



# LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

623 MUNICIPAL DRIVE  
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## **Planning Commission**

Linda Crook, Chairperson  
Leroy Bickert, Vice Chairperson  
Tara Capecci, Secretary  
Hugh Harris  
Ronald Siedlecki

## **Planning Commission Minutes January 18, 2016**

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.

### **REORGANIZATION**

The motion to reappoint the same slate of officers from last year was moved by Hugh Harris and seconded by Ronald Siedlecki. The motion carried unanimously.

### **APPROVAL OF MINUTES**

Motion to approve the minutes of the December 22, 2015 meeting was moved by Hugh Harris and seconded by Ronald Siedlecki. The motion carried unanimously.

### **CORRESPONDENCE & ANNOUNCEMENTS**

No items of discussion.

### **SUBDIVISION/LAND DEVELOPMENT**

#### **Route 33 Logistics Center (IDI) – Preliminary Subdivision & Land Development**

Present for the Application: Attorney Blake Marles, Brian Evans, P.E., Evans Engineering. The Applicant had available site plan, an architectural rendering and sight line elevations available for discussion.

Al Kortze reviewed his January 15, 2016 letter. A Staff Meeting is required to review some of the outstanding items, particularly sound and traffic.

Blake Marles reported that approval from Easton Area Joint Sewer Authority for the capacity has been granted. The issue is the agreement between Palmer Township and Lower Nazareth Township for transmission of the flow.

Waiver Requests – Al reviewed each waiver request and indicated that he did not have an issue with any of the waiver requests.

Leroy inquired about how the stormwater will be coordinated with the Greek Development. Brian explained how the stormwater management was designed. They have to design with the presumption that Greek will not be constructed.

Ron Musselman, 3766 Newburg Road – Brian Evans provided an overview of what the Musselman’s will see from their property. Mr. Musselman stated a concern that the landscaping and wall will not completely block their view of the building. Brian explained that they can’t completely block the building. The Planning Commission asked that the Board of Supervisors need to determine if this is satisfactorily meeting the terms of the Conditional Use Order & Opinion.

Ron Siedlecki suggested that maybe they need to plant taller trees initially.

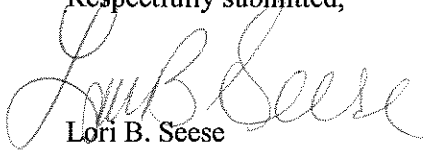
Manus Smith, 2723 Newburg Road, inquired about the new entrance of Newburg Road, which is for the new Milham Dealership.

The motion to approve the preliminary subdivision and land development application for the Route 33 Logistics Center, with the provision that all conditions of Mr. Kortze’s January 15, 2016 letter and Lori Seese’s December 2015, 2015 letter are addressed, and the sight line question at the Musselman property is taken under consideration, was moved by Ron Siedlecki and seconded by Hugh Harris. The motion carried unanimously.

**ADJOURNMENT**

The motion to adjourn was moved by Hugh Harris and seconded by Ronald Siedlecki. The motion carried unanimously. The meeting adjourned at 7:00 p.m.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator