



LOWER NAZARETH TOWNSHIP

PLANNING COMMISSION

623 MUNICIPAL DRIVE
NAZARETH, PA 18064
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Planning Commission

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

Planning Commission Minutes July 18, 2016

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Also in attendance: Commission Members Leroy Bickert, Hugh Harris and Ronald Siedlecki; Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator. Commission Member Tara Capecci was not present.

APPROVAL OF MINUTES

Motion to approve the minutes of the April 25, 2016 meeting was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

No items of discussion under **CORRESPONDENCE & ANNOUNCEMENTS.**

SUBDIVISION/LAND DEVELOPMENT

CarMax Preliminary/Final Land Development Plan

Present for the Application: Cornelius Brown, Bohler Engineering; Jake Hertz, Centerpoint Integrated Solutions

Jake Hertz indicated they can comply with the comments in Lori Seese's letter. Al Kortze reviewed his letter stating his concerns with stormwater management and recommend not approving until the stormwater is more complete. In Tara Capecci's absence, Linda Crook read her comments regarding the right-in, right-out driveway on Route 248. Ron Siedlecki was also concerned about the exiting movement. Jake indicated that PADOT is requiring the driveway. He further explained that the concrete median will be extended all the way to the light (as part of their application) which will prevent traffic crossing lanes between the lights.

Leroy Bickert expressed concern about truck turning movements going into, within and out of the development. An inquiry was also made about the trees that will be removed. Jake indicated they are negotiating tree removal along the Route 33 on-ramp with PADOT. He showed the area where they want to remove trees. Al Kortze recommended they come up with a signage plan to address directing traffic to their site.

The motion to recommend approval, provided all of the items of Al Kortze's July 14, 2016 and Lori Seese's July 15, 2016 letters are addressed, a signage plan is developed to guide customers to the development, it is verified that there are stop signs at Route 248 (all directions), the sidewalk is extended as prescribed in the Al Kortze's letter, and Wawa is contacted to coordinate

installation of sidewalk on their side of the highway, was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

There were no 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 7:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lori B. Seese".

Lori B. Seese
Planning & Zoning Administrator