



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 20, 2011

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

APPROVAL OF MINUTES

Motion to approve the minutes of the May 16, 2011 meeting was tabled as there is not quorum present to vote on the minutes.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Lower Nazareth Commons – Revised Final Land Development Plan

Present for the Application: John Fitzpatrick, Regency Centers; Michael Jeitner and Justin Brown, Engineers with Bohler Engineering.

Mike Jeitner gave a presentation on the proposed changes to the shopping center, which consist primarily of footprint changes to the remaining spaces and elimination of 5 parking spaces. The Applicant can comply with all comments of Mr. Kortze's review letter with the exception of Item #10 related to cross-access easements. In his absence, Linda Crook read Zach Cobrinik's comments regarding the cross-access easement. Mike Jeitner stated that since Regency does not know who will be developing the adjoining property they are reluctant to agree to this easement. Discussion followed regarding the requested easement.

The motion to recommend approved of the Lower Nazareth Commons Revised Final Land Development Plan provided all items of Mr. Kortze and Mrs. Seese's letters are addressed, particularly the item relative to the cross-access easement and the four-way stop on Dryland Way, was moved by Ronald Siedlecki and seconded by Tara Capecci. The motion carried unanimously.

COURTESY OF THE FLOOR

Ron Siedlecki inquired if anything all could be done to ease the traffic congestion at Route 191/Newburg Road. Recognizing that real changes will cost a great deal and will take a good amount of time, Ron asked if there wasn't anything the Township could do that would not cost a great deal of money. Discussion followed.

ADJOURNMENT

The motion to adjourn was moved by Tara Capecci and seconded by Ron Siedlecki. The motion carried unanimously. The meeting adjourned at 7:30 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator