



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 February 24, 2014

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

APPROVAL OF MINUTES

Motion to approve the minutes of the January 20, 2014 meeting was moved by Hugh Harris and seconded by Leroy Bickert. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Trio Farms Phase IV Major Subdivision

Present for the Application: Richard Brooks, Applicant; Wayne Doyle, P.E., Cowan Associates.

Wayne Doyle provided response letters to Mr. Kortze and Mrs. Seese's letters. Al Kortze reviewed his letter. Wayne Doyle addressed the units that have been moved from Phase III to Phase IV since Phase III has been stalled, plus it makes good planning. Trio Farms may have to come back to the Planning Commission or the Board of Supervisors to address issues with Phase III. Mr. Doyle addressed the comments in Mrs. Seese's letter. No comments from the Board or Floor.

The motion to approve the Trio Farms Phase IV Major Subdivision Plan, provided comments of Al Kortze's letter and Lori Seese's letter are addressed was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

JGP Lower Nazareth Commercial Development

Present for the Application: Joseph Correia, Chestnut Avenue Associates; Michael Jeitner, P.E.; Bohler Engineering

Michael Jeitner reviewed the proposed plan. The front pad of Lot 7 is a proposed bank with access using the driveway off Jandy Boulevard. There is no additional access off Jandy Boulevard or Route 248 proposed. Stormwater management was already accounted for with the original major subdivision. The Applicant does not want to consolidate the lots. They plan to provide access easements and cross parking easements. Al Kortze reviewed his February 19, 2014 letter. Mr. Kortze noted when the Jandy

Subdivision was approved the anticipated traffic volume was on the high end. The traffic from this development should be significantly less than what was originally calculated.

Mr. Kortze reviewed item #4 of his letter and noted that a zoning variance may be required. Mr. Kortze reviewed requested waivers from Sections 424.7 and 775.37. Mr. Kortze does not have an issue with any of the waivers.

Mr. Kortze did not recommend approval of the plan; however, he did recommend addressing the waivers. Lori Seese reviewed her letter. Mike Jeitner reviewed the architectural renderings with the Commission. There were no questions from the Board or Floor.

Hugh Harris made a motion to approve the requested waivers, which was seconded by Leroy Bickert. The motion carried unanimously. The plan was tabled by the Planning Commission.

Joseph I Revised Final Land Development

Present for the Application: John Joseph and John Nicholich, Applicant; Kevin Dietrich, ICS (future car wash operator) and Daniel Cohen, Esq.

John Nicholich presented the proposed project. They have no problem complying with either Al Kortze or Lori Seese's letters. It was noted that the speed limit needs to be established on Corriere Road in order to address the sight triangle. Kevin Dietrich provided an explanation of how his business works. Hours of the car wash would be approximately 7 a.m. to 8 p.m.

Tara Capecci expressed concern for the volume of traffic on Corriere Road with the Walmart across the street. Al stated that the warrants may/may not be met for a multi-way stop. He also noted that the Traffic Study for Palmer View did not indicate any issues with that project. The Planning Commission could always recommend a multi-way stop.

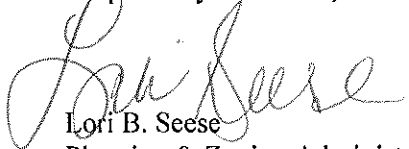
The motion to recommend approval of the Joseph I Revised Final Land Development Plan provided the Applicant satisfies Al Kortze's and Lori Seese's letters, with a recommendation of an additional study of the intersection at the Walmart/Applebee's driveway and traffic flow on Corriere Road, was moved by Tara Capecci and seconded by Hugh Harris. 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 7:22 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator