



# LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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## Planning Commission

Linda Crook, Chairperson  
John Eustice, Vice-Chairperson  
William Hughes, Secretary  
Hugh Harris  
Zachariah Cobrinik

## Planning Commission Minutes January 15, 2007

Acting Chairperson, Solicitor Tim Pendergrast called the meeting to order at 7:32 p.m. Also in attendance: Linda Crook, Hugh Harris, William Hughes, Albert Kortze of Keystone Consulting Engineers, and Lori Seese of Lower Nazareth Township. Commission members John Eustice and Zachariah Cobrinik were not present at the beginning of the meeting.

### REORGANIZATION

Hugh Harris made a motion to nominate Linda Crook as Chairperson. The motion was seconded by Bill Hughes. The motion carried unanimously. Linda Crook took over chairing the meeting.

Hugh Harris made a motion to nominate Bill Hughes as Vice Chairperson and Mr. Hughes declined. Mr. Hughes made a motion to nominate John Eustice as Vice Chairperson. Bill Hughes seconded the nomination. The motion carried unanimously.

Hugh Harris made a motion to nominate Bill Hughes as Secretary. Linda Crook seconded the motion. The motion carried unanimously.

### APPROVAL OF MINUTES

Motion to approve the minutes of the November 20, 2006 meeting was moved by Bill Hughes and seconded by Hugh Harris. The motion carried unanimously.

There were no items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

### SUBDIVISION/LAND DEVELOPMENT

#### Opus East Conditional Use – CU 2007-01

Present for the application: Stephen Pany, Engineer; Erich Schoch, Attorney; Gary Drumheller, Opus East.

*Commission Member Zach Cobrinik arrived during the presentation.*

Mr. Kortze reviewed the submission presented to the Planning Commission in October 2006, which was recommended for Preliminary approval. Engineer Stephen Pany reviewed the proposed project. Restrictions may be placed upon the tenants through leases or if by condominiums, by ownership covenants. Water and sewer will be provided by Bethlehem Township. Mr. Kortze inquired about the status of the approvals with Bethlehem Township. The project is currently tabled with the Planning Commission. A traffic study has been submitted to Bethlehem Township for their review. With the project, Opus East would be able to maintain a service level of "C" at the Brodhead Road/Route 191

intersection. If approved by Bethlehem Township, Fritch Drive will be completely improved. The proposed types of uses are light industrial and distribution. The operation is not proposed for 24 hours. Mr. Kortze advised lighting will definitely be of great concern, specifically the height and type of lighting. Mr. Pany agreed the lighting could be lowered if they have to. Mr. Hughes stated concern for lighting in the back of the building and noise from vehicles backing up. In regard to stormwater management, they are working with DEP to resolve infiltration and BMP issues. Pursuant to concerns from the Planning Commission, Mr. Pany agreed they would try to reduce water temperature as much as possible. This issue was brought up by an adjoining owner of another project upstream (Logisticenter East).

The Planning Commission recommended approval of the Conditional Use provided:

1. they look into limiting the amount of lighting on all three buildings;
2. sound buffers be provided to decrease the sound pollution;
3. reduce the temperature of the run-off water;
4. Lori Seese's January 15, 2007 letter is addressed.

The motion was moved by Bill Hughes and seconded by Hugh Harris. The motion carried unanimously.

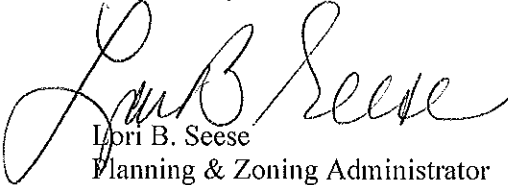
#### **COURTESY OF THE FLOOR**

There were no items of discussion.

#### **ADJOURNMENT**

There being no further business, the meeting adjourned at 8:10 p.m.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator