



# 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 May 18, 2026

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; Lori Seese, Planning & Zoning Administrator, and Emily Fucci, Assistant Planning & Zoning Administrator.

### APPROVAL OF THE AGENDA

Motion to amend the agenda to include discussion on the inspection program letter and Traffic Impact Committee and approve as amended was moved by Harris and seconded by Smalley. The motion carried unanimously.

### APPROVAL OF MINUTES

Motion to approve the minutes of the April 20, 2026 Planning Commission meeting as presented was moved by Harris and seconded by Dulac. The motion carried unanimously.

There were no items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

### SUBDIVISION/LAND DEVELOPMENT

#### The Cottages at Meadowstone Preliminary/Final Plan -

Present for the Application: Michael Peters, Esq., Phil Albright of Lehigh Engineering, and Phil Malitsch of Tuskes Homes

Peters introduced the project, which proposes 19 duplexes with 38 units. The applicants have been working with the Township on amending the Zoning Ordinance to change the definition of “duplex” to better accommodate their proposal. Peters informed the PC that they presented the amendment to the Board of Supervisors (BOS) in March 2026, and the BOS have authorized staff to begin working on the zoning change.

Seese read through her May 18, 2026 review letter aloud. Seese provided details on the proposed zoning amendment, which includes amending the definition of “duplex” and removing it as a use in the TD-4 district. The subject property would be rezoned from TD-4 to TD-5, as the property adjoins the existing TD-5 zoning district.

Crook asked if the applicant needed relief from the Zoning Hearing Board and Seese replied that the zoning map and text amendment would be in front of the BOS.

Harris asked if the PC can proceed with the review. Seese replied that although the changes need to take place procedurally, the PC may proceed with the understanding that the zoning will be amended as suggested.

Smalley commented on how the Township previously said they would avoid rezoning and questioned if it was setting a precedence. Discussion was held on the necessity to remove duplexes from the TD-4 district. Seese stated that rezoning the property is in the best interest of the Township and avoided a curative amendment.

Malitsch clarified that the current definition of “duplex” does not allow for the demising line to be down the middle of the units. The new definition will allow the units to be sold individually instead of rented and will allow the two units to function as one with regards to meeting the dimensional requirements of the Ordinance.

Dulac asked if the development will have a Homeowners Association (HOA) and Peters responded they will.

Seese continued reading her May 18, 2026 letter and noted that some of the lots have a UGI gas easement in the rear yard. These lots would be prohibited from utilizing their backyards. The design is not good planning.

Albright responded that they have had discussions with UGI and found that the pipeline is not centered within the easement. UGI is preparing an agreement to allow them to perform work within the easement. Malitsch stated that they have no firm agreement with UGI, but UGI seemed open to surface grade improvements as long as they were not over the actual pipeline. They are working internally to adjust the style and footprint of the duplexes to improve the situation. They are also working on setting up a legal disclosure for impacted properties.

Harris asked if UGI will place more markers on the easement lines if they are within a development and Malitsch was not able to answer.

Crook asked if it was possible for a second UGI line to be installed within the easement and Albright responded he did not believe it was possible due to a time limit set in the easement agreement.

Smalley expressed that transparency with property owners is key.

Seese stated that a chart for the new parcel numbers will need to be placed on the cover sheet and the cover sheet will need to be recorded, per Northampton County Recorder of Deed requirements.

Coyle read through his May 15, 2026 review letter aloud. Coyle does not recommend the waiver for submission as a preliminary/final plan. Additional waiver requests were made by the applicant, but Coyle recommended the PC defer action due to the number of revisions needed to the plans.

Coyle requested all documentation from UGI be on letterhead and that any restrictions be memorialized on the record plan.

Coyle stated they will need a will-serve letter from Nazareth Borough Municipal Authority and Albright replied they have already received a will-serve letter. They will no longer be using a pumping station and are suggesting they tie into the lines at Trio Farms. They have reached out to the Trio Farms HOA and have not received a call back, but Peters believes that Trio Farms will be receptive to the design.

Coyle noted no open space was proposed and the applicant will be pursuing a fee-in-lieu of instead.

Coyle requested that parking areas be provided along the cartway. Peters responded they were willing to work on including additional parking spots. Capecci agreed with the need for parking and suggested expanding the driveways. Harris referenced the prevalent parking issues in Trio Farms. Malitsch responded they will provide additional information in their next submission on the size of the proposed garages. Some of the duplex designs may accommodate two (2) car garages. Malitsch believed adding street parking would be more efficient than expanding the driveways, citing impervious surface and stormwater concerns. He reiterated they are willing to work with the Township on parking.

Coyle noted a letter from the Fire Chief was still needed.

Coyle requested a meeting be held with the applicants before their next submission on the stormwater design. Coyle referenced issues with the karst depressions, inconsistencies in reports, variability in testing and the location of an infiltration bed being too close to a neighboring property. Seese noted that the neighboring property owners were vocal at a prior meeting about the infiltration bed location.

Crook asked if the neighbor could be hooked up to the sanitary sewer line to address some of the concerns with the infiltration bed. Harris suggested the developer provide the hook up. Malitsch referenced prior situations where they have previously installed a lateral to neighboring properties for future hook up.

Capecci asked if the development was able to connect to Trio Farms via a walking path, allowing access to Newburg Park.

Seese advised that the applicant has various outstanding items to address and the waivers should be acted on during a future submission.

Capecci asked if feedback was needed for the zoning amendment. Harris asked that the file note the PC was not objecting to the proposed zoning amendments.

Motion to table action on the Cottages at Meadowstone moved by Harris and seconded by Smalley. The motion carried unanimously.

## **TOWNSHIP PARK**

### **Letter of Support for Hahn's Meadow Park Walking Trail –**

Crook expressed support for the park project and Capecci agreed. Smalley commented that the State has started stocking trout at Hahn's Meadow Park. Capecci commented that she anticipates the park will be a very popular destination for dog owners.

## **PLANNING COMMISSION DISCUSSION**

### **Traffic Impact Committee –**

Seese informed the PC that a hearing will be held on Tuesday, June 30<sup>th</sup> at 7:00PM to hold a Public Hearing for consideration of the Land Use Assumption Report and Traffic Sufficiency Analysis. Dulac is the only member who will not be available to attend.

Seese also informed the PC that a future hearing will be scheduled for the Capital Improvements Plan and that a draft of the revised Subdivision and Land Development Ordinance may potentially be available for their review in June.

Inspection Program Letter –

Crook drafted a letter to send to the BOS recommending the proposed inspection program. Capecci expressed she did not disagree with the program, but had suggested changes to the letter. Capecci will send the suggestions to Crook.

Dulac expressed that the inspection program is geared for residential rentals instead of commercial. Smalley added his concern that enforcement will be an issue and that current violation issues need to be addressed more efficiently before adding a new program.

Crook explained that the inspections would be performed by a third-party and paid for by the property owner. Smalley responded it will still impact current staff. Harris suggested making fees high enough to cover the third-party and a portion of the Township staff wage. Smalley provided the Township's splash pad as an example of a program that has increased Township staffing costs.

Dulac asked why the BOS would be interested in the program if they denied it previously. The BOS previously found the program to be intrusive. The PC suggested looking at similar sized Townships with similar programs for help with implementation.

Crook will rewrite the draft of her letter.

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

**ADJOURNMENT**

The motion to adjourn was moved by Crook and seconded by Smalley. The motion carried unanimously. The meeting adjourned at 7:51 p.m.

Respectfully submitted,



Emily Fucci  
Assistant Planning & Zoning Administrator