



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 August 15, 2011

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

APPROVAL OF MINUTES

Motion to approve the minutes of the June 20, 2011 meeting was tabled as there is not quorum present to vote on the minutes.

No items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

SUBDIVISION/LAND DEVELOPMENT

Griffin Land Development Revision -- Public Sewer

Present for the Application: Michael Gamzon and Scott Bosco, Applicants; Stephen Pany, P.E., Pany & Lentz.

Stephen Pany provided explanation of the proposed plan. There will not be any grading changes associated with the sewer installation and no changes to the Record Plan.

The motion to recommend approval of the "Plans for Griffin Land Subdivision & Land Development" relative to sanitary sewer connection was moved by Hugh Harris and seconded by Ronald Siedlecki. The motion carried unanimously.

Northampton Crossings Revised Final Land Development - Sketch

Present for the Application: Jerry Bermingham, Executive Vice President, National Realty & Development; Robert Cunningham, P.E., Langan Engineering.

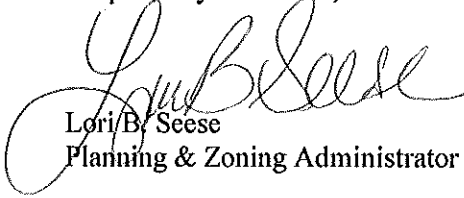
Robert Cunningham reviewed the variances they will be seeking from the Zoning Hearing Board. Lori Seese and Township Engineer Albert Kortze reviewed their letters. Mr. Kortze inquired about the number of cars which can stack from the menu board to the end of the building. Mr. Cunningham guessed approximately (6). They will have a firm number when they return to the Planning Commission. Linda Crook read Tara Capecci's comments regarding traffic circulation. Jerry Bermingham stated it is a valid concern however McDonalds would most likely oppose diverting traffic away from their business. Hugh Harris and Ron Seidlecki did not have any additional concerns regarding the proposed variances. Linda Crook commented that a lot of debris collects along the fence separating the highway from the property. She asked if a better screening plan could be provided. There were no additional comments or concerns from the Planning Commission until the Applicant appears before the Zoning Hearing Board.

There were no comments under COURTESY OF THE FLOOR.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Linda Crook. The motion carried unanimously. The meeting adjourned at 7:42 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator