



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 October 20, 2025

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. Planning Consultants AJ Schwartz and Carolyn Yagle were present virtually.

APPROVAL OF THE AGENDA

Motion to approve the agenda as posted was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the September 15, 2025 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

Northwood Development Final Land Development Plan

Present for the Application: Laura Eberly, P.E., Steve Goudsouzhian, Esq., Steven Selvaggio, Applicant.

Laura Eberly noted they can comply with the comments of Lori Seese's letter and Hecktown Vol Fire Company. They will still be working on the septic related issues.

Discussion followed regarding a comment in Engineer Justin Coyle's letter. Truck turning movements are within cartway limits; however, there is some overlap because there is not enough cartway for side-by-side movements. Steven Goudsouzhian stated they will be paying traffic impact fee and the Zoning Hearing Board relief limited (3) trucks per week. Linda Crook stated she doesn't believe a truck and a car could even pass each other. Justin Coyle agreed there are conflicts; however, the SALDO does not require widening. Justin asked if they could provide a detail showing what the widening would look like. Justin also noted the traffic impact fee would be ±\$51,000. Justin said we cannot require the applicant to make the improvements.

Justin reviewed his October 16, 2025 letter. Septic testing has to be evaluated by the Township Sewage Enforcement Officer. Lori Seese will facilitate review of the water tank by the Township's

third party for building code compliance. Justin recommended final conditional approval contingent upon satisfaction of his letter, Lori Seese's letter, compliance of the water tank by the building code official, and submission of a detail for the road widening.

Laura Eberley explained that a well is now proposed because they were not successful in obtaining water service to the property.

Lori Seese reviewed her October 20, 2025 letter.

The motion to recommend Final conditional approval for the Northwood Land Development plan was moved by Tara Capecci contingent upon satisfaction of Justin Coyle's letter, Lori Seese's letter, compliance of the water tank by the building code official, submission of a detail for the road widening at Northwood Avenue, and submission of a truck turning template for the Country Club Road and Newburg Road intersection. The motion was seconded by Hugh Harris and carried unanimously.

Conditional Use CU2025-03 Sweeney Analytical Lab

Present for the Application: Robert Kozic, Sweeney Analytical, Applicant; Anthony Brichta, Esq.

Attorney Brichta provided an overview of the proposed use. Robert Kozic provided further explanation about what his work involves. They make sure what is on the front and back of the label is correct. The types of chemicals used are for testing cosmetic products. They will use methanol, water, and Isopropyl alcohol. The quantity of these products stored in the average pharmacy is much greater than what will be in their laboratory. They must hold the product for a certain amount of time until the customer approves the product, and then it is disposed of in the trash. Nothing goes down the drain. FDA does not permit it.

Ovens and refrigerators will be used to store and watch the products over the required time. Examples are shampoos, hand sanitizers, foundations, creams, lotions, anything that you would see at CVS or Sephora. The products will come by UPS or FedEx.

Mr. Kozic is semi-retired and most of his work is consulting. He's had a facility in Bangor for approximately 5 years. He is semi-retired.

Lori Seese reviewed her letter and reinforced the building code requirement for Change of Use. Mr. Kozic stated FDA requires you register within 90 days of opening your business. They inspect as they determine is necessary.

The motion to recommend approval of the Sweeney Analytical Lab Conditional Use application provided the conditions put forth in Justin Coyle and Lori Seese's letters are satisfied was moved by Tara Capecci and seconded by Hugh Harris. The motion passed unanimously.

ORDINANCE DISCUSSION AND WORKSHOP

Zoning District TD-1, Agriculture, Minimum Lot Area

The Planning Commission was asked by the Board of Supervisors for their review and recommendation on the lot size in the Agricultural zoning district. The Planning Commission agreed that the decision to change the minimum lot size to (2) acres was made in the direction of what the Township is trying to accomplish with the preservation of farmland and maintaining the rural character of the Township. Tara Capecci stated when looking at the acreage available, access to public water and sewer, the Planning Commission determined the minimum lot size needed to be (2) acres to support on-lot septic and wells as necessary.

AJ and Carolyn reviewed a map which was a starting point during the Zoning Ordinance amendment process. PA has equipped municipalities with the ability to develop a growth boundary. In regard to public services, it wasn't about wells, but about sanitary sewer or absence of it in making sure that people had enough land to perc. Coordination with the Act 537 plan and Official map was also considered. The subtleties and nuances of standards came about as we went along; however, it should be noted that other than the lot size, all dimensional standards remained the same. The Rural Resource Overlay gets into where the sanitary sewer is/is not located. All the policies were reviewed so they aligned.

AJ also discussed density changes. During the Amendment, the lot sizes in Saratoga Farms became the baseline because the lot sizes range from 1.25 – 1.9 acres. Those lots are not agricultural – those are estate lots. As the Planning Commission and consultants worked through the district sizes, we didn't want to create non-conformities. These considerations pointed that we needed to go to two acres in the TD-1 zoning district. The Planning Commission commented that they did compromise on the TD-1 minimum lot size – they wanted a (5) acre minimum to keep the rural character.

Caroline reviewed the requirements of the SALDO for soils.

Hugh Harris inquired if any other municipalities had similar lot sizes for agriculture and are we an outlier? AJ stated that Forks has a 3-acre lot size and we are not out of line comparing what others are doing.

The Planning Commission stated that there were many opportunities for the public to comment and the Planning Commission did not want to be unfair by going larger. They also pointed out the Township residents voted to tax themselves for open space which says the residents want open space. It was their opinion the (2) acre lot size in TD-1 should remain as it is.

SALDO Amendment Workshop

EPD will share a SALDO draft for staff to review and use to make sure it is doing what we intend.

Environmental Impact Study requirements were discussed. Discussion followed regarding the differences between minor and major land development requirements. AJ stated they keep referencing back to DEP because they are the ones who will determine what is appropriate.

Hugh asked do we need to get involved if the State has these standards? Ed stated that a person who already owns his property and doesn't need to get a loan, we wouldn't have a hammer to make them do the Phase 1 study.

Discussion about the potential for someone to keep subdividing a lot and avoid the requirement to perform the study. Linda stated she felt it was better to err on the side of requiring it than not requiring it.

Caroline pointed out that there are requirements within the existing SALDO and they are able to build it more specifically. It would not be a new component – it is an enhanced component.

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

ADJOURNMENT

The motion to adjourn was moved by Tara Capecci and seconded by Bert Smalley. The motion carried unanimously. The meeting adjourned at 8:12 p.m.

Respectfully submitted,

A handwritten signature in blue ink, reading "Lori B. Seese". The signature is written in a cursive, flowing style.

Lori B. Seese
Planning & Zoning Administrator