



# 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** **June 17, 2013**

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Also in attendance: Commission Members Leroy Bickert, Tara Capecci, Hugh Harris and Ronald Siedlecki; Keith Lawler, P.E., Keystone Consulting Engineers, and Lori Seese, Planning & Zoning Administrator.

#### **APPROVAL OF MINUTES**

Motion to approve the minutes of the May 20, 2013 meeting was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

#### **CORRESPONDENCE & ANNOUNCEMENTS**

No items of discussion.

#### **SUBDIVISION/LAND DEVELOPMENT**

##### **Fields at Trio Farms Phase III Preliminary/Final Major Subdivision**

Present for the Application: Wayne Doyle, P.E, Cowan Associates

Wayne Doyle indicated that he did not have any issues with Keystone's June 14, 2013 letter or Lori Seese's June 17, 2013 letter. Keith Lawler reviewed his June 14, 2013 letter, and Lori Seese reviewed her June 17, 2013 letter.

Greg Naumovich, owner of the adjoining business Everson Tesla on Gremer Road, expressed a concern that purchasers of these dwellings will be complaining about noise from his business, when his business has been there for many years. He requested that something be done to buffer these properties from his business, such as supplementing the tree row. The Planning Commission agreed. Leroy Bickert suggested they also consider a fence. Wayne Doyle agreed to take that back to the Developer.

Zach Cobrinik, 4467 Homestead Drive, also an adjoining owner, stated that the developer should be required to disclose to the prospective purchasers that there are existing businesses next to this property. Lori Seese added that this is a good idea; however, the developer is also supposed to be disclosing the use of the adjoining township property on the other side and we find that they are not always doing that either. Buyers need to do their due diligence and the developer wants to sell houses. It's not something that we may be able to do anything about.

The motion to recommend approval of the Fields at Trio Farms Phase III Preliminary/Final Major Subdivision provided the Keystone Consulting Engineers June 14, 2013 letter and Lori Seese's June 17, 2013 letter is addressed, that a buffer is established between this phase and Everson Tesla with natural buffer materials, the Developer consider the installation of fence, and there be a mandatory disclosure of

potential noise from the adjoining business to potential purchasers, was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

**Keystone Real Estate Management Preliminary Major Subdivision Plan**

Present for the Application: Brian Evans, P.E., Evans Engineering, Tim Siegfried, Esq., and Bruce Rosendale, Contractor.

Keith Lawler reviewed his June 14, 2013 letter, and Lori Seese reviewed her June 14, 2013 letter. The Planning Commission had no issues with the Subdivision Plan.

The motion to recommend approval of the Keystone Real Estate Management Preliminary Major Subdivision Plan provided the June 14, 2013 Keystone Consulting Engineers letter and Lori Seese's June 14, 2013 letter is addressed was moved by Ron Siedlecki and seconded by Tara Capecci. The motion carried unanimously.

**Keystone Real Estate Management Preliminary Major Land Development Plan**

Present for the Application: Brian Evans, P.E., Evans Engineering, Tim Siegfried, Esq., and Bruce Rosendale, Contractor.

Keith Lawler reviewed his June 14, 2013 letter. He noted that Christopher Noll, SEO sent the Applicant a letter regarding the requirement for a Planning Module. Some discussion followed about that requirement and Keith made a note to have Chris Noll contact them to discuss. Brian Evans noted that stop signs and speed humps will be added to slow traffic through the property. Keith noted that there are a lot of comments regarding stormwater management that need to be addressed. Items from the June 14 letter were discussed. The Planning Commission had no additional concerns.

The motion to recommend approval of the Keystone Real Estate Management Preliminary Major Land Development Plan provided the Keystone Consulting Engineers June 14, 2013 letter and Lori Seese's June 14, 2013 letter is addressed prior to resubmission to the Board of Supervisors was moved by Ron Siedlecki and seconded by Tara Capecci. The motion carried unanimously.

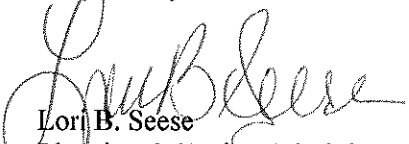
**COURTESY OF THE FLOOR**

The Planning Commission made a unanimous recommendation to the Board of Supervisors that they purchase the house on the northwest corner of Newburg Road and Route 191, so the Township owns it when it comes time for future expansion of that intersection. The Planning Commission feels it would short-sighted not to purchase this house while it is available. Also mentioned was the adjoining property at 423 Nazareth Pike, as it is also presently for sale.

**ADJOURNMENT**

The motion to adjourn was moved by Hugh Harris and seconded by Ronald Siedlecki. The motion carried unanimously. The meeting adjourned at 7:10 p.m.

Respectfully submitted,

  
Lori B. Seese  
Planning & Zoning Administrator