



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 May 16, 2011

Vice Chairman, Zach Cobrinik, called the meeting to order at 7:00 p.m. Also in attendance: Commission Members Tara Capecci and Hugh Harris; Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator. Commission Members Linda Crook and Ronald Siedlecki were not present.

APPROVAL OF MINUTES

Motion to approve the minutes of the April 25, 2011 meeting was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Ray's Auto Restoration – Conditional Use & Revised Final Land Development Plan

Present for the Application: Applicant, Raymond Mamone, and Engineer, Mark Bahnick, Van Cleef Engineering Associates.

Mark Bahnick provided an update on communication with Fire Chief Jeffrey Seip. A hydrant has been added along with grass pavers to provide access to the building to the rear of the property. Al Kortze indicated that most of the items on his letter were housekeeping items. Many items have been addressed since the meeting in April. The septic questions have been resolved with the Sewage Enforcement Officer, Chris Noll. Lori Seese inquired if the proposed vents would be "Invitation Only" or open to the public, as parking and septic would definitely be a concern. Mr. Mamone stated the events would be "Invitation Only". There were no additional questions from the Board.

The motion to recommend approved of the Ray's Auto Restoration Conditional Use application provided all items of Mr. Kortze and Mrs. Seese's letters are addressed was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

The motion to recommend approved of the Ray's Auto Restoration Revised Final Land Development Plan provided all items of Mr. Kortze and Mrs. Seese's letters are addressed was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

Frey Tract Subdivision – Sketch Plan

Present for the Application: Joseph Piperato, Attorney and Engineer, Darin Heckman

Joe Piperato reviewed the rezoning process proposed for the property and the proposed project. He indicated that they would be able to provide an alternate development layout to include parking for the park in lieu of sidewalks. Road names have been provided for Road A – “Colonial Drive”, and Road B – “English Way”.

Zach Cobrinik read Linda Crook’s and Ron Siedlecki’s emails aloud. Mr. Piperato and Mr. Heckman stated they would look into the possibility of providing 50 feet to the rear of Lots 25, 26, and 27 to re-route traffic off of Route 191. Pros and cons of extending Hartman Road were discussed. Concerns discussed were changes in traffic pattern, increased traffic, slopes and right-of-way. Also discussed was the addition of a walking path connecting to the Township Park through Lots 14 and 15. Tara Capecci is in favor of sidewalks and does not want to eliminate them from the plan. Zach Cobrinik stated that he really wasn’t in favor of increasing the density and the zoning change; however it is a plus that the development is east of Route 191 versus west. Hopefully, there would be less traffic trying to cross Route 191 to get to Route 33 or the shopping centers.

Joe Piperato stated they could bring back a plan which would show how much parking they could get, with/without sidewalks, etc.

COURTESY OF THE FLOOR

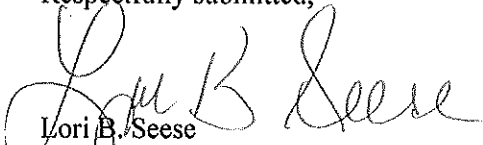
Tara Capecci inquired if the light at Newburg and Route 191 could be re-timed. Traffic congestion at the intersection was discussed.

Zach Cobrinik will not be present for the June 20 meeting.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously. The meeting adjourned at 8:00 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator