



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

Planning Commission Minutes August 19, 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; Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator.

APPROVAL OF MINUTES

Motion to approve the minutes of the July 15, 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

Saratoga Farms Final Major Subdivision

Present for the Application: Attorney Dennis Benner and Darrin Heckman, P.E., Lehigh Engineering

The Planning Commission was reminded that this subdivision is contingent upon a zoning change to Low Density Residential. The formal request has been made to the Township and will be back to the Planning Commission for comment. Mr. Kortze reviewed his letter. A waiver was submitted for a driveway location and Mr. Kortze recommended granting this waiver. The landscaping berm/screening along Route 191 was discussed.

The motion to recommend approval of the Saratoga Farms Final Major Subdivision provided all conditions of Mr. Kortze's August 15 letter along with the recommended waiver, Mrs. Seese's July 15 letter, and a recommendation that the township consider a connection with Hartman Road was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

Keith Kleintop Minor Subdivision

Present for the Application: Attorney Dennis Benner and Darrin Heckman, P.E., Lehigh Engineering, Paul and Rose Fehnel

Mr. Kortze reviewed his August 15 letter. It was noted that the minor subdivision will create a separate lot, it will not be combined with any other lots, and it will not be a building lot. A request was made to defer dedication of the road right-of-way until such time as the land is developed. Mr. Kortze noted a waiver was submitted for drawing scale and he has no objection to the waiver.

Mrs. Seese noted a violation exists on the property and she has discussed this problem with Attorney Benner. The township will be looking for the violation to be resolved as part of the subdivision approval.

The motion to recommend approval of the Keith Kleintop Minor Subdivision provided the conditions of Mr. Kortze's August 15 letter and Mrs. Seese's August 16 letter are addressed, including a recommendation to defer the road right-of-way and approve the scale waiver, was moved by Ron Siedlecki and seconded by Hugh Harris. The motion carried unanimously.

COURTESY OF THE FLOOR


Isidore Mineo, owner of lands adjoining the proposed IDI project, stated his concerns about the location of the berm directly on the property line. He requested that a method be employed to move water off their property. Mr. Mineo stated his concerns for stormwater management.

The Planning Commission briefly discussed concerns about Homeowner Associations and the problems they can present when the property owners cannot pay for improvements.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously. The meeting adjourned at 7:18 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator