



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 April 21, 2014

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 February 24, 2014 meeting was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Stone Post Meadows – K&S Development Curative Amendment – Planning Commission Comment

Present for the Application: Richard Brooks for the Applicant; James Preston, Attorney

The April 16, 2014 correspondence provided by Donald W. Miles, Attorney, representing Mr. and Mrs. Robert Hoyer, was read into the record (see attached).

Ron Siedlecki stated his opinion has not changed – he is still against the project. His concerns are betterment of the community and additional traffic and congestion the project would bring. He feels the property can be used for better tax purposes.

Tara Capecci remains against the proposal. She is concerned about a change in our population, that Lower Nazareth will be bearing the burden of the additional roads, additional police force, etc. Tara referred to the Comprehensive Plan and stated we shouldn't have to take on that the higher density zones so other municipalities don't have to. Lower Nazareth shouldn't have to take on the additional tax burden or cost.

Hugh Harris noted the map provided by Donald Miles and the other zones where apartments are available.

Leroy Bickert stated he was on the Planning Commission when the Comp Plan was reviewed years ago. This was reviewed then and decided they shouldn't go there. He does not believe apartments should be on this property.

Linda Crook stated that she has been against the proposal from the beginning. Linda thinks its spot zoning, which isn't permitted. She stated it doesn't benefit the township in any way, shape or form.

Robert Hoyer, 365 Country Club Road, stated his appreciation for the Planning Commission's comments. Mr. Hoyer stated that the fact that it can be provided for in other areas of the township speaks for itself. The township should want something that can create revenue and not cost us money.

Gail Kozak, 4231 Country Club Road, questioned whether the supervisors have the same facts as the Planning Commission, and why are the Boards so different in their opinions. Linda stated that the Board of Supervisors denied their proposal and a few days later the Applicant filed a Curative Amendment, which is why they were discussing it tonight.

Kathy Nonnemacher, 185 Country Club Road, noted that a portion of the land is owned by St. Luke's Hospital and was encouraged years ago when they bought it, thinking it would be office buildings. She stated concerns for teenagers, dogs, etc. and potential damage to Louise Moore Park.

Final Major Subdivision Plan for 531 Georgetown Road

Present for the Application: Brian Gasda, P.E., Lehigh Engineering; Glenn Clearie, Applicant

Al Kortze reviewed his April 16, 2014 letter, noting that this application is a major subdivision, not a minor subdivision as submitted, and he reviewed it as such. Al reviewed the April 21, 2014 waiver request provided by Brian Gasda at the meeting. There was discussion regarding the third waiver. Mr. Clearie requested that the Planning Commission consider waiving this requirement as it is his intent to build a smaller home on this new parcel, due to health concerns. He asked that in consideration of this waiver, that they only allow construction of one more dwelling, and impose the requirement only if there is any more development.

Maria Stampf, 542 Georgetown Road, inquired about the notice and stated her concerns that in creating the subdivision some kind of office or other business could be constructed there. She also stated concerns that any widening or pole moving would occur on her property. It was explained that the work discussed would only occur on Mr. Clearie's property on his side of the street.

The motion to recommend the waivers as outlined below was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

SALDO Section 424.8, regarding contour lines, a deferral from this requirement until such time as further development occurs on the property; and

SALDO Section 533.2, regarding missing monumentation, a partial waiver with the exception of the corners along Georgetown Road and the three points on the south side of the property which must be set, and that any further development will trigger the requirement to locate the other corners; and

SALDO Section 741.6, regarding cartway widening, a recommendation to allow one additional residence to be constructed on Lot 2 with no requirement to widen the road; however any further development other than the one single family dwelling on Lot 2 on either Lot 1 or Lot 2 will trigger the requirement for cartway widening.

The motion to grant Preliminary/Final subdivision approval for 531 Georgetown Road, Tax parcel L6-9-1, provided that Lori Seese's April 21, 2014 letter and Al Kortze's April 16, 2014 letter are addressed, along with the waiver requests as previously recommended, was moved by Ron Siedlecki and seconded by Hugh Harris.

Preliminary/Final Land Development Plan, Chestnut Avenue Associates, JGP Proposed Commercial Development – Lori Seese announced this plan is tabled at the Applicant's request.

There were no comments under **COURTESY OF THE FLOOR**.

ADJOURNMENT

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

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator