



# 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 November 18, 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**

Hugh Harris noted that the 3913 Hollo Road Plan is a Major Subdivision, not a Minor Subdivision. The motion to approve the agenda as amended was moved by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously.

### **APPROVAL OF MINUTES**

Motion to approve the minutes of the October 21, 2024 meeting was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

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

### **SUBDIVISION/LAND DEVELOPMENT**

Engineer Terry DeGroot deferred to the next applicant since his client had not yet arrived.

#### **Residences at Meadow View - Revised Final Land Development Plan**

Present for the Application: Justin Huratiak, Applicant; Michael Preston, P.E., Ott Consulting; and Frank D'Amore, Esq.

Justin Huratiak provided a presentation of the revised plan. The most pressing comment is the dimensional variance for accessory buildings. Justin reviewed the possible options for addressing this comment. One of the options was to review the plan under the new Zoning Ordinance. Discussion followed. Justin requested that the Planning Commission recommend approval with the understanding that they will comply no matter which option the Applicant chooses.

Lori Seese pointed out that the new Zoning Ordinance review will trigger more review including compliance with the overlay zoning districts. Zoning approval must be resolved before they get to the Board of Supervisors. Justin's proposal is contrary to Township policy to obtain all zoning approval prior to receiving a recommendation from the Planning Commission.

Justin Coyle and Lori Seese reviewed their comment letters.

Fire lanes and field approval of the fire hydrants was discussed. Lori explained that if any changes were made while under construction, the Fire Department must field approval any fire hydrant changes. The Fire Department must also sign off on the fire lanes.

Justin spoke about HUD requirements for the apartments. The 2001 Zoning Ordinance requires that the dwellings be deed restricted to persons at least 55 years of age and their spouses. In addition, the Township must agree to the legal contracts regarding age restrictions. Justin spoke again about the possibility of reviewing the plan under the new Zoning Ordinance which would allow greater density and would not limit to 55 and over.

Tara Capecci inquired about the construction of the garages. Justin stated the garages would match the facade of the building.

The Planning Commission discussed the options proposed by the Applicant. Township Engineer Justin Coyle suggested their recommendation be based upon the plan in front of them.

Linda Crook suggested they go back to LANTA to discuss bus service.

Tara Capecci made the motion to recommend approval of the Residences at Meadow View - Revised Final Land Development Plan as presented with the garages, provided the items in Justin Coyle and Lori Seese's letters are addressed, with the recommendation to the Zoning Hearing Board to approve the plan as submitted. Hugh Harris seconded the motion. The motion carried unanimously.

### **3913 Hollo Road Major Subdivision Plan**

Present for the Application: Terry DeGroot, P.E., Terraform Engineering

The requested waivers were discussed, particularly the waivers regarding the water supply system connection and road widening requirements.

Justin Coyle reviewed his letter.

Terry DeGroot stated they can comply to all comments with the exception to waiver discussion by the Planning Commission. Terry stated this is a small 3-lot subdivision and the costs to bring public water and widen the road will make the development cost prohibitive.

Tara Capecci recommended the road widening match the lot to the west and taper off toward the end of the property line.

Terry DeGroot commented that they did look at the widening; however, there are poles right on the edge of the road. Tara stated the poles need to be moved.

Tara also commented on the long narrow lots. She doesn't believe they go with the rest of the lots in the area. Tara suggested having two lots in lieu of three which would maintain the character of the neighborhood.

Hugh Harris stated his concerns for bringing water down Hollo for emergency management.

Due to the discussion about the requested waivers, the motions were made individually.

The motion to recommend approval of the waiver from Article 4 Section 424.6, with the exception of showing the water line was moved by Tara Capecci and seconded by Bert Smalley. The motion carried unanimously.



The motion to recommend approval to allow simultaneous submission of a preliminary and final plan, Sections 401 and 501, was moved by Bert Smalley and seconded by Hugh Harris. The motion carried unanimously.

The motion to recommend approval of the waiver from Article 7, Section 731.4 regarding lot depth was moved by Bert Smalley and seconded by Ed Dulac. Tara Capecci voted no. The motion carried.

Article 7, Section 741.6 regarding the requirement for right-of-way: The Planning Commission was not in favor of waiving this requirement in its entirety; however, a motion to match existing widening on the south side of Hollo Road was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

Article 7, Section 741.10 regarding curbing: The motion to recommend the waiver was moved by Bert Smalley and seconded by Hugh Harris. The motion carried unanimously.

Checklist Item B.2 regarding scale: The motion to recommend approval of this waver was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

Article 7, Section 761.1 Requirement to extend Public Water Supply Line: The motion to recommend denial of this waiver request was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

Lori Seese explained that the Applicant will need to get a Will Serve letter from Easton Suburban Water Authority (ESWA). If ESWA says they cannot bring in the line, the matter regarding this section will be a moot point. The Planning Commission stated their understanding.

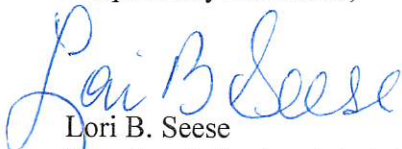
The motion to recommend approval of the major subdivision with the condition that Hollo Road be widened to match the property to the west, public water be supplied to the property, and that Justin Coyle and Lori Seese's letters are addressed was moved by Hugh Harris and seconded by Bert Smalley. Tara Capecci voted no. The motion carried.

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 was adjourned at 8:00 p.m.

Respectfully submitted,

  
Lori B. Seese  
Planning & Zoning Administrator