



# 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 October 15, 2012

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Also in attendance: Commission Members Leroy Bickert, 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 September 17, 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

#### Estates at Deer Crossing – Revised Final Major Subdivision

Present for the Application: James Faust, Applicant; Brian Gasda, P.E., Lehigh Engineering

Brian Gasda explained the reason behind the revised plan, resulting from an expired NPDES permit and PA DEP's requirement that they must meet the current regulations. The riparian buffer requirement is very significant and caused them to lose 6 lots. Brian explained the changes to the plan and introduced a waiver they would be requesting regarding curbing at the cul-de-sac on Stephanie Drive. Mr. Kortze's only concern is where the curb will end and making sure the roadside swale is effective in keeping the water away from Lots #31 and #34.

Ron Siedlecki read comments provided by Tara Capecci regarding requirements for sidewalks and necessity for stop signs. The stop signs were discussed and it was agreed that a stop sign should be added at Fairway where it intersects with Irwin Street. Stop signs are already proposed on both ends of Irwin where it intersects with Steuben Road and Hanoverville Road.

There were no comments from the Floor. As there are a number of modifications that need to be made and approval was not recommended by the Township Engineer, the plan was tabled at this time.

#### Saratoga Farms Preliminary Major Subdivision

Present for the Application: Joseph Piperato, Attorney; Darin Heckman, P.E., Lehigh Engineering

Joe Piperato reviewed the proposed zoning change. Darin Heckman provided a connection letter from Easton Suburban Water Authority along with traffic information. Darin noted that sidewalks have been

proposed on one side of the street in lieu of the entire subdivision. A 58-space parking lot has been provided to expand/extend the existing lot for the Township Park.

Waivers will be requested in the future relative to construction of the basins and the type of pipe used in the roads. The waivers were discussed at length. Mr. Kortze did not have a particular issue with the proposed waivers regarding the basins provided they have a geologic study to support the change and given that the Homeowner's Association will be responsible for maintenance of the ponds. However, he is not in favor of changing the pipe from concrete to HDPE.

The Homeowner's Association was discussed with Hugh Harris, Leroy Bickert and Linda Crook not being in favor.

The swales and buffers along Route 191 were discussed. Also discussed were separation of bike path from the lots adjoining it – are buffers proposed? Darin indicated a fence would be proposed with the property owners being responsible to maintain.

Leroy Bickert suggested that additional buffering be added where the lots adjoin Township fields to screen the properties, particularly in the event that lights are ever added to the fields.

Linda Crook inquired about the easement proposed across Lots #25, #26, and #27 during the sketch plan review. Mr. Piperato indicated there was no interest at the Board of Supervisors level.

Comments were opened to the Floor.

Christopher Reid, 4304 Eisenhower Drive stated concerns regarding the water that presently runs off the field into the Colts Run subdivision. Mr. Heckman explained the proposed stormwater management and how that will be corrected.

Larry Boorujian, 367 Winding Way inquired about the tree line along the property lines adjoining his property. Darin stated that a drainage swale would be constructed and if any of the trees are on the Applicant's property they would be removed. Mr. Boorujian also inquired about the timeline for completion. Mr. Heckman stated that no phasing is proposed. As is the case with all projects, the infrastructure would be completed first and then construction of single family dwellings. Lastly, Mr. Boorujian inquired about the type of homes, which will be similar to those houses in the adjoining subdivisions.

John Whitaker, 355 Winding Way stated that he doesn't like it that access to this development is thru other subdivisions, and they will be receiving all the traffic out of this new subdivision. He feels the new development should have its own entrance off Route 191.

Tamara Karabinus, 395 Hartman Road, stated that on behalf of her neighbors, no one who lives on Hartman Road wants the extension to go thru citing potential for traffic issues. She also commented that the existing pipe is clogged with silt and garbage.

Dolores Hartman, 394 Hartman Road stated concern for additional traffic coming out onto Newburg Road and the possibility that accidents will increase at that intersection.

Earl Snyder, 385 Hartman Road stated his concern for the safety of the residents living on Hartman Road.

Dolores Hartman pointed out that when the right-of-way was granted years ago it was given to one person to access their land and wasn't intended for a development.

Kellie Noble, 398 Hartman Road expressed concern for the condition of the pipe on Hartman Road. It appears to be crushed. Darin Heckman explained that the pipe is actually an elliptical pipe and is intended to be that shape. She is not receptive to Hartman Road being extended.

Larry Boorujian stated that the entrance to this development should come off of Route 191 and not thru the adjoining developments.

There were no other comments from the Board or Floor. As there are a number of modifications that need to be made and approval was not recommended by the Township Engineer, the plan was tabled at this time. Darin Heckman stated that the earliest they would be back before the Planning Commission would be December. The audience was notified that they would not receive any additional notices and they must watch the Township website or contact the Township Office for confirmation.

**Stone Post Meadows – Proposed Zoning Change**

Present for the Application: Louis Pektor and Richard Brooks, Ashley Development; James Preston, Esq.; Martin Gilchrist, Urban Research and Development; Fred Jackson, Jackson Land Planning; and Ann Marie Vigilante, Langan Engineering. Martin Gilchrist made a presentation to the Planning Commission for a mixed use overlay amendment in the Office Park zoning district, at the corner of Country Club Road and Hecktown Road. The amendment will follow the character of the Township’s MDR requirements. Hugh Harris commented that the Township had seen a proposal for this land in the past; however this current proposal is better fit. Mr. Kortze inquired if Northampton County had been contacted regarding the connections to Louise Moore Park. Mr. Gilchrist stated they did not have that conversation yet. Linda Crook does not think the Township needs any more housing. She inquired about how increasing the density will benefit the Township and the School District. Mr. Pektor explained that the units will be top of the market and will be attracting that type of tenant. They can’t construct a mid-range product and make the project work. Linda Crook also stated that Hecktown Road should be widened along the entire frontage of the project. Leroy Bickert inquired if any of the commercial uses in the Office Park would be retail. Mr. Gilchrist explained that the Township Zoning Ordinance excludes any “hardcore” retail uses. There is a potential for 3-story office buildings. He also noted that included in the proposed zoning change would be a request to increase the footprint of the buildings to ± 20,000 s.f. Ron Siedlecki complimented the presentation, and stated that if the Township were going to have something like this, this is what we would want. The motion to recommend approval of the proposed zoning change as presented was moved by Ron Siedlecki and seconded by Hugh Harris. Linda Crook was opposed. The motion carried.

No additional 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 8:50 p.m.

Respectfully submitted,

  
Lori B. Seese  
Planning & Zoning Administrator