



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 January 19, 2026

Acting Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Present: Commission Members Tara Capecci, Hugh Harris, Bert Smalley and Edward Dulac; Township Engineer Justin Coyle, and Lori Seese, Planning & Zoning Administrator.

REORGANIZATION

The motion to elect the same set of officers as in the previous year was moved by Hugh Harris and seconded by Edward Dulac. The motion carried unanimously. The officers are Linda Crook, Chairperson, Hugh Harris, Vice Chairperson, and Tara Capecci, Secretary.

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m.

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 November 17, 2025, 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

United Rentals Mobile Storage Yard Preliminary/Final Land Development

Present for the Application: Attorney John VanLuvanee, Engineer Justin Klee, and Property Owner Daniel Dalmaso.

Attorney VanLuvanee provided a brief history of the project.

Justin Klee provided comments in response to Justin Coyle's January 16, 2026 letter. The LVPC January 16, 2026 letter was reviewed.

Attorney VanLuvanee clarified that United Rentals is leasing, not purchasing the property.

Justin Coyle reviewed his January 16, 2026 letter and requested waivers.

Lori Seese reviewed her January 19, 2026 letter, highlighting Item #3 regarding uses within the yard setbacks. John VanLuvanee disagreed with Lori Seese's opinion.

Tara Capecci asked what would prevent them from complying with the setback. Attorney VanLuvanee stated the impervious area was expanded and used historically. Attorney VanLuvanee provided historical aerial photographs of the property.

Tara Capecci asked again if they could comply with the setbacks? Attorney VanLuvanee said they don't know, they would have to refigure the plan.

Linda Crook stated that just because it was done incorrectly before, it doesn't mean it should be allowed to continue.

Justin Coyle agreed that Tara's suggestion is not out of line. At Justin Coyle's request, Justin Klee counted 133 units depicted on the plan. It was determined when you count the number of units depicted on the plan and multiply by (3) high, the plan depicts the ability to store more than the approved 300 units.

Justin stated agreement with Lori Seese's determination - they need zoning approval or comply by amending the plan. Attorney VanLuvanee said there is no zoning determination to appeal, so they don't have to do anything.

Ed Dulac pointed out that they can comply just by removing the (30) containers which are within the setbacks.

The Planning Commission determined that the applicant should adhere to the established zoning setbacks. The Planning Commission does not support approval of the plan with storage in the setback area. If the containers are stored in the setback areas the applicant would be in violation of the zoning.

The motion to approve the waiver requests for United Rental Realty as outlined in Justin Coyle's January 16, 2026 letter was moved by Tara Capecci and seconded by Hugh Harris. The motion passed unanimously.

The motion to recommend approval of the United Rentals Realty Preliminary Final Land Development Plan provided the requirements of Justin Coyle's January 16, 2026 and Lori Seese's January 19, 2026 letter are satisfied was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

This motion was made with the intent that the Applicant must either modify their plan or seek zoning relief to comply with Lori Seese's letter.

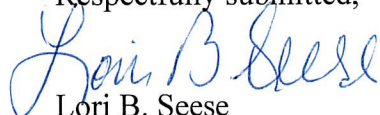
COURTESY OF THE FLOOR

Ed Dulac commented that the township needs an enforcement arm to confirm compliance with Conditional Use requirements. Discussion regarding the need to inspect commercial properties after occupancy to ensure they are in compliance with zoning and the approvals given by the Township.

ADJOURNMENT

The motion to adjourn was moved by Tara Capecci and seconded by Bert Smalley. The motion carried unanimously. The meeting adjourned at 7:10 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator