



# 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 May 21, 2007

Chairperson, Linda Crook, called the meeting to order at 7:30 p.m. Also in attendance: William Hughes, Hugh Harris, John Eustice, Albert Kortze of Keystone Consulting Engineers, and Lori Seese of Lower Nazareth Township. Commission Member Zachariah Cobrinik was not present.

### APPROVAL OF MINUTES

Motion to approve the minutes of the April 16, 2007 meeting was moved by Hugh Harris and seconded by Bill Hughes. The motion carried unanimously.

### CORRESPONDENCE & ANNOUNCEMENTS

Mocha Abe Preliminary/Final Land Development and Lower Nazareth Commercial Park Preliminary Subdivision and Land Development were not heard because they did not provide the proper notification to the adjoining property owners. Since the notification is considered part of the application, the application is considered incomplete. Official review of these projects will begin at the next available agenda.

### SUBDIVISION/LAND DEVELOPMENT

#### Selvaggio Excavating Final Subdivision and Land Development

Present for the application: Cliff Johnston and Steven Selvaggio of Selvaggio Enterprises; Fidel Gonzalez of Rettew Associates.

Mr. Johnston reviewed the proposed project, which has already received conditional use approval. Mr. Johnston indicated they have no problem with any of the comments of Keystone's letter or the Hecktown Volunteer Fire Company. Mr. Kortze reviewed his May 15, 2007 letter and recommended final approval. Architectural features will be similar to the building they currently have under construction in the Industrial Park. There no comments from the Floor. The motion to recommend final approval provided Keystone Consulting Engineers and the Hecktown Volunteer Fire Company's letters are addressed was moved by Hugh Harris and seconded by John Eustice. The motion carried unanimously.

#### Regency Center Land Development - Review Requested by Zoning Hearing Board

Present for the Application: Attorney Timothy Charlesworth; Michael Jeitner and Bill Lucas of Bohler Engineering; Brian Donley, James DeNave and Paul Harris of Regency Center. Also present in the audience was Joseph Greene, Zoning Hearing Board Member.

Mr. Charlesworth explained that they have made application for several variances to the Zoning Hearing Board, which has in turn requested feedback from the Planning Commission. Engineer Michael Jeitner reviewed the

proposed project and provided an exhibit of the interior landscaping. In general, while they are requested a few parking aisles to exceed the Zoning requirements, they are exceeding the landscaping requirements. Mr. Jeitner noted there are other examples in the community that have long parking aisles. The Planning Commission indicated that they had no problem with the variance request.

#### **George Manja Land Development Sketch Plan**

Present for the Application: Applicant Dr. George Manja, Engineer Donald Frederickson, Attorney George Baurkot.

Mr. Kortze and Mrs. Seese reviewed their letters and Linda Crook read aloud the Hecktown Fire Company comment letter. Discussion followed regarding the access drive. It will be PADOT's call to say how the property will be accessed. Hugh Harris suggested they go thru Lafayette Ambassador Bank's parking lot; however the bank was not interested. Other concerns discussed were stacking of cars on the site, requirement of right-in/right-out access, and the fire lane. Overall, the Planning Commission likes the use, however they did not like access to the site and feel the bank is being shortsighted.

#### **Marquis Realty Daycare Preliminary Land Development**

Present for the Application: John Schlip, Applicant; representatives from Broughal & DeVito, Traffic Planning & Design, and Ott Consulting Engineers.

Mr. Kortze reviewed his May 15, 2007 letter and recommended approval of the plan. Linda Crook read the Hecktown Fire Company letter. A colored rendering of the building was displayed for the Planning Commission. Mr. Hughes inquired whether the parking would be adequate and the issue of the singular access point was discussed. The Planning Commission suggested they try to get a parking easement from CVS because parents may be more likely to park in CVS's lot so they can pull right back out. The motion to recommend preliminary approval provided the letters for Keystone Consulting Engineers, Zoning Administrator and Fire Company are addressed, the applicant pursue acquisition of a parking easement in the CVS lot and that the sidewalk be extended to the westerly property line was moved by John Eustice and seconded by Bill Hughes. The motion carried unanimously.

#### **People First Credit Union Preliminary/Final Land Development**

Present for the Application: Engineer Justin Keller and Thomas Krupa, Architect.

Mr. Kortze reviewed his May 17, 2007 letter and the requested waivers. Mr. Kortze did not have an issue with the waiver requests. Mr. Krupa provided renderings for the Commission's review. The motion to recommend preliminary/final approval provided the letters for Keystone Consulting Engineers, Zoning Administrator and Fire Company are addressed and recommend approval of the requested waivers was moved by Bill Hughes and seconded by Hugh Harris. The motion carried unanimously.

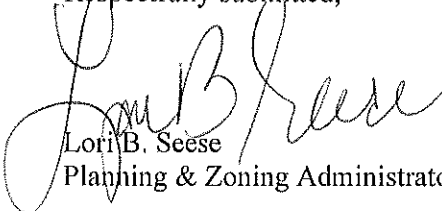
#### **COURTESY OF THE FLOOR**

There were no items of discussion.

#### **ADJOURNMENT**

There being no further business, the meeting was adjourned.

Respectfully submitted,

  
Lori B. Seese  
Planning & Zoning Administrator