



# 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 January 20, 2014**

Acting 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.

### **REORGANIZATION**

The motion to reappoint the same slate of officers from last year was moved by Hugh Harris and seconded by Ronald Siedlecki. The motion carried unanimously.

### **APPROVAL OF MINUTES**

Motion to approve the minutes of the November 18, 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**

#### **Sam's Club Revised Final Land Development**

Present for the Application: Tina Makoulian, Esq., John Hornick, P.E., Bohler Engineering, Jerry Bermingham, National Realty & Development.

The project has received multiple variances from the Zoning Hearing Board and they are now before the Planning Commission for land development approval. John Hornick reviewed the proposed development. The Planning Commission expressed some concerns regarding the location of the gas station on the lot and safety of parking along the loop road. The Planning Commission was concerned that traffic speed will be higher on the loop road and safety trying to back out of a parking space. The Applicant stated they would speak to their traffic engineer to look at installing signage, speed bumps, etc., to address the Planning Commission concerns rather than eliminate the spaces.

Al Kortze reviewed his January 16, 2014 letter. The major issue to be addressed was the flow of traffic within the gas station. John Hornick explained that Sam's Club does this at all their gas stations. They think this much safer to keep the traffic going in the same direction. Per Al's suggestion, additional signage will be provided to alert patrons that they cannot enter the gas bumps from exit end of the fueling area. Lori Seese reviewed her January 17, 2014 letter. Comments were opened to the Floor.

Terry Ebert, Wal-mart employee, expressed a concern regarding fuel spill recovery. John Hornick explained the trench drain system and stormwater management that has been provided. Diesel fuel will be provided for sale; however, there is no intent to encourage fueling of tractor trailers at this location.

The motion to recommend approval of the Sam's Club Revised Final Land Development plan with the exceptions made in Al Kortze's January 16, 2014 letter and Lori Seese's January 17, 2014 letter, with special notation to address the speed along the perimeter driveway of the parking area and signage in the fuel pump area, was moved by Ron Siedlecki and seconded by Hugh Harris. The motion carried unanimously.

### **Stone Post Meadows Proposed Zoning Ordinance Amendment**

Present for the Application: Jim Preston, Esq., Richard Brooks, K&S Development

The Planning Commission provided their comments on the proposed ordinance. Hugh Harris and Leroy Bickert stated that they do not want to recommend approval of the proposed ordinance. Linda Crook expressed her concern that the change could bite us (the Township) if we make the change, referring the zoning change made for Trio Farms. Ron Siedlecki stated that he agreed with all comments made this far. Traffic is a big concern and he feels there will be a tremendous increase in traffic. Tara Capecci stated concern for police coverage, number of calls, and how adding this significant number of residents will stress our coverage. Tara also stated concern regarding the impact it will have on the school district. Finally, Tara noted that the proposed ordinance language is concerning in that the development could potentially be all apartments, not a combination of office and apartments. She feels the proposed ordinance is a way around the zoning ordinance. The Planning Commission also stated concern that while the apartments are supposed to be high-end, eventually there may be more people living in an apartment than what was planned.

Linda Crook opened comments up to the Floor.

Attorney Donald Miles, representing Bob and Beverly Hoyer of 365 Country Club Road, thanked the Planning Commission for the position they are taking.

Kathy Nonnemacher, 185 Country Club Road, presented a petition to the Planning Commission opposing the project.

Gayle Kozak, 4231 Country Club Road, Bethlehem Township, thanked the Board for their comments.

Kay Brazinski, 4555 Meadow Drive, thanked the board for their statements. She suggested that more infrastructure improvements should be paid for by developers.


The motion not to recommend the proposed zoning ordinance amendment was moved by Hugh Harris and seconded by Ron 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 Leroy Bickert. The motion carried unanimously. The meeting adjourned at 7:10 p.m.

Respectfully submitted,

  
Lori B. Seese  
Planning & Zoning Administrator

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