



LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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

Planning Commission Minutes May 20, 2013

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.

APPROVAL OF MINUTES

Motion to approve the minutes of the February 25, 2013 meeting was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Ned and Linda Hower AG Security Proposal

Lori Seese briefly reviewed the application and procedure. The Planning Commission was in favor of the application. The motion to recommend approval of the Ned and Linda Hower AG Security Proposal was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

Louise Moore Park Final Site Plan and Waiver Requests

Present for the Application: Andrew Bohl, Hanover Engineering and Gordon Heller, Northampton County Parks & Recreation.

Andrew Bohl provided a presentation of the project which is a conversion of the old homestead to offices for the Parks & Recreation Department. Six employees are proposed on a regular basis. A number of trees are being removed from the property due to location within the proposed cartway, foundation proximity, age, or damage.

The motion to recommend approval of the Louise Moore Park Final Site Plan and Waiver Requests provided Al Kortze and Lori Seese's letters are addressed was moved by Hugh Harris and seconded by Leroy Bickert. The motion carried unanimously.

Subdivision of First Park 33 Preliminary/Final Subdivision and Waiver Requests

Present for the Application: Engineer Paul Szewczak, Attorney Greg Davis, and Jeff Thomas, Applicant.

Al Kortze reviewed some fine tuning items that needed to be addressed. In regard to the requested waivers, he did not have any issue with waiving any of them. Tara Capecci noted again that the adjoiners

on this plan need to be updated. They are still out of date from the previous appearance before the Planning Commission.

Erich Schoch, Esq. representing Mandy Partners entered his appearance at the meeting as an interested party. He noted that they have recently met with First Industrial and the meeting was productive.

The motion to recommend approval of the Subdivision of First Park 33 Preliminary/Final Subdivision , waiver of Sections #421, 774.32.e, and 782.21 & 782.22, and deferral of waiver regarding sidewalks until Lots #1 and #3 are developed was moved by Ronald Siedlecki and seconded by Tara Capecci. The motion carried unanimously.

Lot 2 in First Park 33 Preliminary/Final Land Development and Waiver Requests

Present for the Application: Engineer Paul Szewczak, Attorney Greg Davis, and Jeff Thomas, Applicant.

Al reviewed his May 17, 2013 letter and Lori Seese reviewed her May 20 letter. Al did not have any issue with the requested waivers.

The motion to recommended approval of the Lot 2 in First Park 33 Preliminary/Final Land Development and Waiver Requests, provided Al Kortze and Lori Seese's letters are addressed was moved by Leroy Bickert and seconded by Ron Siedlecki. The motion carried unanimously.

Estates at Deer Crossing Revised Final Subdivision and Waiver Requests

Present for the Application: Brian Gasda, P.E., Lehigh Engineering, and James Faust, Applicant.

Brian explained the revised plan, which takes the plan back to its original layout. The Planning Commission stated their concerns for stormwater management. Al reviewed his May 14, 2013 letter and Lori Seese reviewed her May 20 letter.

The motion to recommend approval of the Estates at Deer Crossing Revised Final Subdivision, provided the comments of Al Kortze and Lori Seese's letters are addressed was moved by Leroy Bickert and seconded by Ron Siedlecki. The motion carried unanimously.

Greenfield Industrial Park Revised Final Land Development

Present for the Application: Rik Longacre, Engineer, Schlouch, Inc. and R.J. Burton, Victory Construction.

Rik provided an explanation of the plan's evolution and changes to date, particularly as they relate to traffic, berms, property acquisition, and sewer. Mr. Kortze and Lori Seese reviewed their May 20 letters. The need for guard shacks was discussed. RJ Burton stated only 25% of tenants want that kind of arrangement. Rik provided a directional sign plan for the board's review.

Stuart Schooley, adjoining owner, requested installation of a fence along the adjoining property line to keep both of their uses separated from each other. He requested that trees be installed all the way to the most easterly corner of the property where it touches Dutch Springs. Mr. Schooley stated concern for infiltration of the three ponds and whether they would be able to hold the water. Rik Longacre state the ponds would hold a 2-year storm and the rest would be directed northwest on the site. Finally, Mr. Schooley requested that they Hanoverville Road construction work be planned before the third week of May or after October 1, and that they take his business into consideration when planning their signage. He spends a lot of time redirecting tractor trailers off of his property.

The motion to recommend approval of the Greenfield Industrial Park Revised Land Development Plan provided Al Kortze and Lori Seese's May 20 letters are addressed, along with Mr. Schooley's concerns, was moved by Ron Siedlecki and seconded by Hugh Harris. The motion carried unanimously.

Lehigh Valley East 2 Revised Final Subdivision & Lot Consolidation and Waiver Requests

Present for the Application: Rik Longacre, Engineer, Schlouch, Inc. and Greydon Sargent, Prologis

Al Kortze reviewed his May 13, 2013 letter and the waiver requests. Al also recommended the railroad easement be removed or relocated. Lori Seese reviewed her May 20, 2013 letter.

The motion to recommend approval of the Lehigh Valley East 2 Revised Final Subdivision & Lot Consolidation and Waiver Requests provided Al Kortze's May 13 and Lori Seese's May 20 letters are addressed was moved by Tara Capecci and seconded by Ron Siedlecki. The motion carried unanimously.

Lehigh Valley East 2 Revised Final Land Development and Waiver Requests

Present for the Application: Rik Longacre, Engineer, Schlouch, Inc. and Greydon Sargent, Prologis

Al Kortze reviewed his May 15, 2013 letter and the waiver requests. Al didn't recommend waiving the curbing requirement. Al reviewed the Conditional Use requirements and satisfaction. Lori Seese reviewed her May 20, 2013 letter.

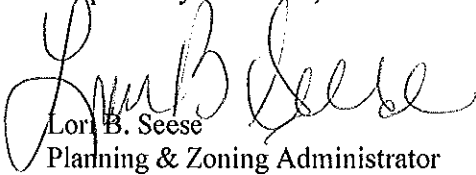
The motion to recommend approval of the Lehigh Valley East 2 Revised Final Land Development provided the conditions of Al Kortze's May 15 letter and Lori Seese's May 20 letter are addressed, and recommendation of Section 792.22 regarding tree identification was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

No comments under **COURTESY OF THE FLOOR.**

ADJOURNMENT

The motion to adjourn was moved by Linda Crook and seconded by Hugh Harris. The motion carried unanimously. The meeting adjourned at 8:40 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator