



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 October 20, 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 September 15, 2014, meeting as amended was moved by Tara Capecci and seconded by Ron Siedlecki. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Zoning Ordinance – Proposed Text Amendment

The Planning Commission was in general agreement with the proposed amendment. They did express a concern however, about any lots with reduced setback being placed up against commercial properties, referencing the concerns made by the owner of Everson Tesla about Phase III of the project.

There being no other comments, the Planning Commission made a recommendation of approval for the text amendment.

Keystone Shed Preliminary/Final Land Development

Present for the Application: Trisha Reed-Moser, Applicant

Al Kortze reviewed his October 14, 2014, letter and noted that most of the remaining items are housekeeping issues. The septic issues are being worked out between the Applicant and the Sewage Enforcement Officer.

Lori Seese reviewed her October 20, 2014, letter. Lori inquired about how a farmer will access the agricultural portion of the land. Trisha indicated the farmer can use the northern driveway; however that portion of the property may not be farmed - they may just end up cutting the field.

The motion to recommend Preliminary/Final Land Development approval, provided Al Kortze's October 14, 2014, letter and Lori Seese's October 20, 2014, letter are addressed, including the requirement that the field will either be farmed or mowed in accordance with township code was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

Keystone Management Revised Final Land Development

Present for the Application: Kevin McGarvey, P.E., Evans Engineering and James Preston, Esq.

James Preston briefly reviewed the proposed changes. Al Kortze noted that the E&S plans should be sent to the Northampton County Conservation District for their cursory review, so they have the same plans as the township. A PADOT permit is also required. Al also mentioned that the adjoining property owner of Hecktown Road Business Park has made submission to PADOT for road improvements and signal. The Applicant should coordinate their work with that developer.

Ron Siedlecki made the motion to recommend approval of the Revised Final Land Development, provided the comments of Al Kortze and Lori Seese's letters are addressed. The motion was seconded by Hugh Harris and the vote carried unanimously by the Commission.

Liberty Trust Conditional Use Application CU2014-01

Present for the Application: Mark Buchvalt, P.E., T & M Associates; Justin Fanslau, Liberty Property Trust; and John Wichner, McMann Associates

Justin Fanslau reviewed the proposed plan. It was noted that the road would be built to Township collector status. Sewer will be provided, with a private pump station onsite and force main to Christian Springs Road. At this point, the construction would not be phased. The buildings will have sprinklers. Significant buffers and screening are proposed to address any neighborhood concerns. Justin stated there will not be any fueling on-site.

Al Kortze reviewed his October 14, 2014 letter. Al noted that the extension of Lonat Drive to Daniels Road is preferred; however the Applicant does not have control of the lands to make that connection. The alternative alignment would be to northern property line, 1000-1200 feet north of that intersection, however the pitfalls of northern alignment are the underground utility easement and wetlands. Justin indicated that Transcontinental Gas Pipeline has not been cooperative. Lining up the intersection with Greinar would be a safer intersection. Justin indicated that he has contacted both adjacent land owners with positive feedback; however he doesn't have control that he would be able to depict that on the plan. It is their intent to gain access thru the other properties; if they are not successful they will cul-de-sac the road.

It was noted that a traffic study will be required between Daniels Road and Hanoverville Road. A final traffic study is not typically required at the conditional use level. This requirement is addressed during the land development stage.

Justin stated that they are aware of the topography and have met with DEP to discuss. They noted that they have submitted a detailed karst study.

Direction of truck traffic was discussed. Approximately 100 trips per day would occur during the peak hours. The Applicant is looking at intersections to the north and to the south to study what the impacts will be, as far as Jandy Blvd and to Hanoverville Road. Road improvements were discussed at length.

Ron Siedlecki stated that while they have the right to develop this land as proposed, he has serious concerns about traffic and what it will do to the community. If Lonat were to definitely go thru to Daniels Road, it would at least provide some relief.

Leroy Bickert inquired about sewer connection, potential access the adjoining property, and sprinklers for the buildings.

Tara Capecci expressed concern about the houses on Route 191 and the ability for those property owners to leave/enter their property with the additional traffic. Tara made a general recommendation that Route 191 be made 3 lanes from Hanoverville Road to Route 248 to accommodate all the traffic.

Tom Stitt, 576 Nazareth Pike, expressed concerns about traffic and impacts to his property.

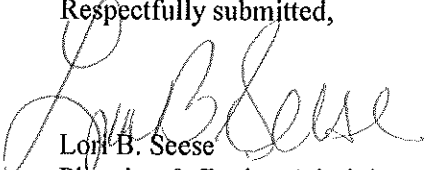
The Planning Commission was in agreement that while they understood that the Developer can use the property this way, there are a lot of reservations about traffic in the immediate vicinity, both north and south. There were no additional comments.

There were no additional comments under COURTESY OF THE FLOOR

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously. The meeting adjourned at 7:55 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator