

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

Minutes of March 10, 2022

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, March 10, 2022, in the Township Building.

ROLL CALL

The following members were present: Jay Benfield, Pamela Berlew, Jim Campana, Kelly-Jo Smith, Scott Sylvainus, Zoning Officer John Soloe, Township Engineer Dr. Sean Dooley and Recording Secretary Deanne Werkheiser. Also present were Donna Sabatino, Kenneth Hahn, and Michael Hahn. Absent Solicitor Gary Asteak.

APPROVAL OF AGENDA

Motion was made by Pamela Berlew, seconded by Jay Benfield to approve the March 10, 2022, meeting agenda. Motion approved unanimously.

APPROVAL OF MINUTES

Motion was made by Pamela Berlew, seconded by Kelly-Jo Smith to approve the February 10, 2022, meeting minutes. Motion approved. Kelly-Jo Smith abstained.

NEWBUSINESS

Scott Sylvainus stated the Sabatino Lot Line Adjustment on Mt. Vernon Ave. was submitted for review. Michael Hahn stated there are two lots, one is very small. The lot line adjustment would make both lots more standard in size. Michael stated he is fine with Sean Dooley's review letter. He does have a question on how to proceed with the existing crushed stone driveway. Scott stated this can be addressed as we go through the review. Sean Dooley stated he received LVPC review letter. They have no objections. Sean stated the subdivision of this area was done in 1905 with 30-foot lot sizes. The existing lot is non-conforming. The line adjustment decreases the non-conformity. This would not require a variance. Both lots would meet Act 167 requirements- 40 percent allowable impervious coverage. He has assigned an address. The driveway should be handled per the Commission and Zoning Officers directive. John Soloe stated this will make a non-conforming lot a conforming lot. This fixes an existing issue. The current driveway is not well defined. This can be left up to the homeowners on how they want to deal with it. Pamela Berlew asked if access would be straight from the front. The response was yes. Mrs. Sabatino stated they are not using the gravel driveway anymore. They are letting the grass grow back. The house number for the lot would be #291. The order was questioned. Sean Dooley stated he would check on it, but he was sure that is correct and consistent with what is existing there. Scott stated this is Preliminary/ Final Plan submission. A brief discussion ensued on the paper alley and old railroad bed shown on the back and side of the property. The owner will look into this further. May be better to do something about it now while changing the deeds with the lot line adjustment.

A brief discussion ensued regarding the Faust Paper Street issue. Sean Dooley and the Commission stated that it is not a lien on her properties and gave her direction on how to proceed.

A motion was made by Kelly-Jo Smith, seconded by Jay Benfield that the Board of Supervisors approve the Sabatino Lot Line Adjustment Preliminary/ Final Plan subject to Keystone Consulting Engineers March 3, 2022, review letter. Motion approved unanimously.

John Soloe stated that they will need to submit two mylars and three paper copies of the plan.

This will be added to the April 6, 2022, Board of Supervisors Meeting agenda.

OLD BUSINESS:

Geoff Reese from LVPC will be presenting the Multi-municipal Comprehensive Plan at the April 14, 2022, meeting.

COURTESY OF THE FLOOR

Nothing at this time.

ADJOURNMENT:

Motion was made by Kelly-Jo Smith, seconded by Pamela Berlew to adjourn the meeting at 7:30 p.m. Motion approved unanimously.

Respectfully submitted,

Deanne Werkheiser, Recording Secretary