Mark Bahnick provided an overview of the project. The apartments will be garden apartments without elevators. A Community Center is proposed for use by the residents of the development only. It will be a top-quality apartment complex. The apartments will not be low-income.

Justin Coyle reviewed his October 16, 2024, letter. Justin suggested submission of a sketch plan for the adjoining parcel. There are cross lot easements that would be required for maintenance purposes. It is difficult to assess these improvements without knowing what is proposed on the adjoining parcel.

The Traffic Impact Study must be revised and resubmitted. Comments from the Township Sewage Enforcement Officer are required. The project is in a Karst area. A Karst Study is

necessary. Parking and off-street loading and unloading should be added to the plan. Lehigh Valley Planning Commission review is required. A NPDES Permit is required. PADOT permitting is required.

Bert Smalley inquired about the buildings being 3-stories with no elevator, particularly for older persons. Mark Bahnick stated an elevator is more common for 4-5 story apartment buildings.

Bert Smalley inquired about the possibility of public sewer. Mark Bahnick said they have discussed sewer with Nazareth Borough Municipal Authority; however, their interest is unclear. Lower Nazareth Township must provide input in that process. The Applicant is open to paying for sewer to NBMA if the Township would support it. Ed Dulac stated a concern about residents dumping items in the septic that should not be dumped.

Mark stated they are proposing an on lot septic system with secondary septic system. It is not a requirement from DEP to have a secondary system but Lower Nazareth Township requires it. They are confident they can operate with this type of system; however, this type of development is more common with public sewer. They believe it's the Township's attitude toward public sewer which will factor into NBMA's decision to provide. Ed Dulac pointed out that sanitary sewer approval could take years. Mark stated since the Township has not been open to sewer they are proceeding with the on-lot septic.

Bert Smalley inquired about the nearest connection point. Mark stated it would be at Rt 191 at Christian Springs Road. The Township has to establish a sewer service area.

Engineer Justin Coyle recommended they submit a letter to the Board of Supervisors regarding the sanitary sewer.

Hugh Harris asked how this will line up with proposed 191/Newburg Road improvements.

Attorney Joe Piperato noted the property is the subject of Development Right's Acquisition and they can't do anything until September 2025.

Attorney Piperato stated the property line for the development is exactly where the zoning line is located. The stormwater management and road are on the adjoining property. At most, they anticipate two property owners.

Linda Crook stated she does not like the stormwater management and road on lot 2.

Ed Dulac inquired about the parking spaces. 2.5 spaces per unit have been provided plus an additional 5% for guests.

Linda commented about the need for sidewalks. A Recreation Path is depicted on the Official Map.

Tara commented that you would expect elevators for upscale apartment buildings. If pets are permitted, open space should be allowed. Dog park should be provided.

The applicant stated a walking path would be provided around the entire 100-acre tract.

Tara inquired about trash collection. Only two dumpster areas are depicted. They should have trash collection at each building.

Tara stated that public sewer would be the preferred way to go.

It is undecided whether they will offer covered parking.

Lori Seese reviewed her October 17, 2024 letter.

Chris Noll, 479 Nazareth Pike, agreed that all improvements should be on the same lot. Chris Noll questioned how luxury apartments help Harrisburg or Federal government concerns for affordable housing. Chris Noll commented that the property has been used for commercial purposes for a long time.

Mike Burley, 475 Nazareth Pike – Drop off in elevation. How will this be addressed? Stated concern about car lights shining into his house.

Jeff Faust, 483 Nazareth Pike – Inquired if the Newburg/Route 191 traffic improvements be evaluated together? Mr. Faust has a lot of traffic concerns.

Robert Hendershot, 4319 Newburg Road – The road will be across from his house. He already has flooding issues without additional development. He is also concerned about how the development will affect the school system.

Jeff Faust inquired if there would be a turn-off road or deceleration lane which will be a PADOT issue.

David McGinnis, 4206 N. Mayfield Circle – This is not the first plan for this property. Original proposal had 40± apartments and now the proposal has been tripled. The Township never anticipated this number of apartments. What is going to prevent the travelling public from crossing through the development from Newburg to Route 191? Will it be gated? Joe Piperato stated there are very few gated communities. They are taking comments right now.

Karen Hoffman, 4364 Eisenhower Drive – Back entrance will give travelers an outlet to cut through their development as well. She does not want more people travelling through their neighborhood.

Brendon Burton, 4328 Newburg Road – Elevators – How will they accommodate handicapped requirements?

Michelle Burton, 432 Nolf Road, Bushkill Township – More traffic increase over the years she has been using Route 191. Concerns regarding stormwater and light pollution.

Brian Dieter, 453 Nazareth Pike – The traffic is very bad on Route 191. Does not believe the proposed improvements for Route 191 and Newburg will be sufficient. Is not in favor of being forced to connect if they bring sewer down Nazareth Pike.

Chantel Seyhan, 4328 Newburg Road– Works at the 911 Center. She shared that its not a good idea for emergency response if they don't have elevators. Chantel shared the numerous types of events that could occur in this type of facility.

Emir Seyhan, 4328 Newburg Road – Stated concerns for traffic, parking, snow removal.

The Planning Commission made a motion to table the plan with the motion made by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

Mark Bahnick stated they should be back before the Township in approximately two months.

Colts Run South II Subdivision Plan

Present for the Application: Joseph Piperato, Esq., Lewis Rauch, Lehigh Engineering, and Applicant, Ronald DelSerro.

Attorney Piperato provided preliminary comments on the project. Lew Rauch reviewed the properties involved. Mr. DelSerro is only purchasing the Lower Nazareth Township portion of the Jaendl tract. 297 homes are proposed. 58 acres of open space has been provided. Because sight distance looking east is not good, Green Pond Road would be extended north to intersect with Cobblestone Lane at Hecktown Road.

The plan was submitted under the old Zoning Ordinance and received Conditional Use approval under that ordinance.

Township Engineer Justin Coyle reviewed his October 18, 2024 letter. The Floodplain Ordinance requirements must be addressed. The roads are proposed to be Township roads. Justin pointed out this could be a recommendation to the Board of Supervisors whether the roads would be public or private.

Joe Piperato stated that the Township was approached for public sewer and was not interested. They are looking through their options with DEP.

A Karst Study is required. The Fire Marshall has provided a list of the fire hydrants that must be provided.

Ed Dulac inquired about updating the traffic study to account for new development. This must be done.

Tara commented that Official Map shows a recreation path along Hecktown Road which needs to be included.

Linda stated a concern about the bridge because they cannot be insured. The HOA needs a fund to secure repair and replacement of the bridge/pipe.

Linda also inquired about sufficient off-street parking. Lew Rauch stated there should be plenty of driveway for off-street parking, including the 2-3 car garages.

Hugh stated concern for traffic.

Audrey Ann Jacoby, 4176 Hecktown Road commented that the traffic has gotten worse over the years she has lived there. Speeds are not adhered to. The speed sign has been removed. Tractor trailer trucks travel on this road. She asked if there will be a light at Cobblestone given the amount of existing traffic.

William Ryan, 4368 Eisenhower Drive – Concerned about the number of people who will come with this development.

The Planning Commission made a motion to table the plan with the motion made by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously.

Lew Rauch estimated it would be 2-3 months before they return.

ZONING ORDINANCE AMENDMENT

Lori Seese reviewed the proposed ordinance. The motion to recommend the zoning ordinance amendment as published was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

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

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously. The meeting adjourned at 8:30 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator