



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 September 21, 2009

Chairperson, Linda Crook, called the meeting to order at 7:05 p.m. Also in attendance: Tara Capecci, Zach Cobrinik, Hugh Harris, Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator. Commission member Bill Hughes was not present.

APPROVAL OF MINUTES

Motion to approve the minutes of the July 20, 2009 meeting was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

There were no items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Keystone Foods Preliminary/Final Land Development

Present for the Application: William Corriere, Applicant; Donald Frederickson, Engineer.

[Adjoining property owners, Merritt and Eileen Brown were present prior to the meeting. After reviewing the plan briefly with the Township Engineer, they left before the meeting officially began.]

Don Frederickson went through the items in Lori Seese's 9/18/09 letter. They will comply and address the items within the letter. Lori asked Don Frederickson to note these details on the plan. The "storage building" will be used for equipment and machinery storage. No product will be stored or manufactured inside the new building. It was suggested that in regard to the proximity to the Met-Ed easement, the building be moved to allow for construction or the Applicant obtain a letter from Met-Ed giving them permission to work within the easement. Mr. Frederickson said they would move the building. Mr. Frederickson will prepare a letter explaining why a traffic study should not be required. They will comply with the Fire Chief's letter of 9/20/09. Mr. Kortze's 9/17/09 letter was reviewed, and Mr. Frederickson noted the items they would be able to comply with. Items they would be requesting waivers for were discussed. Mr. Corriere did not want to install monuments and initially indicated that he would be requesting a waiver. The Planning Commission indicated that simply not wanting to install them was not a hardship and they would not be in favor of this waiver. Mr. Corriere withdrew

this request and indicated he would install the monuments as required. The requirement for right-of-way dedication, roadway widening and curbing were discussed. As was requested under the original approval in 2002, the Applicant would be requesting a deferral of these items until similar work is completed on adjoining properties. The sidewalk requirement was discussed at length. Tara Capecci felt strongly that the Township should not keep waiving sidewalks and should require them for this project. This property is within the Mixed Use overlay district and there is a proposed "Main Street" type project not too far away. Zach Cobrinik and Hugh Harris did not feel that this was the location to be requiring sidewalks. Also noted was that the adjoining neighborhood in Palmer Township did not have sidewalks.

Regarding the waiver requests:

Section 749, Sidewalks - The motion to recommend a waiver from Section 749 was moved by Hugh Harris and seconded by Zach Cobrinik. Tara Capecci was opposed. Linda Crook was in favor of the waiver. The motion carried.

Section 741.6, Right-of-Way Dedication, Section 741.10, Curbing and Section 742.1, Roadway Widening – The motion to recommend granting a deferral of these items until at least one adjoining owner does the same, with sufficient escrow in place to secure the work, was moved by Zach Cobrinik and seconded by Hugh Harris. The motion carried unanimously.

The motion to recommend preliminary/final land development approval for Keystone Foods provided the requirements of Mr. Kortze, Mrs. Seese, and Mr. Seip's letters are addressed was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

Don Frederickson will forward a formal written copy of the waiver requests to the Township Office.

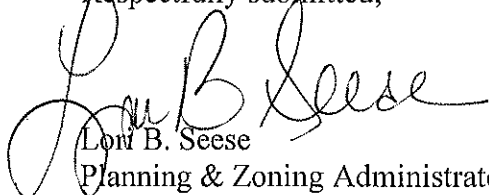
COURTESY OF THE FLOOR

There were no items of discussion.

ADJOURNMENT

There being no further business, the motion to adjourn the meeting at 7:50 p.m. was moved by Tara Capecci and seconded by Zach Cobrinik. The motion carried unanimously.

Respectfully submitted,


Lou B. Seese
Planning & Zoning Administrator