



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 April 16, 2012

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

APPROVAL OF MINUTES

Motion to approve the minutes of the March 19, 2012 meeting was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Brown-Daub Parking Lot Expansion – Preliminary/Final Site Plan

Present for the Application: Jay Shouger, Brown Daub and David Calhoun, P.E., Barry Isett & Associates.

Dave Calhoun reviewed the proposed project which includes an expanded parking area to be used for fleet storage. The fence will be added around this area to prevent theft. Work to be secured with the Township includes erosion & sediment control, site lighting, and stormwater management. There were no comments from the Commission or from the Floor.

The motion to recommend Preliminary/Final Site Plan approval for the Brown-Daub Parking Lot Expansion provided Mr. Kortze and Mrs. Seese's letters are addressed was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

First Industrial Conditional Use CU-2012-01

Present for the Application: Paul Sweczak, P.E., Liberty Engineering; Gregory Davis, Esq., Saul Ewing; Richard Astheimer and Jeff Thomas for First Industrial, Applicant.

Greg Davis provided approval history of the project. The main differences with the plan are that the buildings are smaller, the berm has been enhanced, and they've added a solid fence along the easterly property line which adjoins the neighbors.

Paul Sweczak provided a summary of the proposed use of the property which includes (2) single-loaded buildings. The first building will be flex warehouses and is intended for multi-tenant. The second building is designed for warehouses with offices on either end. Mr. Sweczak also highlighted the change

to an undulating berm which varies in height from 5'-9' which will have a solid fence and be landscaped. There will not be an activity on the east side of the building and lighting will be limited to security lighting only. Line of sight profiles were provided along with a typical building rendering. A 60' access easement has been provided for the adjoining property.

Al Kortze reviewed his April 13, 2012 letter and Lori Seese reviewed her April 16, 2012 letter.

Ed Pokropski, 576 Country Club Road, was present. He suggested the Applicant consider a new trend which is planting vegetation on roofs of buildings. Mr. Pokropski stated concerns for noise and air pollution from the trucks, along with illegal truck traffic on Country Club Road.

Linda Crook stated concern for the standard of road construction and Mr. Kortze outlined the requirements of Lower Nazareth Township's SALDO.

Mr. Schoch, representing adjoining property owner Mandy Partners, stated interest in the Traffic Study and Stormwater Management Report when they become available. Mr. Schoch also requested a possible sign at the entrance.

Bob Hoyer, adjoining property owner to the south, requested possible access to Route 248 for future development of his property. Township ordinances promote sending traffic to arterial streets, not local roads like Country Club Road. Mr. Hoyer also requested that as much of the tree row be allowed to remain as possible where their two properties meet.

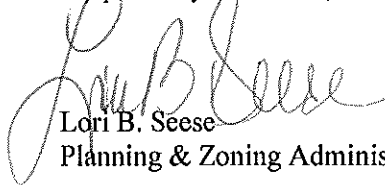
The motion to recommend Conditional Use approval for the First Industrial project provided that long-term access is reviewed, deciduous trees are added to the landscaping berm, consideration be given to the signage request by Mandy Partners, a sidewalk be added along the entrance driveway to Route 248, and an understanding that the noise ordinance will be enforced was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

There were no comments 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 7:22 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator

/lbs