



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 December 17, 2007

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

APPROVAL OF MINUTES

Motion to approve the minutes of the November 19, 2007 meeting was moved by Hugh Harris and seconded by Zach Cobrinik. John Eustice abstained. The motion carried.

There were no items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

SUBDIVISION/LAND DEVELOPMENT

Henry Yeska proposal for the Agricultural Security Area, Upper Nazareth Township

No one was present for the application. The Commission felt there was no down side to approving the proposal. The motion to recommend approval to include the Henry Yeska property in the Lower Nazareth Township Agricultural Security Area was moved by Zach Cobrinik and seconded by John Eustice. The motion carried unanimously.

Estates at Deer Crossing Final Major Subdivision

Present for the Application: Applicants, Troy and Jim Faust; Engineer, Larry Turoscy.

Mr. Kortze revised his December 13, 2007 letter. Township Staff and the Applicant met earlier this date to discuss Mr. Kortze's comments. Larry Turoscy explained the make-up and purpose of the rain gardens. The rain gardens were discussed at length. Zach Cobrinik suggested language be added to the plan to address rain garden maintenance. Zach expressed concern for the Township taking on liability for approving a plan with these rain gardens, even though it is a practice recommended by DEP. The waiver request for sidewalks was discussed. In his letter, Mr. Kortze did not recommend approval; however pursuant to the meeting held that morning, he felt more comfortable recommending approval on the plan. The motion to recommend final approval of the Estates at Deer Crossing Final Major Subdivision plan, subject to Mr. Kortze and Mrs. Seese's letters being addressed, and inclusion of appropriate language, at advice of counsel, regarding liability for the sinkhole risk associated with rain gardens was moved by Zach Cobrinik and seconded by Hugh Harris. The motion carried unanimously.

Charles Chrin Properties Preliminary/Final Minor Subdivision

Present for the Application: Engineer, Bruce Anderson.

Mr. Kortze reviewed his December 13, 2007 letter. Bruce Anderson explained the reason for the submittal in that the Applicant is offering right-of-way along Hollo Road and Route 191. Usually there is a subdivision or land development to go along with the offering of right-of-way. The proposed sewer line easement was discussed. The Commission expressed concern that if they recommended approval of this plan would it mean they were also approving the proposed sewer easement? Mr. Anderson confirmed the applicant would assume the easement was acceptable if the plan was recommended for approval. Mr. Harris stated concern that this seemed like a back-door way to get a recommendation of approval on the easement and did not like the way it was presented. ~~Mr. Cobrinik stated that even~~ Even if the Commission recommended approval, if the Nazareth Borough Municipal Authority did not like the easement, they don't have to accept it. The motion to recommend acceptance of the right-of-way for Hollo Road as proposed on the plan and to reserve judgment on any other aspect of the plan was moved by Zach Cobrinik and seconded by John Eustice. The motion carried unanimously.

Phillips Feed Truck Building Preliminary/Final Land Development

Present: Representatives of Liberty Engineering

Mr. Kortze reviewed his December 13, 2007 letter and Mrs. Seese reviewed her December 17, 2007 letter. The use of the property was discussed. A statement of intent has not been provided and until the use of the property is defined it would be difficult to prepare an accurate zoning review. The Commission commented that the location of the maintenance building and fueling island next to the residential properties in Palmer Township is not preferred. The Applicant has plenty of land behind the existing warehouse to place this type of facility. The Engineer stated they believe this location was chosen because the area was already paved. The Planning Commission suggested they find another location for the maintenance building and fueling facility. The motion to table the plan was moved by Hugh Harris and seconded by John Eustice. The motion carried unanimously.

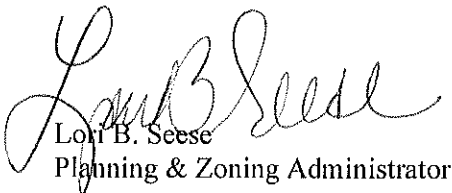
COURTESY OF THE FLOOR

There were no items of discussion.

ADJOURNMENT

There being no further business, the motion to adjourn was moved by Hugh Harris and seconded by Zach Cobrinik. The meeting was adjourned at 8:40 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator