



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 23, 2015

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 February 5, 2015 meeting was moved by Hugh Harris and seconded by Leroy Bickert. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

FedChem Special Exception Zoning Appeal

Present for the Application: Terry DeGroot, Engineer; Erich Schoch, Attorney; Debbie Trepel and Anthony Porcillo for FedChem.

Erich Schoch provided a brief introduction of the proposed project, highlighting the split zoning on the property and the relief they are requesting in their application. Terry DeGroot, Engineer reviewed the proposed plans, highlighting the new warehouse and manufacturing area. Terry advised that there will be an additional 2-3 employees and they will be continuing their 24/7 operation. FedChem is interested in obtaining public sewer for the project, and there are currently negotiations underway.

In regard to the impervious cover, they have asked for relief but they are also considering consolidation of the lot lines to make the tract one parcel in lieu of two separate parcels. If the consolidation takes place, they will meet the impervious requirements and no relief will be necessary. They are also requesting a number of setback variances due to the narrowness of the lot.

Hugh Harris inquired about the chemicals processed on site. Debbie Trepel stated that their chemicals are additives for inks and greases. Their chemicals act as a gelant to those products. A majority of their products are combustibles. They intend manufacture the same chemicals they do now, just more of them. All of the buildings have sprinklers and the new ones will have them as well.

Mr. Porcillo stated that the storage trailers will go away when the new warehouse is constructed.

Linda Crook suggested that since there are so many accessory uses/structures in the right-of-way of Keystone Drive and they are requesting relief, they should make an effort to get them out of the right-of-way.

Tara Capecci agreed that it makes sense to keep the operations on the same side of Keystone Drive.

Al Kortze inquired about proposed stormwater management on the site.

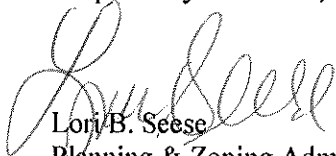
The motion to recommend consolidation of the tax parcels and variances requested, as well as looking at eliminating accessory uses in the right-of-way, was moved by Tara Capecci and seconded by Leroy Bickert. The motion carried unanimously.

There were no additional 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 7:10 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator