



LOWER NAZARETH TOWNSHIP

PLANNING COMMISSION

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Planning Commission

Linda Crook, Chairperson
Zachariah Cobrinik, Vice Chairperson
Tara Capecci, Secretary
Hugh Harris
Ronald Siedlecki

Planning Commission Minutes June 21, 2010

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

APPROVAL OF MINUTES

Motion to approve the minutes of the April 26, 2010 meeting was moved by Zach Cobrinik and seconded by Hugh Harris. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

C&S Wholesale Revised Final Land Development Plan

Present for the Application: Dennis Mead, C&S Wholesale; Debra Wollett, Prologis; Al Olah, Rettew Associates.

Township Engineer, Albert Kortze, reviewed his June 21 letter. Lori Seese reviewed her June 18 letter. Dennis Mead indicated that they would like to have the project complete by winter. There were no additional comments from the Floor or from the Planning Commission. The motion to recommend approval of the C&S Wholesale Revised Final Land Development Plan provided Al Kortze's June 21 letter and Lori Seese's June 18 letters are addressed, along with any comments from the Hecktown Volunteer Fire Chief are taken into account, was moved by Hugh Harris and seconded by Zach Cobrinik. The motion carried unanimously.

Selvaggio Industrial Subdivision – Sketch Plan

Present for the Application: Stephen Selvaggio and Clifford Johnston, Selvaggio Enterprises; Stanley Margle, Attorney; and David Bray, Jena Engineering.

Cliff Johnston reviewed the current plan and prior request to re-zone which was turned down by the Board of Supervisors. The uses that have been proposed are all speculative and no contracts have been signed at this time. Mr. Johnston stated that there is no way to line up the road within the property with Gremer Road on the west. Mr. Scipioni, whose property adjoins the Selvaggio property, was receptive to the road crossing through his property provided his property could be included in the re-zoning; however now that the option is off the table, Mr. Scipioni is no longer in favor of the road proposal. Mr. Kortze reviewed his June 14, 2010 letter and Mrs. Seese reviewed her June 21, 2010 letter. Mr. Margle stated

that the one matter they cannot comply with is lining up the road. Hugh Harris stated that he was unhappy with where this was going and the fact that these properties are permitted by right. Route 191 cannot handle this additional traffic. Cliff Johnston spoke of the merits of the General Commercial re-zoning proposal. Linda Crook stated that she would not vote in favor of a plan that does not have a thru road. Zach Cobrinik stated that it is obvious that not connecting the roads ~~is just a ploy to get what they want~~ ^{was} designed to make it look as bad as possible. Zach suggested that when and if they come before the Township for Conditional Use approval, they must show that the traffic will not be any worse than it already is. Zach stated he is not in favor of the plan either; however it's better than the General Commercial proposal.

Megan Hartlaub, 4268 Gradwohl Switch Road, inquired if the Planning Commission won't approve, will they be able to get approval at any time in the future. Zach explained the limits of the Planning Commission and how approval would have to be obtained.

Jeff Carlton, 4352 King George Drive, agreed that it's foolish not to extend the road thru from 946 to 191. He was a member of the Traffic Impact Committee and remembers this being something the Township wanted.

Linda Crook asked when the Applicant purchased the property, for which they responded – 1998. Linda stated she remembers the Applicant asking for the property to be re-zoned to Light Industrial in 2001 and now they want it zoned to General Commercial.

The Planning Commission had no further comments. Lori Seese reminded the Applicant that if they intend to make any changes to the plan, they must make their submission no later than June 29 to be heard on the July 14 Board of Supervisors agenda.

DHD Ventures Retail Center - Preliminary/Final Land Development Plan

Present for the Application: Mark Bahnick, Engineer, Van Cleef Engineering Associates; Mark Ball, Applicant.

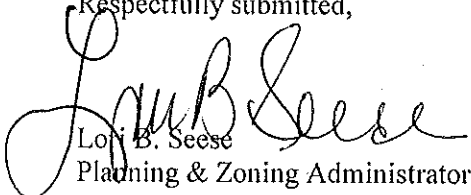
Mark Bahnick reviewed the proposed project which is split between Lower Nazareth Township and Nazareth Borough. Secondary access on the northeasterly side of the property to be considered at some time in the future. PADOT and municipal approval will be required at the time they decide to exercise the right to that access. Mr. Kortze reviewed his June 21, 2010 letter. Mrs. Seese reviewed her June 18, 2010 letter. Both letters noted that Conditional Use approval is required for this project. Some discussion was held regarding geometry and traffic control at the entrance off Jandy Boulevard. Linda Crook reminded the Applicant that they must bring architectural renderings to the next meeting. As Conditional Use approval is required, the Planning Commission tabled further discussion until the Applicant is before them for Conditional Use approval.

There were no items of discussion under COURTESY OF THE FLOOR.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously. The meeting adjourned at 8:20 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator