



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 March 16, 2009

Chairperson, Linda Crook, called the meeting to order at 7:00 p.m. Also in attendance: Hugh Harris, Bill Hughes, Tara Capecci, Zach Cobrinik, Township Engineer Albert Kortze, and Lori Seese, Lower Nazareth Township Planning & Zoning Administrator.

APPROVAL OF MINUTES

Motion to approve the minutes of the February 23, 2009 meeting was moved by Bill Hughes and seconded by Hugh Harris. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

There were no items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Joseph I Preliminary/Final Land Development Plan

Present for the Application: Attorney Michael Gavin; Applicants, John Joseph and John Nicklaus; and Engineer, Mark Hintelay.

Mr. Kortze reviewed his March 11, 2009 letter, and noted that a traffic impact fee will be due to Lower Nazareth Township. Mr. Kortze also noted that since there are no public improvements in Lower Nazareth Township, provided Palmer Township secures the landscaping and storm water management, Lower Nazareth Township will not require security and an improvement agreement. Evidence of such must be supplied to Lower Nazareth Township. Extensive discussion followed whether the Planning Commission had the right to go back to the approved plan and make changes. Closing the existing Applebee's driveway was discussed, along with sidewalks. Mr. Kortze pointed out that since the improvements associated with the Applebee's land development are already constructed, they aren't on the table for discussion at this time. The motion to recommend approval of the Joseph I Preliminary/Final Land Development plan, subject to satisfaction of Mr. Kortze and Mrs. Seese's letters, was moved by Zach Cobrinik and seconded by Hugh Harris. The motion carried unanimously.

Opus East Lot 3 – Revised Final Land Development Plan

Present for the Application: Stephen Pany, Engineer

Mr. Pany reviewed the changes to the plan, which are located in Bethlehem Township. The plan is before the Planning Commission as a matter of procedure since their signature will be required on the plan for recording. The motion to recommend approval of the Opus East Lot 3 Revised Final Land Development Plan was moved by Zach Cobrinik and seconded by Hugh Harris. The motion carried unanimously.

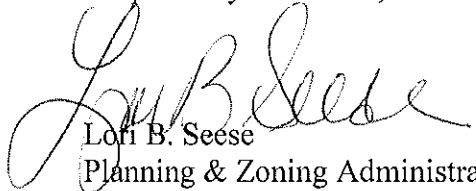
COURTESY OF THE FLOOR

There were no items of discussion.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:30 p.m. by motion of Hugh Harris and second by Zach Cobrinik. The motion carried unanimously.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator