



# LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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**Planning Commission**  
Linda Crook, Chairperson  
Zachariah Cobrinik, Vice Chairperson  
Tara Capecci, Secretary  
Hugh Harris  
William Hughes

## **Planning Commission Minutes February 25, 2008**

Chairperson, Linda Crook, called the meeting to order at 7:05 p.m. Also in attendance: Zachariah Cobrinik, Tara Capecci, Albert Kortze of Keystone Consulting Engineers, and Lori Seese of Lower Nazareth Township. Commission members Hugh Harris and Bill Hughes were not present.

### **APPROVAL OF MINUTES**

Motion to approve the minutes of the January 21, 2008 meeting was moved by Zach Cobrinik and seconded by Tara Capecci. The motion carried unanimously.

### **CORRESPONDENCE & ANNOUNCEMENTS**

A fax was received from the Engineer for **Dick Milham Preliminary Land Development** wherein they asked to table the application to the March 17, 2008 Planning Commission meeting. The Commission accepted their request.

Engineer August Antol of Liberty Engineering, advised that the Applicant for **First Park 33 Conditional Use** was also requesting to be tabled until the March 17, 2008 meeting. The Commission accepted their request.

### **SUBDIVISION/LAND DEVELOPMENT**

#### **Tractor Supply Preliminary/Final Land Development and Subdivision**

Present for the Application: Michael Jeitner and Bill Lucas of Bohler Engineering.

Mr. Kortze briefly reviewed the proposed project. Mr. Jeitner explained the subdivision proposal and discussed the line adjustment in the easement area. Possible addition of an easement to extend South Broad Street was discussed. Zach Cobrinik stated concerns for hazardous materials stored on site. There were no comments from the Floor. Mike Jeitner provided a rendering of the building. The building was very plain. Mr. Kortze and Mrs. Seese related the Township's concern regarding development of the remainder of Lot 9, traffic circulation and potential additional curb cuts on Jandy Boulevard. Mrs. Seese advised that the Township Manager wants to meet with the Property Owner, J. G. Petrucci to discuss their plans for the remainder of Lot 9. There were no comments from the Floor. The Planning Commission was inclined to table the plan until some of these other issues could be discussed. Mike Jeitner agreed to clean the plan up and come back. The plan was tabled by the Planning Commission.

**Phillips Feed Preliminary/Final Land Development**

Present for the Application: Applicant, Blaine Phillips; Engineers, August Antol and Paul Szewczak, Liberty Engineering.

The two waiver requests were discussed. The Board was not in favor of the request to waive the Karst Hazard study; however a compromise was discussed regarding the waiver request for Features within 200 feet. The Board was in favor of the Applicant providing Features within 200 feet of the area of disturbance in lieu of the entire site.

In regard to the proposed Maintenance Garage, Mr. Phillips stated they intended to use it for snow plow equipment, pick-up trucks for the snow plows, lawn and garden equipment to maintain the property, as well light duty vehicle maintenance for their fleet of trucks. In regard to possible noise, Mr. Phillips felt it wouldn't be an issue because the goal is to keep everything self-contained, i.e. building is proposed as 80 feet long and trucks are typically 65 feet long.

Mrs. Seese's letter was discussed, particularly the comment regarding the necessity for Conditional Use Approval. Past uses of the site were discussed. Mr. Phillips offered to provide additional information for Mrs. Seese to consider. Mrs. Seese advised she would look over any additional information he could provide.

There were no comments from the Floor regarding the application. The Commission tabled the plan in light of Mrs. Seese's opinion that a Conditional Use was required.


**COURTESY OF THE FLOOR**

There were no items of discussion.

**ADJOURNMENT**

There being no further business, the motion to adjourn was moved by Tara Capecci and seconded by Zach Cobrinik. The meeting was adjourned at 8:10 p.m.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator