



# LOWER NAZARETH TOWNSHIP

## PLANNING COMMISSION

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### Planning Commission

Linda Crook, Chairperson  
Leroy Bickert, Vice Chairperson  
Tara Capecci, Secretary  
Hugh Harris  
Ronald Siedlecki

## Planning Commission Minutes December 17, 2012

Vice Chairman, Leroy Bickert, called the meeting to order at 6:30 p.m. Also in attendance: Commission Members Leroy Bickert, Tara Capecci, Hugh Harris and Ronald Siedlecki; Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator. Chairperson Linda Crook was not present.

### APPROVAL OF MINUTES

Motion to approve the minutes of the October 15, 2012 meeting was moved by Hugh Harris and seconded by Ronald Siedlecki. The motion carried unanimously.

### CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

### SUBDIVISION/LAND DEVELOPMENT

#### Saratoga Farms Preliminary Major Subdivision

Present for the Application: Darrin Heckman, P.E., Lehigh Engineering; Joseph Piperato, Esq.

Darrin Heckman provided an overview of the plan. Mr. Kortze reviewed his December 12, 2012 letter. Mr. Kortze stated he had no objection to the waiver requests from SALDO Sections 744.32a and 744.32b. The Applicant's request for a sidewalk waiver was discussed.

Tamara Karabinus, 395 Hartman Road stated her concerns regarding water and drainage of the proposed subdivision and its potential effect on existing properties.

Kelly Noble, 398 Hartman Road, stated her concerns regarding existing traffic on Newburg Road.

Mr. Snyder, 385 Hartman Road, inquired if anyone has records how the easement was acquired for Hartman Road. It was his understanding that at the time the easement was provided it was to allow the farmer access to his land.

Hugh Harris asked Mr. Kortze what the advantages/disadvantages were to opening Hartman Road. Mr. Kortze stated that at certain times of the day it may be difficult to travel west on Newburg Road; however extending the road would benefit even the existing Hartman Road residents because it will provide them with another route to get out.

The Planning Commission was split on the recommendation to open Hartman Road or keep it closed.

The motion to recommend approval of the sidewalk waiver, providing sidewalks on one side of the streets, including the cul-de-sacs, was moved by Ronald Siedlecki and seconded by Tara Capecci. The motion carried unanimously.

The motion to recommend approval of the waiver from SALDO Section 744.32a, regarding clay liners in the detention basins was moved by Ronald Siedlecki and seconded by Hugh Harris. The motion carried unanimously.

The motion to recommend approval of the waiver from SALDO Section 744.32b, regarding the side slopes of detention basins was moved by Ronald Siedlecki and seconded by Hugh Harris. The motion carried unanimously.

The motion to recommend approval of the Saratoga Farms Preliminary Major Subdivision, with the three waivers outlined in Mr. Kortze's December 12 letter, and the condition that the Applicant satisfies all requirements outlined in Mr. Kortze's letter, was moved by Ronald Siedlecki and seconded by Hugh Harris. The motion carried unanimously.

#### **Fields at Trio Farms, Phase II, Revised Final Major Subdivision**

Present for the Application: Wayne Doyle, P.E., Cowan Associates and Richard Brooks, Ashley Development, Applicant

Mr. Kortze reviewed his December 12, 2012 letter. Mr. Doyle indicated the Applicant would comply with all items of Mr. Kortze's letter. Mrs. Seese reviewed her comments.

The motion to recommend approval of the Fields at Trio Farms, Phase II Revised Final Major Subdivision Plan provided the Applicant addresses the comments in Mr. Kortze's letter and Mrs. Seese's comments was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

#### **Subdivision of First Park 33 – Preliminary/Final Subdivision**

Present for the Application: Paul Szewczak, P.E., Liberty Engineering; Greg Davis, Esq., and Jeffrey Thomas, First Industrial

Paul Szewczak outlined the changes to the plan. The subdivision has been separated from the land development to give the developer options for the land. Each lot will have its own stormwater management system. The plan also addresses the berming requirement for Lot 3 imposed under the Conditional Use Order & Opinion.

Mr. Kortze reviewed his December 14, 2012 letter. He does not have any problems granting the waivers from SALDO Sections 421 or 744.32e. Mr. Kortze noted that there are a number of stormwater managements issues and does not recommend approval at this time.

Tim Charlesworth, Attorney, representing adjoining owner Mandy Partners, stated their concerns for traffic coordination and access to their property off the proposed cul-de-sac.

Mr. Kortze noted a traffic study has been submitted and requested the Applicant provide confirming correspondence from PADOT. Paul Szewczak stated that they are still within the limits of the HOP as obtained by Prologis.

The driveway to the Mandy property was discussed at length.

Joseph Mayer, owner of adjoining properties on Hollo and Country Club Roads, stated his concerns regarding the buffer, berm, and uses proposed on the property. Mr. Mayer is opposed to the uses. His question answered by Mr. Szewczak, Mr. Mayer was also advised by Mrs. Seese that many of his concerns were discussed during the Conditional Use process.

The motion to recommend approval of the waivers from SALDO Sections 421 and 744.32e was moved by Hugh Harris and seconded by Ronald Siedlecki. The motion carried unanimously. The sidewalk waiver was deferred until next time they are before the Planning Commission.

The motion to table action on the Subdivision plan was moved by Hugh Harris and seconded by Ronald Siedlecki. The motion carried unanimously.

**Lot 2 in First Park 33 – Preliminary/Final Land Development**

Present for the Application: Paul Szewczak, P.E., Liberty Engineering; Greg Davis, Esq., and Jeffrey Thomas, First Industrial

Paul Szewczak provided a review of the land development plan. Mr. Kortze reviewed his December 14, 2012 letter. He had no issues with the waivers requested for this plan. Compliance with Conditional Use requirements was reviewed.

The note on the plan regarding a guard shack needs to be amended to state that if a future user would want a guard shack, a stacking plan must be submitted to and approved by Lower Nazareth Township.

Joseph Mayer, adjoining owner, stated his concerns for security on-site and the ability for truck drivers to park overnight.

The motion to recommend approval of the requested waivers was moved by Hugh Harris and seconded by Ronald Siedlecki. The motion carried unanimously.

The motion to table action on the Land Development plan was moved by Tara Capecci and seconded by Ronald Siedlecki. The motion carried unanimously.

**PA International Raceway Minor Subdivision**

Present for the Application: Attorney Christopher McClean

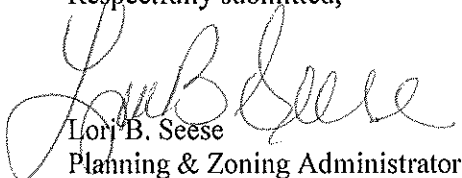
Mr. Kortze explained the purpose of the drainage work and the need for the subdivision. The motion to recommend approval of the PA International Raceway minor subdivision was moved by Hugh Harris and seconded by Ronald Siedlecki. The motion carried unanimously.

There were no comments under **COURTESY OF THE FLOOR.**

**ADJOURNMENT**

The motion to adjourn was moved by Hugh Harris and seconded by Ronald Siedlecki. The motion carried unanimously. The meeting adjourned at 9:00 p.m.

Respectfully submitted,

  
Lori B. Seese  
Planning & Zoning Administrator