



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

November 17, 2025

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Present: Commission Members Linda Crook, Hugh Harris, Bert Smalley, and Edward Dulac; Township Engineer Justin Coyle, and Lori Seese, Planning & Zoning Administrator. Commission Member Tara Capecci was not present.

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 October 20, 2025 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

LV Underground Contractor Office/Yard – Final Land Development Plan

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

Mark Bahick stated a majority of the comments are “will comply.” SEO comments are outstanding. NPDES Permit and Act 167 review are also outstanding.

Justin reviewed his November 13, 2025 letter and recommended final land development approval.

Lori Seese inquired about the existing and fence for the adjoining property owner. Allowing the shed and fence to remain was discussed and must be resolved to the Township’s satisfaction.

Linda Crook read comments from Tara Capecci.

No comments from the Floor.

The motion to recommend final approval provided all concerns of Justin Coyle’s letter of November 17, 2025, and Lori Seese’s letter of November 17, 2025 are addressed, and positive resolution of the shed and fence issue was moved by Hugh Harris and seconded by Bert Smalley. The motion passed unanimously.

Cottages at Meadowstone – Preliminary/Final Major Subdivision Plan

Present for the Application: Philip Albright, P.E., Lehigh Engineering

Philip Albright reviewed the proposed plan which is (38) dwelling units off Daniels Road to be served by (2) new roads and stormwater management. A Homeowner Association will be part of the subdivision.

Regarding the dwelling use issued, Mr. Albright stated they are showing an intermediate property line, condominium type of arrangement. He asked for guidance on how to accomplish. The use is proposed as duplexes; however, the lots are configured as townhouses, which are not a permitted use in this zoning district. Discussion followed regarding the zoning relief required for the type of use, lot size, etc.

Gas line matter was discussed. There is some discussion on-going with the utility company regarding the potential for accessory uses. Justin said if the land is UGI's property, it must be deducted from the lot size.

Regarding open space, no onsite park is proposed.

Bert inquired about the sanitary sewer. Mr. Albright stated that they would like to connect to the cul-de-sac to the south. They are presently set up to pump, but they would like to go gravity. Philip Albright said he does not think they will need the grinder pumps.

Discussion regarding the sidewalk along Daniels Road. A waiver would be requested. Justin said they would consider this as a deferral not a waiver.

Parking pockets are recommended and discussed. Location for a mailbox receptacle is also required. Discussed locating these on the stormwater management lot.

Justin summarized his review letter. Justin commented there were a number of issues regarding stormwater management and the Karst study. The E&S plans have not been submitted. Carroll only reviewed the submission as a preliminary at this time. He does not recommend preliminary/final review due to the number of issues with the plan.

Linda Crook read Tara Capecci's comments into the record. Justin stated PADOT would have to weigh in on the requirement for the suggested left turn lane.

Deborah and Michael Alvino, 659 Daniels Road, stated concerns about drainage on their property and any implications to their property and septic system. The property line is approximately three feet from their septic system. Hugh inquired about an isolation distance for the infiltration system. Justin restated that the study has not been completed yet and it is too preliminary to comment.

Kimberly Scalese, 4409 Beech Drive inquired about the type of duplexes. Phil Albright could not provide any information about the type of dwelling.

Deborah Alvino commented about road traffic and concerns about school bus activity.

The motion to table the application was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

Caffese Lot Line Adjustment Plan

Present for the Application: Amber Caffese, Applicant.

Mrs. Caffese stated they are purchasing the land from their neighbor because the back of the house has limited space and they want the extra space for their children and dogs. They are communicating with the surveyor to make the required changes to the plan. Mrs. Caffese confirmed no business will be run from the property.

Lori Seese reviewed her letter. Mrs. Caffese disputed that the information was accurate and needed to be added to the plan. Lori will provide the Caffese's with the information so they can share it with their surveyor.

The motion to table the plan was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

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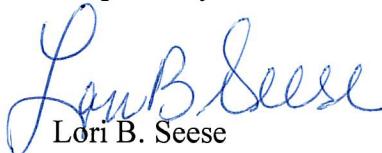
Data Centers – The Planning Commission stated the Township needs to add the data center use to the Zoning Ordinance. Lori advised the Township Staff are in the process of reviewing ordinance language for data centers.

The Township Manager would like the Planning Commission to send a letter to the Board of Supervisors regarding their position on the TD-1 Agriculture zoning district. Linda will prepare the letter.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously. The meeting adjourned at 7:56 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator