

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

Minutes of June 10, 2021

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, June 10, 2021, in the Township Building. Present were: Pamela Berlew, Jay Benfield, Kelly-Jo Smith, Scott Sylvainus, Jim Campana, Zoning Officer John Soloe, Township Solicitor Gary Asteak, Township Manager Lisa Klem and Township Engineer Dr. Sean Dooley.

APPROVAL OF MINUTES:

Motion was made by Mrs. Smith and seconded by Mrs. Berlew to approve the May 13, 2021 meeting minutes. Motion carried with Jim Campana abstaining. (4-0)

NEWBUSINESS:

Sketch Plan for Overlook Estates

Phill Malitsch of Hanover Engineering representing One More at Overlook, LLC for the Overlook Estates Sketch Plan, explained that it is a development scheme for 3 parcels of land, technically 4 parcels, the latter is for lot line adjustment, located at the corner of Sterner Road and Michaels School House Road. A total of twenty-six lots each having their own well and septic.

After some discussion, it was decided not to take any action on this sketch plan at this time.

OLD BUSINESS:

Revised LD Plans for Heritage Village Ph 5 & 6:

Chris Brown explained the change to Cottage 110 to make it a one car garage so as to increase the distance to the parcel on the north side. With a few updates to the plans, we are here to ask for conditional preliminary and final approval and a few waivers.

Mrs. Berlew made the motion to recommend to the Board of Supervisors to approve the waiver of SALDO 733.616 for units 89, 90, 107, 108, 109, 112, 113, 114, 124 and 126, Mr. Campana seconded the motion. Motion carried 5 - 0.

Mr. Benfield made the motion to recommend to the Board of Supervisors to approve the waiver of the Bushkill Creek Act 167, Chapter 23A, Section 307.8, seconded by Mrs. Smith. Motion carried 5 - 0.

A motion was made by Mr. Sylvainus seconded by Mrs. Berlew to recommend to the Board of Supervisors preliminary and final approval for Heritage Village Phase 5 & 6 Land Development Plan conditioned upon KCE's letter dated June 6, 2021. Motion carried 5 - 0.

Other Business:

Discussed Scenic View's plan with many street lights that have already been approved to adjust that number down and recommending to the Board of Supervisors a recording secretary for the Planning Commission instead of using one of its members to record the minutes, also discussed was the Multi Municipal Comprehensive Plan and the UNT Municipal Comprehensive Plan.

COURTESY OF THE FLOOR:

Public participation was virtual via-go to webinar and there was one question about getting small copies of the plans and he said they were hard to read.

ADJOURNMENT:

Motion was made by Mr. Campana and seconded by Mrs. Smith to adjourn the meeting at 8:40 p.m. Motion carried with all voting aye (4-0).

Respectfully submitted,
Jay Benfield, Secretary