



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 October 20, 2008

Vice Chairperson, Zach Cobrinik, called the meeting to order at 7:00 p.m. Also in attendance: Hugh Harris, Bill Hughes, Township Engineer Albert Kortze, and Lori Seese, Lower Nazareth Township Planning & Zoning Administrator. Commission Members Linda Crook and Tara Capecci were not present.

APPROVAL OF MINUTES

Motion to approve the minutes of the August 18, 2008 meeting was moved by Hugh Harris and seconded by Bill Hughes. The motion carried unanimously. There was not a Planning Commission meeting in the months of September.

CORRESPONDENCE & ANNOUNCEMENTS

There were no items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Phillips Feed Maintenance & Repair Garage Preliminary/Final Land Development Plan

Present for the Application: Applicant Blaine Phillips and Engineer Paul Swezcak

Al Kortze reviewed his October 10, 2008 letter. Lori Seese noted that the Applicant had obtained a variance from the Zoning Hearing Board under Zoning Appeal #2008-11 for the required distance from an auto repair garage to a residential property line. There were no additional questions from the Commission. There were no visitors in the audience to speak to the application and therefore, no comments from the Floor. The motion to recommend approval of the Phillips Feed Maintenance & Repair Garage Preliminary/Final Land Development Plan provided the comments of Keystone Consulting Engineer's October 10 letter and Lori Seese's October 16 letter are satisfied was moved by Hugh Harris and seconded by Bill Hughes. The motion carried unanimously.

Lower Nazareth Commercial Park Final Subdivision and Land Development Plan

Present for the Application: for the Applicant, Lou Ronca and Steve Kerbacher; Attorney, Jim Broughal; and Engineer, Rocco Caracciolo.

Al Kortze reviewed his October 13, 2008 letter. Item #2 of Al's letter, involving inspection of the sewer, was discussed at length. Zach Cobrinik inquired how it got to this point that the sewer was installed with no inspection by the Township. The Commission was in agreement that it should have been inspected up front; however since it was not and if the Township doesn't have any intention of using the sewer lines then it really doesn't matter that they are there. The proposed plan for the adjoining property (zoned Office Park) was discussed. There were no comments from the Floor. The motion to recommend approval of the Lower Nazareth Commercial Park Final Subdivision and Land Development Plan provided Keystone Consulting Engineer's October 13 letter and Lori Seese's October 17 are addressed, with deferral of recommendation on the sidewalk matter to the Board of Supervisors, was moved by Bill Hughes and seconded by Hugh Harris. The motion carried unanimously.

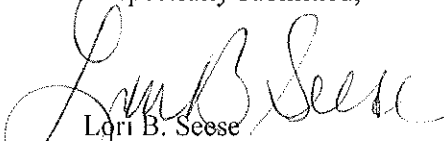
COURTESY OF THE FLOOR

There were no items of discussion.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:10 p.m. by motion of Bill Hughes and second by Hugh Harris. The motion carried unanimously.

Respectfully submitted,



Lori B. Seese

Planning & Zoning Administrator