



LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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Planning Commission

Linda Crook, Chairperson
Zachariah Cobrinik, Vice Chairperson
Tara Capecci, Secretary
Hugh Harris
Ronald Siedlecki

Planning Commission Minutes April 25, 2011

Acting Chairperson, Linda Crook, called the meeting to order at 7:00 p.m. Also in attendance: Commission Members Zach Cobrinik, Tara Capecci, Hugh Harris and Ronald Siedlecki; Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator.

REORGANIZATION

The motion to re-appoint all Board Members to the positions held in 2010 was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously. Specifically, in 2011 the Chairperson will be Linda Crook, Vice Chairperson will be Zach Cobrinik, and the Secretary will be Tara Capecci.

APPROVAL OF MINUTES

Motion to approve the minutes of the December 20, 2010 meeting was moved by Hugh Harris and seconded by Ronald Siedlecki. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Liberty Towers Wireless Communication Facility – Preliminary/Final Land Development

Present for the Application: Brian Seidel, Seidel Planning & Design

Mr. Seidel advised that they have complied with the comments of the Planning & Zoning Administrator's April 21 letter. The fence has been revised to 6 feet and barbed wire has been removed. He reviewed the variances received from the Zoning Hearing Board. Through a miscommunication, Mr. Seidel had not received Mr. Kortze's April 20, 2011 review letter and was provided an opportunity to review the letter at the meeting. Mr. Seidel stated they could comply with all the comments of Mr. Kortze's letter. The motion to recommend approval of the Liberty Towers Preliminary/Final Land Development provided Lori Seese's April 21 letter and Al Kortze's April 20 letter are addressed was moved by Zach Cobrinik and seconded by Hugh Harris. The motion carried unanimously.

Ray's Auto Restoration - Revised Final Land Development Plan

Present for the Application: Applicant, Raymond Mamone; Engineer, Mark Bahnick, Van Cleef Engineering Associates; and Developer, Joseph Correia, J.G. Petrucci Co.

Mark Bahnick reviewed the proposed project. Regarding the proposed clearing along Route 33, PADOT will not allow the clearing to occur until the building has been constructed. They will discuss fire truck

access with Fire Chief. The application will be back before the Planning Commission next month for Conditional Use approval.

Mr. Mamone explained that his business is doing high-end restorations. The building will be approximately 31,000 s.f. and all work will be contained inside the building. The storage building is to house maintenance equipment i.e. plow, mower, etc. He receives vehicles either by flat-bed or they are towed in. He will have approximately 10 employees. The remaining parking will be provided for his visitors. He will hold events on the property to show his cars. The interior of the building will be constructed in period to match the era of the cars he will be restoring.

Mr. Kortze reviewed his April 20, 2011 letter. Among other items in his letter, Mr. Kortze stated concerns for the septic system and whether it can adequately support the new activity on the property. Mrs. Seese reviewed her April 21, 2011 letter.

Duane Heller, representing Viola Heller, adjoining owner at 312 Country Club Road stated a concern about the typographical error in the notice sent to adjoining property owners. The letter erroneously stated his mother's property. He wanted to be sure there was no confusion in that matter going forward. Mrs. Seese explained that it was a typographical error by the engineer; however, these parcels all have their own parcel number and address. The correct parcel number is L8-8-3Q with an address of 308 Country Club Road.

As this application will return next month for Conditional Use approval, discussion was tabled and no recommendation was made at this time.

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 7:45 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator