



LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

306 BUTZTOWN ROAD
BETHLEHEM, PA 18020-9718
TELEPHONE: 610-759-7434
FAX: 610-746-3317

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

Planning Commission Minutes July 16, 2007

Chairperson, Linda Crook, called the meeting to order at 7:30 p.m. Also in attendance: Zachariah Cobrinik, William Hughes, Hugh Harris, John Eustice, Albert Kortze of Keystone Consulting Engineers, and Lori Seese of Lower Nazareth Township.

APPROVAL OF MINUTES

Motion to approve the minutes of the May 21, 2007 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

Deer Crossing Preliminary Major Subdivision

Present for the application: Troy Faust, Applicant and Larry Turoscy, Engineer.

Mr. Kortze reviewed his June 13, 2007 letter. Mr. Turoscy stated he met with adjoining property owners and agreed there is a good deal of water between the lots. A piping system is proposed to address the water. Also discussed were drainage changes to accommodate Ryan Buss, adjoining owner on Hanoverville Road. Some lots will be under the 100-year floodplain. Mr. Turoscy worked with Mr. Kortze on mapping these lots. There were no comments from the Board or Floor. The motion to recommend approval of the Deer Crossing Preliminary Major Subdivision provided Mr. Kortze's June 13, 2007 is addressed was moved by John Eustice and seconded by Bill Hughes. The motion carried unanimously.

Lower Nazareth Commercial Park Preliminary Subdivision & Land Development

Present for the Application: Applicant, Lewis Ronca and Steven Kerbacher of Wind Drift Associates, and Rocco Caracciolo, Engineer, Pennoni Associates.

Mr. Caracciolo reviewed the proposed project. Sewer lines have been installed; however they were not inspected during installation. It is yet to be determined what must be done for Lower Nazareth Township to accept these lines. The roads must be brought up to Township standards. Mr. Kortze noted that septic issues still need to be addressed with Christopher Noll, Sewage Enforcement Officer. Mr. Kortze noted that there is no record of permits for a lot of work that was done, which may be due to the timeframe, i.e. no records were kept or permits required at that time. Encroachment onto Lot 5C-6, the proposed subdivision and zoning map change was discussed. As it will be some time before the zoning ordinance is amended, Mrs. Seese recommended that the applicant remove any improvements on Lot 5C-6 from the plan as the current (illegal) use is not permitted in the Office Park zone. The Township doesn't want there to be any connotation that this illegal use is acceptable

by having on a plan the Planning Commission may/may not recommend for approval. The Commission discussed this issue at length. The motion to table the Lower Nazareth Commercial Park Preliminary Subdivision and Land Development plan was moved by Hugh Harris and seconded by Bill Hughes. John Eustice and Zach Cobrinik were opposed. Linda Crook voted in favor of tabling the plan. The motion carried.

Regency Realty Preliminary Land Development and Conditional Use #CU2007-03

Present for the Application: Applicant, Brian Donley, James DeNave, and Paul Harris; Engineer, Michael Jeitner and Bill Lucas; Attorney, Tamer Ahmed.

Mr. Ahmed presented a preliminary overview of the project. Engineer Mike Jeitner reviewed the proposed plan and Conditional Use. Mr. Kortze reviewed his letter and highlighted items of particular concern. Changing the location or number of access drives and/or ingress/egress of the access drives was discussed. James Preston, council for adjoining property owner National Realty, stated they are generally in support of the project. They have traffic concerns, however they believe they are working those out. Mr. Preston inquired about why the Applicant was scheduled before the Zoning Hearing Board. Mr. Jeitner explained that the Easton Hospital subdivision plan was approved with Avenue A having a broad curve before it met the intersection of Route 248. However, Township Staff feel the road configuration will prove problematic for Wegmans and have been working with the Applicant and Wegmans to reconfigure the intersection into "T" intersection. That, in turn, creates an impervious issue for the Applicant. Overall, the tract (Lots 1 and 2) is under the impervious requirement; however on their own, Lot 1 is well under and Lot 2 is slightly over the 70% limit. The Applicant is seeking a variance up to 75% impervious cover on Lot 2. All stormwater management addresses both lots as a single tract. The Commission had no further questions. The motion to recommend approval of the Regency Realty Preliminary Land Development and Conditional Use provided Mr. Kortze's letter and the Hecktown Volunteer Fire Company letter are addressed was moved by Hugh Harris and seconded by Bill Hughes. The motion carried unanimously.

Green Acres Preliminary Land Development and Conditional Use #CU2007-04

Present for the Application: Applicants, Cleon and Carl Swartzentruber; Engineer, Donald Lynch.

Mr. Kortze reviewed highlights of his June 11, 2007 letter. Mr. Kortze commented on the flooding that typically occurs in the vicinity of the proposed project. The plan proposes a well in lieu of connection to public water. The Applicant advised the proposed driveway onto Newburg Road is a dead issue. PADOT will not consider it. Mr. Kortze suggested speaking with PADOT about emergency access only. Widening of Northwood Avenue was discussed. Mr. Kortze proposed an 18-foot widening from their site to Country Club Road. Mr. Hughes suggested they revisit how trucks can turn around on this site because it looks very tight. In light of issues with stormwater management, road widening, etc. the motion to table this plan was moved by Hugh Harris and seconded by John Eustice. The motion carried unanimously.

Mocha Abe Preliminary/Final Land Development Plan

Present for the Application: Applicant, Abraham Zegeye; Engineer, James Milot.

Mr. Milot stated up front that they are just looking for comments on the plan prior to their hearing before the Zoning Hearing Board. No decision is requested.

Zach Cobrinik inquired about how they are going to address bathroom facilities. Mr. Milot stated that since it is a drive-thru facility and not an all-day operation, they do not feel restrooms are necessary. Picnic tables and parking depicted on the plan were discussed. Mr. Milot stated they are there because the ordinance requires it. Mr. Cobrinik stated that he still felt that bathroom facilities should be provided for employees, at a minimum. Mr. Cobrinik also inquired if they would be requesting approval for certain hours of operation. Mr. Zegeye stated the business would be open from 6 a.m. to 2 p.m., Monday – Saturday, closed Sunday. Mr. Zegeye suggested he may be able to get access to restroom facilities from an adjoining business, since he owns the adjoining property. However, the adjoining business does not open until 10 a.m. Restroom alternatives were

discussed at length. The Commission also discussed access on and off of Route 191 and parking concerns that will be created for the adjoining beer store. The Planning Commission feels it makes more sense to present a plan that will depict parking and traffic circulation for both businesses. Mr. Kortze suggested eliminating the driveway in front of the beer store. Mrs. Janet Metzger, 4445 Steuben, inquired about the affect this project will have on her property which adjoins in the rear. The swale that runs between the properties was discussed. Mrs. Metzger produced photographs that showed debris that washes through the swale. Mrs. Metzger expressed concern for an increase in foot traffic through her yard. Mr. Milot requested a follow-up meeting to discuss the plan with Mr. Kortze and Mrs. Seese. Mr. Milot also noted they will need several waivers. The motion to table the Mocha Abe Preliminary/Final Land Development Plan was moved by John Eustice and seconded by Hugh Harris. The motion carried unanimously.

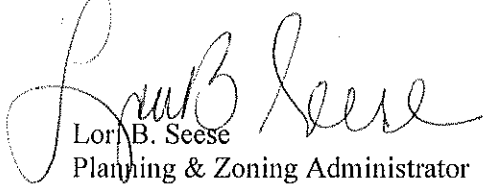
COURTESY OF THE FLOOR

There were no items of discussion.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10: 25 p.m.

Respectfully submitted,



Lorin B. Seese
Planning & Zoning Administrator