



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 December 19, 2011

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 October 17, 2011 meeting was moved by Zach Cobrinik and seconded by Hugh Harris. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Brown Daub Fiat Conditional Use

Present for the Application: August Antol, Liberty Engineering.

August presented a plan which depicted everything moved east to accommodate 50 ft. setback from the westerly property line, which is in response to Lori Seese's review letter. Fire truck access around the building was discussed, and an aisle for emergency was requested by the Planning Commission. Al Kortze and Lori Seese reviewed their December 15, 2011 letters. Mr. Kortze expressed concern for the septic system and stormwater management. August reviewed the Conditional Use application and zoning requirements relative to the application. Only 2-3 new light poles will be installed. Existing lights will light the majority of the lot.

The motion to recommend approval of the Brown Daub Fiat Conditional Use application provided all the items of Al Kortze and Lori Seese's letters are met, and provided the plan continues without substantial changes, including:

1. The building does not move;
2. Circulation around the building does not change;
3. Impervious cover does not change; and

if any of these items change, the plan must return to the Planning Commission was moved by Zach Cobrinik and seconded by Ronald Siedlecki. The motion carried unanimously.

298 Keystone, LLC Conditional Use Application

Present for the Application: Tim Dodge and Jigen Shah, Applicants.

Lori Seese explained that due to the Applicant's intention to apply multiple separate primary uses to the property, Conditional Use approval is required. Tim Dodge reviewed the proposed uses for the site. Their company is a manufacturer of hardware for large refrigerators. They intend to lease the other buildings on the property for warehousing and office space. They presently employ (8) people and intend to create (12) more jobs over time. Historically, the property was occupied by Dayton Superior and Cempro. Mr. Kortze reviewed his December 15, 2011 letter. Traffic circulation and the parking lot were discussed at length. Zach Cobrinik advised that the plan should depict traffic, including any "understanding" they may have with the adjoining owner, FedChem regarding property access. Mr. Kortze requested historical data for the septic system in order to evaluate it for the proposed uses. Discussed the fact that the Applicant does not need to complete the Conditional Use process if they only want to occupy the buildings for their own business. They would simply need to complete any building code requirements for Use and Occupancy.

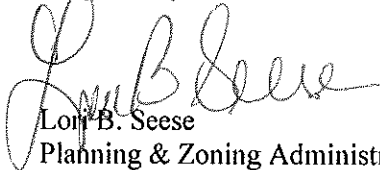
The motion to table this application pending receipt of additional information was moved by Zachariah Cobrinik and seconded by Tara Capecci. The motion carried unanimously.

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

ADJOURNMENT

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

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator