



# LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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## **Planning Commission**

Linda Crook, Chairperson  
Leroy Bickert, Vice Chairperson  
Tara Capecci, Secretary  
Hugh Harris  
Bert Smalley

## **Planning Commission Minutes April 17, 2017**

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 Bert Smalley; Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator.

### **APPROVAL OF MINUTES**

Motion to approve the minutes of the November 21, 2016 meeting was moved by Hugh Harris and seconded by Leroy Bickert. The motion carried unanimously.

The motion to reorganize with the same slate of officers as last year was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

### **SUBDIVISION/LAND DEVELOPMENT**

#### **First Park 33 (Lot 2) – Central Garden & Pet Outdoor Storage**

Present for the Application: Gregory Davis, Esq., James Knopka, First Industrial; Eric Stitt, Central Garden & Pet

Al reviewed his letter. Fire Chief Jeff Seip was in attendance. Jeff outlined his concerns specifically whether the materials outside are combustible, adequate access, and keeping that access constant around the building. Changes suggested were to create a buffer away from the building; creation of a gap between active dock bays and stored product; lot striping to delineate the storage areas and the location of hydrants.

The proposed pallet height would be 4 high or 20 feet. The product stored outside would be clay pottery. They would never put aerosols outside.

Hugh Harris stated concerns that this was not caught before they moved in. We need to know beforehand that tenants might need to use their property in that way.

Motion to recommend approval of the outdoor storage for Central Garden and Pet provided the comments from Al Kortze and Lori Seese's letters are satisfied; product stored against the building must have a 3-foot gap; the storage area must be clearly marked on the pavement; and pallets shall not be more than 20 feet or 4 pallets high was moved by Hugh Harris and second by Leroy Bickert. The motion carried unanimously.

**CORRESPONDENCE & ANNOUNCEMENTS**

Lehigh Valley Hospital Network – Linda Crook acknowledged receipt of the Lehigh Valley Planning Commission review letter.

Lorraine Mineo Property – Linda read a letter advising that the Mineo property has been taken out of the Township’s Agricultural Security Area. It was also noted that the property has recently changed hands.

Traditions of America complaint – The Commission discussed the letter, zoning and proposed projects in both Lower Nazareth and Hanover Townships.

**COURTESY OF THE FLOOR**

Leroy Bickert asked for the record to reflect that the Baseball Program was occupying the entire parking lot this evening. Some people were not nice to Lori Seese about moving cars. Leroy stated that the sports programs should not be permitted to use the lot on meeting nights.

**ADJOURNMENT**

The motion to adjourn was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously. The meeting adjourned at 7:20 p.m.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator