



# 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 August 18, 2008**

Chairperson, Linda Crook, called the meeting to order at 7:00 p.m. Also in attendance: Zach Cobrinik, Hugh Harris, Bill Hughes, Keith Lawler for Engineer Albert Kortze, and Lori Seese of Lower Nazareth Township. Commission Member Tara Capecci was not present.

### **APPROVAL OF MINUTES**

Motion to approve the minutes of the May 19, 2008 meeting was moved by Zach Cobrinik and seconded by Hugh Harris. The motion carried unanimously. There were no Planning Commission meetings in the months of June and July.

### **CORRESPONDENCE & ANNOUNCEMENTS**

There were no items of discussion.

### **SUBDIVISION/LAND DEVELOPMENT**

#### **George Manja Final Land Development Plan**

Present for the Application: Engineer Donald Frederickson and Applicant, George Manja.

Keith reviewed Al Kortze's letter. Zach stated concerns about the driveway and its proximity to the intersection of Routes 946 and 191. The Board collectively suggested precluding left turns. There were no further comments. The motion to recommend approval of the George Manja Final Land Development Plan provided Al Kortze's August 13, 2008 letter is addressed, with the recommendation for no left turn out of the driveway, was moved by Bill Hughes and seconded by Hugh Harris. The motion carried unanimously.

#### **Lands of Juanita Davis Preliminary/Final Major Subdivision**

Present for the Application: Engineer Donald Frederickson

Keith reviewed Al Kortze's letter. Concerning the requested waivers, Hugh Harris stated that he would not recommend the waiver under Item #10, but would recommend the waiver under Item #11. Several residents were present in the audience and stated their concerns for the type of dwelling that could be built on the property. Lori Seese advised them that the zoning ordinance does not preclude mobile homes or pre-manufactured homes from being used in the agricultural zone. The motion to recommend preliminary approval of the Juanita Davis Preliminary/Final Major Subdivision was moved Zach Cobrinik and seconded by Bill Hughes. The motion carried unanimously.

#### **Doug Flurer Preliminary/Final Minor Subdivision**

Present for the Application: Applicant Doug Flurer, and Donald Krock

Keith reviewed Al Kortze's letter. Mr. Flurer explained his reason for subdividing the property. He wants to split the property with the adjoining owner, Donald Krock. The lot is not big enough for anything and receives a lot of water during rainstorms. There were no additional comments from the Board. The motion to recommend approval of the Doug Flurer Preliminary/Final Minor Subdivision was moved by Hugh Harris and seconded by Bill Hughes. The motion carried unanimously.

**Nazareth Borough Municipal Authority Pole Building Site Plan**

Present for the Application: No one was present.

Lori Seese explained the purpose of the plan and why it was required pursuant to the Zoning Ordinance. There were no comments or questions from the Board. The motion to recommend approval of the Nazareth Borough Municipal Authority Pole Building Site Plan provided the comments of Al Kortze's letter are addressed was moved by Hugh Harris and seconded by Zach Cobrinik. The motion carried unanimously.

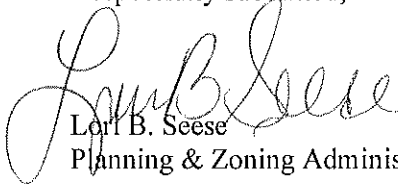
**COURTESY OF THE FLOOR**

There were no items of discussion.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:40 p.m. by motion of Zach Cobrinik and second by Bill Hughes. The motion carried unanimously.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator