



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 September 19, 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. Planning Commission members Tara Capecci was not present.

APPROVAL OF MINUTES

Motion to approve the minutes of the May 16, 2011 meeting was moved by Zach Cobrinik and seconded by Hugh Harris. Linda Crook and Ron Siedlecki abstained. The motion carried.

Motion to approve the minutes of the June 20, 2011 meeting was moved by Ron Siedlecki and seconded by Linda Crook. Zach Cobrinik and Hugh Harris abstained. The motion carried.

Motion to approve the minutes of the August 15, 2011 meeting was moved by Hugh Harris and seconded by Zach Cobrinik. The motion carried unanimously.

There were no items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

SUBDIVISION/LAND DEVELOPMENT

Fields @ Trio Farms Waivers and Revised Final Subdivision Plan

The Applicant requested their application be tabled until the October 17, 2011 meeting.

Colts Run South Minor Subdivision

Present for the Application: Frank Cordano, P.E., Lehigh Engineering.

Mr. Cordano reviewed the proposed plan to subdivide off the farmhouse lot from the main part of the subdivision tract. No other changes are proposed. Al Kortze and Lori Seese reviewed their letters. The motion to recommend approval of the Colts Run South Minor Subdivision provided Al Kortze and Lori Seese's letters are addressed was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

First Park 33 Sketch Plan

Present for the Application: Dick Astheimer, First Industrial; Attorney Greg Davis, Paul Szewczak, P.E., Liberty Engineering.

Attorney Davis provided a history of approvals for the property. Engineer Paul Szewczak provided an overview of the proposed plan. Elevation of the building and visibility from the rear were discussed at length. The buildings will be smaller, no dock doors are proposed for the rear of the buildings, and there will be minimal lighting to the rear of the property. Zach Cobrinik asked for an elevation comparison the next time they come before the Planning Commission. Linda Crook stated that the Planning Commission was very clear that access should be provided to the adjacent Mandy tract so that tract is not limited to right-in/right-out access off Route 248. Mr. Szewczak indicated they are in discussions with Mandy Partners. The Planning Commission indicated that any approval by them will include a condition that they must reserve the easement so there is a possibility of access from the First Park 33 site.

Al Kortze and Lori Seese reviewed their letters. There is some question regarding the validity of the original approvals for this parcel, particularly the Conditional Use, and it was suggested that an opinion be obtained from the Township Solicitor.

Brown Daub Fiat Sketch Plan

Present for the Application: Paul Szewczak, P.E., Liberty Engineering

Paul Szewczak reviewed the proposed plan. Al Kortze and Lori Seese reviewed their letters. Since there has been a change in the Zoning Ordinance since the original dealership was constructed, Lori will obtain an opinion from the Township Solicitor confirming the direction that must be taken to obtain approvals for this project. There weren't any additional comments.

There were no comments 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 7:40 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator