

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

Minutes of May 9, 2024

The regular meeting of the Upper Nazareth Township Planning Commission was called to order by Chairman Scott Sylvainus at 7:00 p.m. on Thursday, May 9, 2024, in the Township Building.

**ROLL CALL**

The following members were present: Pamela Berlew, Jay Benfield, Jim Campana, Scott Sylvainus, Robert Williams, Zoning Officer John Soloe, and Recording Secretary Deanne Werkheiser. Township Manager, Lisa Klem, virtually, Township Engineer Kevin Horvath, Alternate Township Engineer Justin Coyle, and Township Solicitor Gary Asteak were also present. Zoning Officer Angela Strohl was absent.

**APPROVAL OF AGENDA**

Motion was made by Pamela Berlew, seconded by Jim Campana to approve the May 9, 2024, meeting agenda. Motion approved unanimously.

**APPROVAL OF MINUTES**

Motion was made by Jim Campana, seconded by Robert Williams to approve the April 25, 2024, meeting minutes. Motion approved unanimously.

**NEW BUSINESS**

Endeavor Enterprise Land development resubmission, 373 East Lawn Road-

Dave Bray, Engineer for Endeavor Enterprise stated that they received KCE letter dated May 7, 2024. Scott Sylvainus asked if there is anything that needs to be discussed or reviewed. Dave responded there were no objections to the comments.

Kevin Horvath stated that the plan duplicates previous plan. There are no concerns.

Scott Sylvainus read the narrative of the plan which has retail space on the basement and first floor levels and up to seven apartments on the second and third floors.

Gary Asteak stated he had no comments.

John Soloe asked that the applicant leave enough lead time before recording the plan so that we can get house numbering in order.

Kevin Horvath stated that the plan needs to be cleaned up before going to the Board of Supervisors.

Robert Williams stated that this corner is an eye sore. He would like to see it taken care of.

Pamela Berlew stated that Mr. Pooler has done everything that we have asked for.

Scott opened comments to the public.

Resident Chris Dech, 5<sup>th</sup> Street, asked what is the square footage of the apartments. Dave Bray replied he did not know off the top of his head, but they meet the minimum requirements for size.

Motion was made by Scott Sylvainus, seconded by Pamela Berlew to recommend approval of the Endeavor Enterprises preliminary/ final plan per Keystone Consulting Engineer's May 7, 2024, letter. Motion approved unanimously.

Overlook Estates West, Michaels School and Sterner Road, resubmission tabled until next meeting.

John Soloe stated there is a troubling trend where the applicants are basically paying for a review and circumventing the Planning Commission. They get their review, make changes and revise, and then do not show up for a meeting. It does not give the Planning Commission a chance to review what was submitted. In my opinion it isn't just what the engineers think is best. Scott Sylvainus asked what do we do to correct it? John responded that you review all plans, whether they are here or not. These are major subdivisions that you are making decisions on. Gary Asteak stated you are not being bypassed. The engineers are weeding out the technical small items. It doesn't take away from the Planning Commission. You do not have to agree with the engineer or solicitor.

Penn-Dixie Commercial Park resubmission, 3102 Bath Pike-

Lewis Ronca stated that they received Carroll letter dated May 7, 2024. This plan is similar to what went before the Board of Supervisors. They are waiting on outside agency comments.

Lewis questioned # 24 on page ten, easements for tree rows. The tree rows are in buffer yards. Justin Coyle stated it requires a 10- foot easement by protective Covenant. Lewis replied they are overlapping 20- and 60-foot buffers. Justin replied anywhere you do not have buffers it will be required.

Justin stated that the plan needs to be revised per the granted waivers and deferrals. Lewis agreed. The issues are all technical in nature. The plan just needs to be cleaned up. There are no major changes, we can work with the engineer. He will make a submission to the Planning Commission once the issues are addressed and reviewed by the engineer.

John Soloe stated that this has multiple lots with multiple uses. Are all lots included as one? Each lot has to be reviewed and approved from a zoning perspective. Lewis responded there will be separate plans included for each lot. John replied they need to be submitted with enough detail so that a permit can be issued. They will also be needed in future when lots are sold Lewis responded that they have done that.

Justin stated that the Route 248 portion needs to be included with the submission.

Robert Williams stated he had no comments. Pamela Berlew stated she had a few concerns. At the Board meeting you talked about the C containers at the storage site. She thought this was going to be a regular storage facility. Lewis responded he never said that. The C containers will be cleaned up and reconfigured, so they look good. That is part of his responsibilities. George will own lots 2 through 5. Lewis will own lots 1 and 6.

Scott opened comments to the public.

Resident Sandy Ferreira, Bath Pike, asked what is happening. She thought it was just the cement plant being moved closer to Route 248. Scott Sylvainus briefly reviewed the plan. Sandy stated she is concerned about dust, etc. Scott replied they have to address all issues. This is a batch plant. It does not cause those types of issues. Pamela Berlew stated it will be the same as what is there, just being moved closer to the roadway. There will be buffers. Scott stated the proposed development will have paved roads and parking which will make it better. Sandy asked if it would run 24/7. Scott stated nothing is changing for the existing businesses. Only one business is being added. Sandy stated she had concerns about traffic and speeding. Pamela replied this is an issue everywhere. Lewis replied that Route 248 will be widened and turn lanes are being added for traffic going into the development. Scott stated this may help slow down traffic.

