

**UPPER NAZARETH TOWNSHIP  
PLANNING COMMISSION  
100 NEWPORT AVENUE  
NAZARETH, PA 18064**

Minutes of January 11, 2024

The reorganization meeting of the Upper Nazareth Township Planning Commission was called to order by Solicitor Gary Asteak at 7:00 PM. on Thursday, January 11, 2024, in the Township Building.

Gary Asteak asked for nomination for the 2024 Chairman. Motion to Nominate Scott Sylvainus was made by Pamela Berlew, 2<sup>nd</sup> by Robert Williams. No other nominations were made. Motion approved unanimously. Scott Sylvainus assumed the position of Chairman.

Scott Sylvainus asked for nomination for the 2024 Vice- Chairman. Motion to Nominate Pamela Berlew was made by Jay Benfield, 2<sup>nd</sup> by James Campana. No other nominations were made. Motion approved unanimously.

Scott Sylvainus asked for nomination for the 2024 Secretary. Motion to Nominate Jay Benfield was made by Scott Sylvainus, 2<sup>nd</sup> by Pamela Berlew. No other nominations were made. Motion approved unanimously. Regular business meeting commenced.

**ROLL CALL**

The following members were present: Jay Benfield, Pamela Berlew, James Campana, Scott Sylvainus, Robert Williams, Zoning Officer John Soloe, Assistant Zoning Officer Angela Strohl, Township Solicitor Gary Ateak, Township Engineer Kevin Horvath, and Recording Secretary Deanne Werkheiser.

**APPROVAL OF AGENDA**

Motion was made by Robert Williams, seconded by Jim Campana to approve the January 11, 2024, meeting agenda. Motion approved unanimously.

**APPROVAL OF MINUTES**

Motion was made by Robert Williams, seconded by Jay Benfield to approve the December 14, 2023, meeting minutes. Motion approved unanimously.

**NEWBUSINESS**

The Estates at Silvercrest. Preliminary plan.

Scott Sylvainus stated the developer was not in attendance. Gary Asteak asked if the developer was planning on attending. Scott responded it was our understanding they would be in attendance. Scott questioned Gary on how they should proceed. Gary replied we have a 20-page review letter from KCE dated 01/05/2024 with detailed comments about deficiencies and a review letter from LVPC. This plan was filed to get in under the wire in Lower Nazareth (Lower Nazareth changed their zoning ordinance). Not sure how serious Jaendl is on this project. We can do a brief review.

Scott Sylvainus read the description of the project from KCE letter, page 2. 139 single family building lots and two stormwater management facilities. 14 full lots and a portion of 10 other lots are within Upper Nazareth Township. The applicant proposes three new public road intersections, two are within Upper Nazareth Township. Two other access

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points are proposed, one in Upper Nazareth and one in Lower Nazareth. The applicant is proposing road widening, concrete curbs, and sidewalks fronting Werner Road, Newburg Road, and Silvercrest Road.

Kevin Horvath gave background on the project. Monocacy Creek is in the center of the project. Traffic is all coming into Upper Nazareth Township. There are road alignment concerns. They are suggesting adjustments. Werner Road will need upgrades. The Official Map shows walking paths. Discussion with developer and Lower Nazareth will be needed to discuss trail and placement. Several lots sit in both municipalities. These will need to be decided upon with Lower Nazareth as well as discussions on road plowing and addresses. Kevin briefly discussed traffic, number of trips, no parking restrictions, and Newburg Road right of way. He suggested that Lower Nazareth Engineer do the stormwater requirements for the entire development. Placement of streetlights was reviewed. Kevin stated that based on their review, they do not recommend plan approval.

Scott Sylvainus asked for comments.

John Soloe and Angela Strohl had no comments at this time.

Robert Williams stated that there are more than a dozen residents in attendance. It is very unprofessional of the developer not to show up. It is disrespectful to the residents and the Planning Commission.

Jay Benfield and James Campana had no comments.

Pamela Berlew stated that she does not like the design. We get all the traffic but only have 14 of the homes in our Township. There is a 20-page review letter. They need to do their designing not depend on our engineer to tell them everything. Robert replied it is pretty obvious it is a place marker for them. Pamela asked when it would be presented to Lower Nazareth. She would be willing to attend. Note received from Lower Nazareth Plan Administrator was read out loud regarding timing and plan procedure. Gary suggested putting them on the next agenda. We need to have them at the next meeting. No extension letter was received. Pamela stated that means we have to make our decision at the next meeting. Robert stated we are taking the professional approach, they are not.

Scott opened up comments from the floor.

Residents Scott Ketting, Werner Road; Diane Fehnel, Georgetown Road (Lower Nazareth); Kurt Raccio, Silvercrest Road; Dan Danish Monocacy Road; Robert Garcias, Silvercrest Road; Mark Lucas, Newburg Road; Jim Napolitano, Silvercrest Road; Bob Wilhelm, Silvercrest Road; Michael Bronisz, Nathaniel Drive, all commented on the plan.

Scott Ketting expressed concern for the traffic. Roads cannot handle the increase. Traffic light would be needed.

Concerned at the loss of farmland.

Diane Fehnel stated their property abuts the development. They are farmers and intend to stay that way. Need access roads. This development will cause flooding issues.

Kurt Raccio asked about Lower Nazareth's Zoning change. Gary Asteak responded that the minimum lot size and density changed as well as farmland preservation. Scott Sylvainus stated they are in two zones in Upper Nazareth. One acre and two acre lots are required.

Dan Danish asked what is the water source? Will they have sewer or septic? John Soloe responded that it will be well water and septic systems for all lots. Gary Asteak asked Kevin Horvath if they have done perk tests. Kevin replied they have started.

Robert Garcias asked if they submitted a plan. Scott replied yes, it is a very large plan. John Soloe put out the plan for residents to review.

Mark Lucas questioned why all the traffic is coming into Upper Nazareth. Traffic is a big issue that already needs to be addressed.

Jim Napolitano stated he lives across the street from an access road. Traffic is already above the limits. There are tractor trailers now. How will this affect the schools? How will this be looked into? Pamela Berlew responded sadly, that is not part of planning requirements in Pennsylvania.

Bob Wilhelm stated he agrees with Mr. Williams. This should end tonight but sadly we cannot. This is not a good plan for this area. Traffic is already bad. There is a horseshoe area next to my property. He agrees with all the other residents who spoke.

Scott Sylvainus replied they will be on next months agenda. We are required to make a recommendation to the Board of Supervisors within 60 days from submittal. The Board of Supervisors has 90 days to make a decision on the plan. Michael Bronisz stated that all the properties in our area are on wells. What will the adverse effects be to our wells and if issues do arise what recourse do we have? Kevin Horvath stated he will look into this and get back to the Planning Commission. Gary Asteak stated we can ask for a hydrogeological study. Jay Benfield stated that where you are in the development and the depth of your well will play a role in the water levels. It is important how properly your well was drilled.

**OLD BUSINESS:**

Scott Sylvainus stated that an extension letter was received for Overlook West.

Motion was made by Robert Williams, seconded by Jim Campana to recommend approval of Overlook West extension. Motion approved unanimously.

**COURTESY OF THE FLOOR**

Nothing at this time.

Zoning Ordinance updates January 25, 2024, at 7:00 PM.

Next meeting is February 8, 2024, at 7:00 PM.

**ADJOURNMENT**

Motion was made by Pamela Berlew, seconded by James Campana to adjourn the meeting at 7:55 PM. Motion approved unanimously.

Respectfully submitted,

Deanne Werkheiser, Recording Secretary