



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 February 23, 2026

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

APPROVAL OF THE AGENDA

Linda asked to amend the agenda to add “Enforcement Inspections” and “Use of Warehouses for Detention Centers” after “Ordinance Updates”. The motion to approve the amended agenda was moved by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the January 19, 2026 meeting was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

There were no items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

SUBDIVISION/LAND DEVELOPMENT

Northwood Land Development Plan – Revision and Waiver Request

Present for the Application: Laura Eberly, P.E. and Steven Selvaggio, Applicant

Township Engineer Justin Coyle provided a summary of the revised plan. Laura Eberly reviewed the changes to the stormwater basin proposed to be constructed with gabion walls.

Hugh Harris made a motion to approve the revised Northwood Land Development Plan and the requested waiver, conditioned upon the Township Engineer’s February 19, 2026 letter. The motion was seconded by Tara Capecci. The motion passed unanimously.

The Preserve at Green Pond – Sketch – Discussion Only

Present for the Application: Ronald DelSerro, Applicant; Joseph Piperato, Esq.

Joe Piperato noted they were only present to discuss a particular item, not relevant to the submitted plan and review letters. Attorney Piperato reviewed the proposed changes to the plan which included an extension of Green Pond Road and a second exit point onto Hecktown Road. The same sketch had been presented at the February 11, 2026 Board of Supervisors meeting.

Seventeen lots were added to the proposed development to help pay for the road extensions. Those (17) lots will have on-lot septic with larger 1-acre plus lots.

The Planning Commission was in agreement with the proposed plan. Mr. DelSerro and Attorney Piperato thanked the Board for their input.

Caffese Lot Line Adjustment Plan – Final Plan

Present for the Application: John and Amber Caffese

John Caffese stated items from the previous letters have been addressed. Justin reviewed his February 19, 2026 letter and recommended Preliminary/Final approval.

The motion to approve the Caffese Lot Line Adjustment Plan provided the Township Engineer's letter and Lori Seese's letter are addressed was moved by Tara Capecci and seconded by Hugh Harris. The motion passed unanimously.

ORDINANCE UPDATES

SALDO Comprehensive Update: Township Staff and Consultant EPD are reviewing proposed changes to the SALDO. When complete, a draft ordinance will be presented to the Planning Commission for their consideration.

Data Center Ordinance: Township Staff will be meeting with Upper Nazareth Township Staff to discuss shared zoning and the data center use. We do not have an ordinance for the Planning Commission to review since it is possible the use may be taken by Upper Nazareth Township.

ENFORCEMENT INSPECTIONS

Linda Crook introduced the idea of inspections for both apartments and commercial buildings. The Borough of Nazareth charges the owner of the apartment building for an inspection which is performed every fourth year. Linda suggested this may be something we could also do. Lori Seese noted Nazareth Borough is most likely doing that under the Property Maintenance Code. Linda said something similar should be done for commercial buildings. Hugh Harris noted that there are different standards for a commercial building. Hugh also noted that for a municipality of our size, we would most likely need to have a third party to perform the inspections. Tara stated it would also be beneficial to have Certificates of Occupancy at a change of ownership or tenancy. The Planning Commission agreed that they want to recommend the Township adopt portions of the Property Maintenance Code and have it enforced by the township's third-party code inspection agency. Linda Crook will prepare a letter for the Board of Supervisors.

USE OF WAREHOUSES FOR DETENTION CENTERS

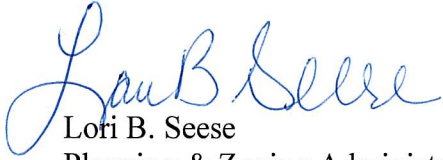
Tara Capecci expressed concerns about the use of warehouses for detention centers. The Commission did not discuss the politics of the use, but expressed concern about whether the infrastructure can support the number of detainees, i.e. sanitary sewer system, water, etc.

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 adjourned at 7:32 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator