



# LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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## Planning Commission

Linda Crook, Chairperson  
John Eustice, Vice-Chairperson  
William Hughes, Secretary  
Hugh Harris  
Zachariah Cobrinik

## Planning Commission Minutes March 19, 2007

Chairperson, Linda Crook, called the meeting to order at 7:30 p.m. Also in attendance: John Eustice, William Hughes, Hugh Harris, Zachariah Cobrinik, Albert Kortze of Keystone Consulting Engineers, and Lori Seese of Lower Nazareth Township.

An announcement was made that Industrial Development International (Conditional Use CU2007-02) has been deferred to the April Planning Commission meeting at the request of the Applicant.

### APPROVAL OF MINUTES

Motion to approve the minutes of the January 15, 2007 meeting was moved by Hugh Harris and seconded by Zachariah Cobrinik. The motion carried unanimously. The Planning Commission meeting in February was cancelled due to a lack of quorum.

There were no items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

### SUBDIVISION/LAND DEVELOPMENT

#### Trio Farms Clubhouse Preliminary/Final Land Development Plan

Present for the application: Wayne Doyle, Van Cleef Engineering Associates.

Commission Member Zach Cobrinik recused himself to the audience for this presentation. Mr. Kortze reviewed his February 22, 2007 letter. Regarding Item #9 of Mr. Kortze's letter, under previous application Lower Nazareth Township requested an easement for a future road from the subdivision to the Township property. This is no longer required; therefore it should be removed from the plan. The Hecktown Fire Co. Fire Chief provided a comment letter. Mr. Doyle stated they have already been addressed. The Planning Commission wants to see the walking path extended to the Township Property so residents of Trio Farms don't have to walk all the way around to get to the Township property. The motion to recommend approval of the Trio Farms Clubhouse Preliminary/Final Land Development Plan provided Mr. Kortze's letter is addressed and the walking path is extended to the township property was moved by Mr. Eustice and seconded by Mr. Harris. The motion carried unanimously.

### Hanover Group Builders/Stivala Boundary Line Adjustment

Present for the Application: Christopher Zajacik, Hanover Group Builders; Charles Stivala; Thomas Morganelli, Millenium Design Services.

Mr. Kortze reviewed his March 15, 2007 letter. Regarding Item #6, they will show the drainage easement as requested. A waiver was requested for Item #11, requirement for a wetland study and #15, removing development features from Lot #1. They asked that a condition of grading plan approval be that a wetland study is required, and the Applicant is concerned that by removing the requested information, it will appear Lot #1 is unbuildable. Discussion followed on these points. Mrs. Seese noted the comment in her March 16, 2007 letter that the boundary line adjustment must be an even exchange of land. The lots are both existing non-conforming; therefore the land exchange cannot make either lot more non-conforming. The motion to recommend approval of the Hanover Group Builder/Stivala Boundary Line Adjustment provided Mr. Kortze's letter is addressed; Mrs. Seese's comment regarding equal land swap is addressed; plan notes be added that the building information is conceptual and application can be made once adequate sewer is approved; wetlands report must be provided at such time; adequate water drainage on the site must provided so as to not negatively effect roads in the area was moved by Mr. Harris and seconded by Mr. Hughes. The motion carried unanimously.

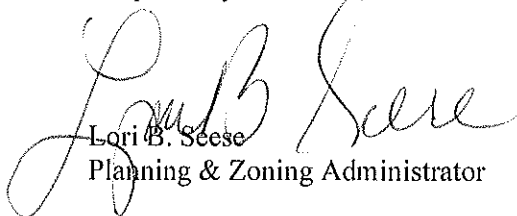
### COURTESY OF THE FLOOR

There were no items of discussion.

### ADJOURNMENT

There being no further business, the motion to adjourn the meeting at 8:05 p.m. was moved by Mr. Harris and seconded by Mr. Cobrinik. The motion carried unanimously.

Respectfully submitted;

  
Lori B. Seese  
Planning & Zoning Administrator