Justin asked for the status of the Penn DOT HOP submission. Lewis stated it is being worked on and will be submitted. Justin stated that moving the batch plant to a new location may need a special exception from the Zoning Hearing Board.

Pamela questioned the deferrals for the apartment building connection to sewer and water. It should be checked to make sure everything is functioning correctly. Lewis responded he will have an inspection done. Justin asked Pamela if she wanted an SEO review. Pamela replied yes.

## Schoeneck Overlook preliminary plan new submission, Tatamy Road-

Marc Kaplan represented Charles Chrin Real Estate Trust. He gave context of why they were appearing. They submitted a major plan. They would like to have a review from the engineer and take care of more technical issues and do necessary revisions. He stated that Gary Asteak told him due to the size of the project they would need to come make an informational presentation and review.

Marc stated that they met with Hercules Cement. Hercules has concerns that we want to look into- infiltration, stormwater management, houses being built so close to the quarry, etc. Marc stated they want to work with them. Thomas Gillespie, geologist representing Hercules, was in attendance. He stated they were working with Chrin and holding comments for the time being.

Andy Woods, engineer, reviewed the presentation slides. The location is on Tatamy Road. He referenced surrounding landowners, including Nazareth Intermediate School. The project includes 190 townhouses and 48 apartments. He reviewed a map showing the master plan, lay out, and proposed unsignalized intersection. Andy stated that this development does not go into Palmer Township and there will be open space to the north. A pump house would be located on the site approximately 50 feet off the property line.

Marc Kaplan stated they just wanted to give an overview. They will be doing revisions and modifications per Carroll Engineering letter dated May 7, 2024.

Gary Asteak asked how parking issues and internal traffic were being addressed since there is only one exit. Marc responded there are no other options. There will be an emergency access road. Andy replied the roadway will be 32 feet that includes parking on one side of the roadway. There will be overflow parking lots throughout. We are working on this issue to add parking. Resident Chris Dech, 5<sup>th</sup> Street, asked about the size of the townhouses. Marc replied they are 24 to 26 feet in width. Can be dropped to 20 to 22 feet in width. All are 40 feet in length. There will be multiple sizes slightly larger than the average, we do not have an exact design yet. Scott Sylvainus asked about apartment sizes. Marc stated there will be four buildings with 12 apartments. They will meet the minimum requirements. Mostly one- or two-bedroom apartments, 800 to 1,200 square feet. These are flexible, will depend on the market. Gary asked if they were looking to do an HOA for roads and open space maintenance. Marc replied there were thinking planned community throughout. We are working on this.

Justin stated that the roadway remaining private is our suggestion. He referenced Redcliffe where the roads are 36 feet. He stated he is concerned with it being only 32 feet wide. Parking needs to be addressed. He has concerns about no signal. He realizes this is just to show the plan. Marc asked about the street width. Justin replied that it is his best engineering judgement to widen the roadway for safety. Use Redcliffe as a model. Marc stated he will have their traffic engineer review the plan.

John Soloe stated he had nothing at this time.

Resident Becky Bartlett, 5<sup>th</sup> Street, stated this area has lots of issues with sinkholes. They are safety issues. A massive sinkhole open on that property last year. Becky stated she had pictures of sinkholes on the property. Marc questioned where the photos were from and who took them. Becky responded that she took the photos and handed the photos to Planning Commission members to review. She stated residents should be made aware of the sinkhole issues before buying or moving in.

Resident Keith Berlew, Bath Pike, stated this development will be next to a batch plant. How close will the homes be? Andy replied he is not sure off the top of his head.

Resident Chris Dech, 5<sup>th</sup> Street stated she owns the property next to the proposed pump station. This is not the best location to put homes, between a school and warehouses. There are already issues with traffic now. She asked why it is not going into Palmer, lighting, buffers, etc. Marc replied we are not that far yet. Chris stated that there are sinkholes where the retention ponds are proposed. She asked when they would have more ideas and answers to these questions. Marc stated that their next submittal would be in approximately six weeks.

Jay Benfield asked if they gave any thought to reinforcing the homes for sinkholes.

Pamela Berlew stated that one of the goals of the LVPC plan is to provide affordable housing. She commended them for doing that. She stated Chris Brown was the designer for Moravian's planned community.

**OLD BUSINESS:**

Nothing at this time.

**COURTESY OF THE FLOOR**

Nothing at this time.

Next meeting for zoning ordinance update is May 23, 2024, at 7:00 PM.

Next regular meeting is June 13, 2024, at 7:00 PM.

**ADJOURNMENT**

Motion was made by Jim Campana, seconded by Robert Williams to adjourn the meeting at 8:35 PM. Motion approved unanimously.

Respectfully submitted,

Deanne Werkheiser,  
Recording Secretary