

**BUSHKILL TOWNSHIP
PLANNING COMMISSION
1114 BUSHKILL CENTER ROAD
NAZARETH, PA 18064**

**July 27, 2026
PUBLIC MEETING AGENDA
7:30 PM**

ATTENDANCE

- | | |
|---|---|
| ☐ Jason Kocsis, Chair | ☐ Todd Wismer |
| ☐ Jeff Daniels, Vice-Chair | ☐ Jon Schmidt |
| ☐ Robert Scobo, Secretary | ☐ Donna Wallinger-Lee |
| ☐ Randy Bajan | ☐ Robert Collura, Engineer |

MINUTES

Review/Approve: Minutes of the June 22, 2026, meeting.

SUBDIVISIONS

2026-02 1033 JACOBURG ROAD – Minor Subdivision

1st Review – Preliminary/Final – 2 lots
(RR) Rural Residential Zoning District

2025-09 HERITAGE VILLAGE at BUSHKILL– Beil Avenue

4th Review – Preliminary/Final – Land Development – 5 Senior Living dwelling units/
1 Lot (RR) Rural Residential Zoning District

2022-08 GREYSTONE CAPITAL, INC. 454 Male Road

Revision - Land Development - 3 Industrial/Manufacturing buildings
(GCI) General Commercial/Industrial Zoning District

FOR THE GOOD OF THE BOARD

ZHB Appeal # 2026-03

Joseph Zavacky is requesting a Special Exception (Z.O. sec. 1302.C) to construct a 2,240 Sq Ft addition to an existing industrial building used for a legal non-conforming use. The property is located at 1313 Clearfield Road, located in the Rural Residential Zoning district of Bushkill Township.

ZHB Appeal # 2026-04

Michael Murante is requesting a variance (Z.O. sec. 606) for a Lot Line Adjustment for two existing non-conforming lots which will not conform to the minimum lot size or lot width. The properties are located at 403 & 409 Bushkill Center Road, located in the Village Zoning district of Bushkill Township.

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ZHB Appeal # 2026-05

Tuskes Homes is requesting a variance (Z.O. sec. 1000.D.2) for a subdivision, creating 6 lots, including 2 flag lots. The Zoning Ordinance only permits 1 flag lot plus 10 percent in any subdivision. The property is located at 282 Young Road, located in the Rural Residential Zoning district of Bushkill Township.

ADJORN