



LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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Planning Commission

Linda Crook, Chairperson
Hugh Harris, Vice Chairperson
Tara Capecci, Secretary
Bert Smalley
Travis Gerould

Planning Commission Minutes January 20, 2020

Acting Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Commission Members Tara Capecci, Travis Gerould, Hugh Harris and Bert Smalley; Engineer Keith Lawler, and Lori Seese, Planning & Zoning Administrator were also in attendance.

The motion to appoint the same slate of officers as last year was moved by Hugh Harris and seconded by Travis Gerould. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the December 16, 2019 meeting was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

SUBDIVISION/LAND DEVELOPMENT

CTS Cement Preliminary/Final Plan – Building Addition

Present for the Application: Barry Cohen, Base Engineering and Joel Williamson of CTS, Applicant.

Keith Lawler reviewed his December 12, 2019 letter.

Travis Gerould inquired about traffic increases. Joel Williamson stated there will not be any increase in traffic.

Joel Williamson reviewed the project, explaining that they are enclosing the area they presently use for truck loading and adding warehouse space to store products inside.

Joel Scheer, Esq. and Yvonne Plakotaris, representing East Penn Sanitation addressed the Commission. They explained that CTS has access easements through East Penn Sanitation's property. There is no agreement in place to address traffic volume changes or for maintenance of the interior roads. East Penn would like the Township to make CTS contribute to the site maintenance on East Penn property.

It was explained that this is a civil issue between East Penn and CTS and not an issue the Township would get involved in. The Planning Commission can only recommend the two parties work out a maintenance agreement.

The motion to recommend granting a waiver to allow for preliminary/final submission was moved Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

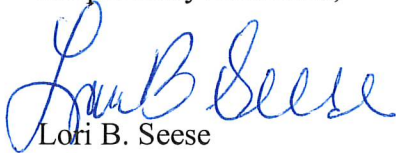
Tara Capecci made a motion to recommend preliminary/final land development approval provided Keith Lawler and Lori Seese's letters are satisfied, with the suggested revision to the intent and with the suggestion that parties work out an agreement regarding maintenance of the interior road system. The motion was seconded by Travis Gerould. 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 Travis Gerould. The motion carried unanimously. The meeting adjourned at 7:10 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator