



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 September 20, 2010

Vice Chairperson, Zach Cobrinik, called the meeting to order at 7:02 p.m. Also in attendance: Commission Members Tara Capecci, Hugh Harris and Ronald Siedlecki; Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator. Chairperson Linda Crook was not present.

APPROVAL OF MINUTES

The motion to approve the minutes of the August 16, 2010 Planning Commission meeting was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION AND LAND DEVELOPMENT

Everson Tesla Revised Final Land Development and Phasing Plan

Present for the Application: Gregory Naumovich, Everson Tesla and Steve Shaver, Michael Dunn Associates.

Greg Naumovich provided a brief review of the proposed changes. Mr. Kortze reviewed his September 14, 2010 letter. Lori Seese reviewed her September 20, 2010 letter. Mr. Kortze noted that the Sewage Enforcement Officer, Chris Noll, is in contact with Lehigh Engineering to verify that the septic is still adequate for the site. Mr. Naumovich noted that if sewer is available by the time they get to Phase III-B, they might be interested in hooking up to it as that phase includes an employee cafeteria. The amount of parking constructed and proposed was discussed. Presently, a large number of employees are parking along Gremar Road as there is not adequate parking on-site. Mr. Naumovich indicated there are 55 employees on 1st Shift and another 12 working on 2nd Shift. When Phase II is constructed, another 8 employees will be employed. Mr. Kortze advised Mr. Naumovich that all of the parking must be constructed with Phase II and may even need to use some space along the original building for parking. Mr. Naumovich agreed to construct all the parking (23 spaces) under Phase II with the provision that it can be a binder course.

The motion to recommend approval of the Everson Tesla Revised Final Land Development and Phasing Plan provided Mr. Kortze's September 14th and Lori Seese's September 20th letters addressed, including the parking agreement as discussed, was moved by Ronald Siedlecki and seconded by Hugh Harris. The motion carried unanimously.

COURTESY OF THE FLOOR

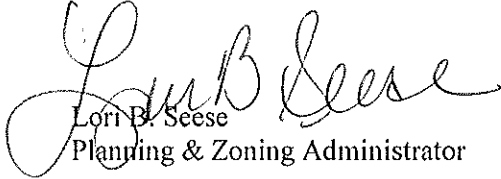
Zach Cobrinik inquired about the Legacy Park project noted the May 12, 2010 Board of Supervisors minutes. Lori Seese provided an explanation of the project status at this time.

Zach Cobrinik noted that the June 9, 2010 Board of Supervisor's minutes mention authorization for the Township Solicitor to enter an appearance related to Trio Farms. He asked if that was related to the Zoning Meeting on Tuesday, September 28. Lori Seese explained that the hearing and motion he was referring to was actually for the hearing before the County Court, which is separate from the Zoning Hearing Board appeal to be heard on September 28.

ADJOURNMENT

The meeting adjourned at 7:55 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator