



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 December 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 Ed Dulac. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the November 18, 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

Special Exception Zoning Appeal ZA2024-12 – HR Realty, LLC

Present for the Application: Randy and Heidi Rotondo, Applicants

Randy Rotondo explained proposed project, an addition to the rear of the building to so they can park their vehicles inside.

Township Engineer, Justin Coyle reviewed his December 13, 2024 letter. Lot dimensions, area, and setback dimensions must be added to the plan. No additional traffic is anticipated from the site. Justin also commented that the addition will increase their impervious cover over the 10,000 s.f. stormwater ordinance limitation. Installation of a drywell or other BMP should be added. Heidi Rotondo noted they did some stormwater improvements as part of the 2021 plan. Justin asked that this information be added to the plan. Linda Crook and Hugh Harris were in agreement that they need to address the stormwater management.

The motion to recommend approval of the requested application provided they address the comments in Carroll Engineering Corporations letter was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

Lehigh Valley Underground Preliminary Land Development Plan

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

Justin Coyle reviewed his December 13, 2024 letter. Striping of the fire lane must be discussed with the Fire Chief. Karst Report and related features were discussed at length. The Sewage Enforcement Officer comments are outstanding. Justin did not recommend approval until the Karst issues have been resolved.

Tara Capecci inquired if sanitary sewer were provided to the apartment plan would anything change. Mark Bahnick noted their team is meeting with Nazareth Borough Municipal Authority tomorrow (Tuesday) to discuss the Apartment plan. They will know more tomorrow.

Ed Dulac inquired about the fuel tanks. Mark Bahnick confirmed the containment area will be able to contain the entire volume of fuel if the tanks were to spill. Ed suggested that the tanks be double walled.

Mark Bahnick requested the Planning Commission take action on the requested waivers.

SALDO Section 774.31, Detention basin dewatering – The motion to recommend granting this waiver was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

SALDO Section 774.36 - Detention Basin plantings be permitted in Basins #1 and #2 – The motion was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

SALDO Section 774.32 - Side Slopes of 3:1 to be permitted. The motion was moved by Tara Capecci and seconded by Hugh Harris provided the slopes are stabilized and E&S controls are applied. The motion carried unanimously.

Attorney Joe Piperato confirmed they will provide a time extension for the preliminary plan approval as requested by Lori Seese.

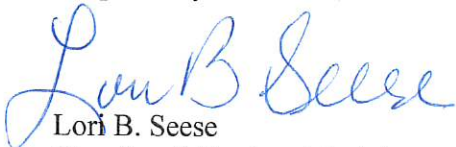
The Planning Commission made a motion to table the plan, moved by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously.

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

ADJOURNMENT

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

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator