



LOWER NAZARETH TOWNSHIP

PLANNING COMMISSION

306 BUTZTOWN ROAD
BETHLEHEM, PA 18020-9718
TELEPHONE: 610-759-7434
FAX: 610-746-3317

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

Planning Commission Minutes October 18, 2010

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

APPROVAL OF MINUTES

The motion to approve the minutes of the September 20, 2010 Planning Commission meeting was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION AND LAND DEVELOPMENT

Ray's Auto Restoration – Sketch Plan for Country Club Road Business Park

Present for the Application: Ray Mamone, Applicant; Mark Bahnick, Engineer, Van Cleef Engineering Associates; James Vozar and Joseph Correia, J.G. Petrucci Co., Inc.

Mark Bahnick reviewed the proposed plan. They will be amending the approved Land Development plan for Country Club Road Business Park to make the change to the proposed automotive restoration business. Mr. Mamone provided the Commission with information on his business and answered questions. The business will involve taking cars apart, cataloging the parts, restoring them, and then putting the cars back together. The business will employ approximately 10 people. They will complete anywhere from 5-10 projects within a 12-month period. The detached garage depicted on the plan will be used for storage of the projects. There will not be any outdoor storage. The dumpster will be enclosed. Any water used during the restoration process will be recycled. There will not be any process water from manufacturing. Mr. Mamone showed an architectural rendering of the building, which met with the Commission's approval. Mr. Mamone indicated he would be seeking approval from PADOT to clear the trees within their right-of-way.

The Planning Commission did not have any additional questions and wished Mr. Mamone good luck with the project.

Griffin Land Minor Subdivision and Revised Land Development

Present for the Application: Michael Gamzon, Griffin Land; Steven Pany, Engineer; Gregory Davis, Attorney.

Steve Pany reviewed the proposed changes to the plan, specifically changes in grade and drainage to improve functionality, moving the utility to the front, and the addition of the subdivision line. The Applicant has received zoning approval for lot width requirement. Mr. Kortze noted cross-access easements would be required for stormwater management, common access, and sanitary sewer. The septic system for both buildings is located entirely on one lot; therefore, an easement will be necessary. Mr. Kortze indicated the public improvements to be inspected would be soil erosion and sediment controls, stormwater management, landscaping and lighting. Mrs. Seese clarified a comment from her letter that as Griffin has an access agreement with Bethlehem Township regarding Fritch Drive; evidence of that agreement must be provided to Lower Nazareth Township.

The motion to recommend approval of the Griffin Land Minor Subdivision and Revised Land Development provided the items of Mr. Kortze's October 14 letter and Mrs. Seese's October 15 letter are addressed was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

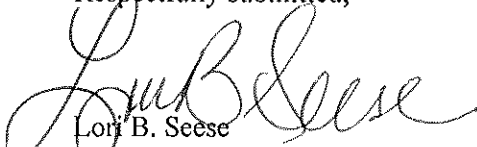
COURTESY OF THE FLOOR

There were no items of discussion.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Zach Cobrinik. The motion carried unanimously. The meeting adjourned at 7:45 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator