



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 November 16, 2015

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 July 20, 2015 meeting was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

F. Greek Conditional Use, CU2015-02

Present for the Application: Timothy Charlesworth, Esq., Applicants Frank and David Greek, and Fidel Gonzalez, P.E.

Frank Greek provided a background of their company. The proposed building will be approximately 300,000 s.f., for up to 7 different tenants. The front façade and auto parking are located on the side adjacent to the residential development. The truck parking will be on the back or western side of the building. The building is designed to accommodate 140 occupants with 24-7 operation; however most of his tenants run a shift and a half.

Fidel Gonzalez, Site Project Manager, provided project information. The residential property will be consolidated into the main parcel. A turning lane is proposed going west on Hecktown Road. The number of anticipated trucks per day is less than 100 per day. Additional traffic studies could be required if the use is more intense than the baseline traffic study. Linda Crook stated concern for traffic. Mr. Greek said that higher truck traffic is more common with a cross dock building because the turn-around of product is much higher; however this building is not a cross-dock building. Fidel provided on-site traffic circulation information. Mr. Greek does not anticipate that a guard shack will be required due to the type of proposed tenants.

Leroy Bickert inquired about stormwater management. Fidel stated are still waiting for feedback from the Water Authority regarding water requirements. In regard to sewer, they intend to tie in to the line proposed by IDI. The building will be sprinklered.

Hugh Harris requested an increase in the height of the berm to screen the property from the neighbors.

Tara Capecci expressed a concern that the building foundation would be constructed to accommodate manufacturing uses.

Ron Siedlecki stated concerns about sound. Frank Greek stated that all manufacturing will stay inside the building.

Al Kortze reviewed his letter. Al asked for additional line of sight profiles, particularly from the second story of residential properties.

Tara inquired about the traffic pattern on Hecktown Road. Al Kortze outlined the improvements required for IDI and what the potential requirements may be for Greek Development.

Comments from the Floor:

Ginger Buchser, 2731 Newburg Road, inquired about the berm along Newburg Road. Hugh Harris stated they would like to see the berm be continuous and as high as they can make it.

Gary Reed inquired about the zoning of the Moskella property on Newburg Road. He suggested that someone approach the owner of that property to see if they want to sell. Mr. Reed also asked about the proposed timeline to complete. The project is proposed to be under construction by Summer 2016 and finish 2017.

Anthony Pollicelli, 3145 Val Vista, stated a concern for the proximity of the building to his house. He has an issue with the water backing up to his property.

Margaret Schofield, 116 Oxford Drive stated her concern for the potential 24/7 operation and that the property values will depreciate.

Gabe Minorics, 3722 Hecktown Road reported that his picture window and door have cracks which he believes is from the Phillips Feed truck traffic.

Mr. Denny inquired about the 24/7 operation denied in IDI's 2007 application and suggested it be denied again.

Motion:

The motion to recommend approval of the application provided Al Kortze and Lori Seese's letters are addressed, the building is moved to allow for a higher berm, the berm be extended continuously along Newburg Road, taller trees are required, a turning lane be required on Hecktown Road, and consideration be given to purchase the Moskella property on Newburg Road, was moved by Leroy Bickert and seconded by Hugh Harris. The motion carried unanimously.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously. The meeting adjourned at 7:40 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator