



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 March 16, 2015

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 February 23, 2015 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

O.R.E. Rentals Preliminary/Final Subdivision Plan

Present for the Application: Applicant, George Blobbe; Michael Jeitner, P.E., Bohler Engineering; Erich Schock, Esq.

Erich Schoch explained the intent of the proposed subdivision, to acquire the Topping property and a portion of a lot owned by Richard Bartolacci, then create two lots that both have frontage on Commerce Park Drive. Mike Jeitner provided further information regarding the subdivision. Al Kortze reviewed his March 11, 2015 letter. Although the subdivision is proposed within Lower Nazareth Township, Lot 3-6 is partially in Bethlehem Township. Lori Seese asked that they confirm that Bethlehem Township will not want to review this plan.

The motion to recommend approval of the O.R.E. Rentals Preliminary/Final Subdivision provided the comments in Al Kortze's March 11, 2015 letter and Lori Seese's letter of March 13, 2015 are adequately addressed, was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

O.R.E. Rentals Preliminary Land Development

Present for the Application: Applicant, George Blobbe; Michael Jeitner, P.E. Bohler Engineering; Erich Schock, Esq.

Mike Jeitner gave an overview of the proposed land development plan. He also noted that O.R.E. will be back before the Planning Commission after they obtain variances from the Zoning Hearing Board and apply for Conditional Use Approval. George Blobbe advised the Commission that O.R.E. is open Monday – Friday. Their primary customers are contractors and they do some business with homeowners. There being no other comments, the Commission tabled this plan until the Applicant completes their other approvals.

Sparkle Car Wash Land Development

Present for the Application: Kevin Detrick, Applicant; Terry DeGroot, P.E. and Justin Massey, P.E., Terraform Engineering

Justin Massey provided an overview of the proposed project. Mr. Detrick explained how his carwash operates. Justin provided a vehicle queuing plan, showing that they have the capacity to stack up to 33 vehicles before the pay station. Leroy Bickert made inquiries regarding the stormwater management, and stated a visibility concern regarding a sign on the Marriott property. Linda Crook stated a concern regarding turning movements at the Route 248 and driveway entrance. Al Kortze noted that is a PADOT matter since they control the signals.

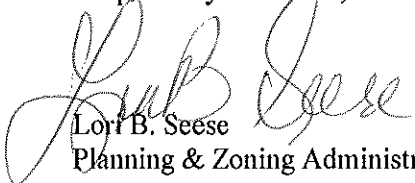
The motion to recommend Preliminary/Final Approval to the Sparkle Car Wash provided Al Kortze's March 12, 2015 letter and Lori Seese's March 13, 2015 letter are properly addressed was moved by Ron Siedlecki and seconded by Hugh Harris. The motion carried unanimously.

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 7:28 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator