



LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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Planning Commission

Linda Crook, Chairperson
Leroy Bickert, Vice Chairperson
Tara Capecci, Secretary
Hugh Harris
Bert Smalley

Planning Commission Minutes August 21, 2017

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

APPROVAL OF MINUTES

Motion to approve the minutes of the June 19, 2017 meeting was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

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

SUBDIVISION/LAND DEVELOPMENT

Lot #4 Hecktown Road Business Park – Preliminary Land Development Plan

Present for the Application: Lou Ronca, Wind-Drift Development; Charles Bruno, Esq.; and Tom Serpico, Engineer

Al Kortze review his August 16, 2017 letter. Al highlighted several items, noting that DEP will not require a planning module; however, the agreements with municipalities to provide the sewer must be worked out. Al reviewed the traffic requirements for existing Young VMD, two new approved developments, and this proposed development. There are 3,592 daily trips left after the uses are accounted for. Al suggested we require an adjustment to the allowed daily trips if the use changes before a Use & Occupancy permit is issued.

Lori Seese reviewed her letter, noting that approval from Bethlehem Township is required prior to the appearance by the Board of Supervisors.

Attorney Charles Bruno requested a preliminary/final recommendation in lieu of just a preliminary approval. Al Kortze noted that he had reviewed only for preliminary, additional comments must be addressed for final and before they submit for the Board of Supervisors.

The requested waivers were discussed, specifically for SALDO items 774.32. b and g. Al stated that he would recommend approval of these waivers but the pond is in Bethlehem Township. He doesn't not believe they are applicable to Lower Nazareth Township.

Attorney Joseph Piperato, representing Fairfield Development, stated that the Commission consider that the developer may exceed the traffic counts. They requested “some teeth” to require the developer to adjust their traffic count in the future if they exceed the number of trips they’ve declared.

Mike Russek, Engineer noted that the original Banko plan was 200,000 s.f. and the demographics were available. This new building is bigger than what was approved under the Banko plan.

Attorney Bruno stated that the uses are different between the Banko plan and the current proposal. Mr. Bruno also stated that there isn’t any language or mechanism in Lower Nazareth’s ordinance which allows the Township to require a second look at the traffic.

Al Kortze agreed with the statements made by Attorney Bruno. He stated that if the use is not what was approved at the time of building permit application, we can require an adjustment at that time. There isn’t anything in our ordinance that would require a look-back study. It is hard to say what may be required since we do not know what is projected for the remaining lots in Hecktown Road Business Park. If Lehigh Valley Hospital does what they are proposing, there will be improvements made to the Hecktown/Commerce Park Way intersection for the hospital.

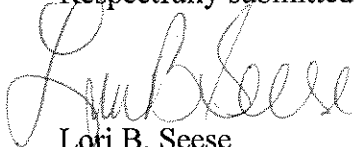
Hugh Harris made a motion to recommend Preliminary/Final Land Development approval provided the concerns of Al Kortze and Lori Seese’s letters are addressed, along with a request to the Township Solicitor to find out if the Township can hold the developer to 390 trips. The motion was seconded by Bert Smalley. The motion carried unanimously.

No additional comments under COURTESY OF THE FLOOR.

ADJOURNMENT

The motion to adjourn was moved by Bert Smalley and seconded by Hugh Harris. The motion carried unanimously. The meeting adjourned at 7:25 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator