



# 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 April 16, 2007

Chairperson, Linda Crook, called the meeting to order at 7:30 p.m. Also in attendance: William Hughes, Hugh Harris, Zachariah Cobrinik, Albert Kortze of Keystone Consulting Engineers, and Lori Seese of Lower Nazareth Township. Commission Member John Eustice was not present.

### APPROVAL OF MINUTES

Motion to approve the minutes of the March 19, 2007 meeting was moved by Hugh Harris and seconded by Bill Hughes. The motion carried unanimously.

There were no items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

### SUBDIVISION/LAND DEVELOPMENT

#### Industrial Development International, Inc. (IDI) Conditional Use, CU2007-02

Present for the application: Attorney Blake Marles; Fidel Gonzalez, Rettew Engineering; Preston "Bill" Hutchins and David Thomas of IDI.

Blake Marles reviewed the proposed project. The Zoning Administrator and Fire Chief's letters were acknowledged as received by the Applicant. At the request of Township Staff, a road has been proposed across Newburg Road through an adjacent parcel. Mr. Hutchins reviewed the traffic proposal. A traffic study will be provided to the Township shortly. The intersections of Hecktown Road and Route 33 will be significantly improved, specifically signalization, turning lanes, widening of the Route 33 ramps on both the northbound and southbound ramps, and a left turn lane on Hecktown to proceed north toward Newburg Road. Zach Cobrinik asked whether the road will be in place prior to occupancy and Mr. Hutchins confirmed it would be. Mr. Marles reviewed the pipeline easement along with property line and problems related to installation of berms and landscaping as part of the buffer. Fidel Gonzalez reviewed the proposed lighting. There will be car parking only in the back and lighting is proposed accordingly. Mr. Gonzalez presented the proposed façade for the eastern exposure facing the residential properties. Mr. Gonzalez stated they propose to clump the trees to follow the residential properties in Palmer at one tree per 30 feet of property line. Mr. Cobrinik asked about installing berms behind the residential properties. Mr. Gonzalez and Mr. Marles stated that it would not help due to the topography of the property. Township Engineer, Albert Kortze asked them to explain how they will be addressing stormwater management issues as that area is prone to flooding. Mr. Gonzalez explained the existing stormwater management system. The floor was opened to public comment.

Renee Ferretti, 110 Oxford Drive, inquired whether the use is a warehouse or truck terminal. As a truck terminal it is not a permitted use.

Stuart Schooley, 4655 Fir Drive, stated Lower Nazareth Township should use whatever resources it has to control the construction of warehouses. In the case of the Hanoverville Road projects, the residents were told that the property was zoned LI when they moved in, however he did not believe this property was zoned LI when these Palmer residents bought their homes. He stated the Township needs to stand up for the residents that live there. From current experience, the hardest thing to deal with is the 24/7 operation and the noise from internal traffic, employees on break, etc.

Pat Musselman, 3766 Newburg Road, stated that there are already lights shining in on her property from Country Club Road and Hecktown Road, and it will be worse with this project since it will be right across the street. /

Ginger Buchser, 2731 Newburg Road, stated that the Applicant's proposals don't provide the right answers. There will be problems with traffic, lights, noise, and stormwater management.

Paul Adolph, 2716 Van Buren Road, stated it is a bad use of land in Lower Nazareth Township. Mr. Adolph stated concerns for diesel smoke and prevailing winds bringing the odor into the residential neighborhoods.

Steven Ferretti, 110 Oxford Drive, doesn't understand how or why a property can be zoned to Light Industrial from Agricultural without notifying anyone. Planning Commission Chair Linda Crook stated that any changes to the Zoning Ordinance must be advertised and the public would be given an opportunity to comment before it was adopted.

A resident stated their concern for the septic system. Mr. Marles explained how they intend to handle the sanitary sewer/septic system issue.

Stephen Ryan, new resident to Oxford Drive stated that buffering the property is definitely an issue.

Dominic Raso, 2705 Van Buren Road, stated the project will ruin the neighborhood and ruin the resident's quality of life. The residents in the community will fight the project.

To clear up the confusion, Zoning Administrator Lori Seese explained that the zoning on this property had been changed to Light Industrial in 1989 and has continued to be used as agricultural fields to present day.

Mr. Harris was glad that matter was cleared up and that the change was not recent. Mr. Harris stated that a major concern is buffering. He feels the Applicant should provide the fullest extent of buffering they can to minimize the impact on existing residences. The rest of the Planning Commission concurred stating that they don't like this use for this property and feel the regulations should be applied as strictly as possible.

An announcement was made to residents that they would be notified of the Public Hearing at the May 9 Board of Supervisors meeting by mail in the coming week. Presentation of this application concluded with no further comments.

### **First Industrial/Prologis ROW Minor Subdivision**

Present for the Application: Attorney Stanley Margle and Engineer Terry Godar, Evans Engineering.

Mr. Kortze reviewed his April 6, 2007 letter and noted this is a procedural matter as part of a PADOT Highway Occupancy Permit. Mr. Kortze noted there are a number of waivers requested; however he had no problem with them as the items had been addressed during the Major Subdivision and Land Development review. The motion to recommend approval of the First Industrial/Prologis ROW Minor Subdivision plan subject to addressing the items of Mr. Kortze's April 6, 2007 letter was moved by Mr. Hughes and seconded by Mr. Cobrinik. The motion carried unanimously.

### **Trio Farms Lot Line Adjustment/Revised Final Subdivision Plan**

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

Mr. Kortze reviewed his April 10, 2007 letter. Mr. Doyle explained that the townhouses are being narrowed to 30 feet from current proposed width of 32 feet. The end units will have bigger side yards. There are no density changes. The motion to recommend approval of the Trio Farms Lot Line Adjustment/Revised Final Subdivision Plan provided the items of Mr. Kortze's letter are addressed was moved by Mr. Harris and seconded by Mr. Hughes. The motion carried unanimously.

### **Deer Crossing Preliminary Major Subdivision**

Present for the Application: Applicants, Jim and Troy Faust; Engineer Larry Turoscy, Lehigh Engineering.

Mr. Kortze reviewed his April 11, 2007 letter. Mr. Turoscy reviewed the drainage for the property. Perc testing has been performed on the property. Discussion followed about Lots #8 and 9 and requirements for lots with reverse road frontage. Mr. Kortze stated he would recommend a waiver if they would install a berm and plantings to prevent traffic from entering onto Hanoverville Road. Mr. Kortze suggested they provide a detail with the next submission.

Joseph Horvath, 4520 Hanoverville Road stated concerns for Lot #25 which has a driveway off of Hanoverville Road just below his property. Mr. Turoscy stated he would look at it but the driveway location meets Lower Nazareth Township and PADOT standards.

George Martinelli, 274 Longwood Drive, stated his concerns for water that comes off the fields. Mrs. Susan Martinelli confirmed that the existing tree line would not be touched.

John Ryan, 280 Longwood Drive, stated that water from the fields also comes onto his property.

Shirley and Glen Anthony stated they were glad to see houses instead of warehouses. They also inquired about a 50 ft. x 200 ft. strip of land that was let for ROW for the road. No one knows who owns it. They have been taking care of it for years.

As Mr. Kortze was not recommending approval, the application was tabled pending further submission.

### **Jaindl Subdivision – Sketch Plan**

Present for the Application: Applicant, David Jaindl; Engineers Larry Turoscy and Lew Rauch, Lehigh Engineering.

Mr. Jaindl pointed out that the property was partially in Lower Nazareth Township and Upper Nazareth Township. The proposal was for 186 single family dwellings. There was limited discussion on this particular plan.

Mr. Jaindl spoke extensively to the Commission regarding a cluster development proposal that was pitched to the Board of Supervisors last year, which in the end was not well received. Mrs. Seese recalled there being an issue with the sewer. Mr. Turoscy agreed that the Nazareth Borough Municipal Authority told them they are approximately 2-1/2 years away from amending their Act 537 plan. Even though they did not have the cluster plan to review, Mr. Jaindl asked the Planning Commission what they thought of the cluster concept. The Planning Commission stated that they would think the Township may be more receptive if the development were age-qualified. Mr. Jaindl stated that the proposed development could only be partially age-qualified. Mrs. Seese reminded Mr. Jaindl that the Board of Supervisors had already provided him with an answer on his cluster concept. The Planning Commission suggested Mr. Jaindl go back to the Staff with an age-qualified cluster concept to see if that would be better received. They also suggested the number of non-age qualified dwellings proposed couldn't be any more than what you would get by right.

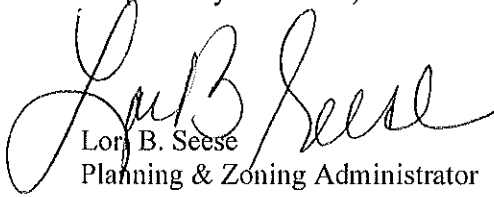
**COURTESY OF THE FLOOR**

There were no items of discussion.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:45 p.m.

Respectfully submitted,

  
Lori B. Seese  
Planning & Zoning Administrator