



# 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 September 16, 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; Kevin Horvath P.E. (for Township Engineer Albert Kortze), and Lori Seese, Planning & Zoning Administrator.

**APPROVAL OF MINUTES** is deferred until the next meeting.

### **CORRESPONDENCE & ANNOUNCEMENTS**

Lori Seese advised that the proposed Zoning Map Amendment related to Saratoga Farms would be on next month's agenda for Planning Commission comment.

Linda Crook announced that the Sam's Club Expansion has been tabled at the Applicant's request.

### **SUBDIVISION/LAND DEVELOPMENT**

#### **Lolita Brown Preliminary/Final Minor Subdivision**

Present for the Application: Attorney Blake Marles, Brian Evans, P.E., Evans Engineering, and Merritt Brown, Applicant

Brian Evans provided a brief summary. A deferral of the right-of-way was requested by Attorney Marles since there is no proposed development. Lori Seese noted receipt of case law from Attorney Marles supporting the requested deferral. Kevin Horvath reviewed Mr. Kortze's letter. Ron Siedlecki inquired about the proposed use of the 10-acre parcel. Brian Evans indicated it would be used for stormwater management.

The motion to recommend approval of the Lolita Brown Preliminary/Final Minor Subdivision provided Keystone Consulting Engineer's September 10 letter and Mrs. Seese's September 16 letter are addressed, along with a recommendation to protect right-of-way access along Northwood Avenue, referring to the Township Solicitor for further action, was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

#### **Keystone Real Estate Management Final Subdivision and Final Land Development Plan**

Present for the Application: Attorney Tim Siegfried, Brian Evans, P.E., Evans Engineering, and Bruce Rosendale, Contractor.

Brian Evans provided a brief presentation of the plans. Tara Capecci stated concerns about traffic getting to Route 248. Mr. Evans stated a meeting is being coordinated with PADOT to discuss traffic. The

Planning Commission recommended a gate be installed the Newburg Road driveway to curtail thru traffic at night.

The motion to recommend approval of the Keystone Real Estate Management Final Subdivision plan subject the comments of letters by Keystone Consulting Engineers and Lori Seese was moved by Ron Siedlecki and seconded by Hugh Harris. The motion carried unanimously.

Doug Frey, 4185 Madison Drive, asked if he could look at the Traffic Study. Lori Seese advised he must make a record request to the Township Office.

Ginger Buchser, 2731 Newburg Road, Palmer Township, stated her opinion that the traffic concern is valid.

The motion to recommend approval of the Land Development plan subject to the comments of Mrs. Seese and Keystone Consulting Engineer's letters, with the recommendation that a gate be installed to block thru traffic, and communication of real concern by the Planning Commission for traffic related to development in this area, was moved by Ron Siedlecki and seconded by Hugh Harris. The motion carried unanimously. Requested waivers will be discussed next meeting.

### **Stone Post Meadows Planned Residential Development – Tentative Plan**

Present for the Application: Attorney James Preston; Wayne Doyle, P.E., Cowan Associates; Richard Brooks and Lou Pektor for the Applicant.

Leroy Bickert inquired about the proposed number of bedroom units, which is 498.

Attorney Preston provided an explanation of the proposed tentative plan, submitted with a proposed ordinance which hasn't been adopted yet. The ordinance will allow for a new use in the Office Park zoning district. The next step is to get approval of the tentative plan by the Board of Supervisors.

Hugh Harris stated that he does not want to see a zoning change. Tara Capecci concurred, stating she would like to see it restricted for residential uses. Tara stated concerns for traffic. Tara also requested that a minimum of 3 spaces per lot<sup>1</sup> apartment<sup>1</sup> be provided. Tara suggested that a 6-foot high fence be provided along the property line with Louise Moore Park to prevent access to the park. Tara is particularly concerned about residents of the development walking their dogs in the park.

Sight visibility at Louise Moore Park and on Country Club Road in general was discussed. Wayne Doyle provided an explanation of why the project has been laid out the way it has and the expected traffic.

Linda Crook suggested a road to the daycare from the apartments. Anyone with children would appreciate direct access to the daycare instead of having to go out onto Country Club Road.

In answer to Tara's question about parking spaces, Wayne stated that all 2-story buildings will have garage spaces in addition to parking spaces and the 3-story buildings will have parking spaces only.

Lou Pektor stated that this project is similar to the development at Route 78/ Route 412 in Hellertown/Lower Saucon.

An inquiry was made about sewer. Sewer will head north on Country Club Road to a force main at First Industrial. There will be a pump station on-site. They will be getting water from a 16" line at Commerce Park Way.

Leroy Bickert and Ron Siedlecki deferred comment.

Comments were opened to the Floor.

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<sup>1</sup> Change the word "lot" to the word "apartment". Correction to minutes moved by Tara Capecci & seconded by Hugh Harris. The motion carried unanimously.

Guy Wagner, 207 Field Drive, inquired if they will bring sewer capacity for everything else in the area, making sure a large enough line is put in at the onset. Wayne Doyle indicated that the Nazareth Borough Municipal Authority did their own study and they are dictating the size of the pipe. Mr. Wagner inquired about the lack of the development on some portions of the property. Wayne Doyle explained that the areas would be used for rain gardens and to satisfy water quality requirements.

Patricia Frey, 4185 Madison Drive, inquired about the height of the office buildings which will be 3 stories.

Bob Hoyer, 365 Country Club Road, inquired if the ordinance will be used anywhere else. Attorney Preston stated that the ordinance is limited to this particular tract of land. It cannot be applied to lands Chrin owns on Route 191, which is also zoned Office Park or lands on Hanoverville Road due to the requirement of proximity to an exchange.

Beverly Hoyer, 365 Country Club Road, stated her opinion that the land would be best used for Offices. She is against residential uses due to an increase in emergency services, crime and traffic.

Kathleen Nonnemacher, 185 Country Club Road, stated that years ago when the Township asked them to change their zoning district to Office Park, they never told her it would be anything but office buildings. They would not have made the change if they thought it would be apartment buildings. Mrs. Nonnemacher also stated concern for the impact on Fire and Police Department services.

William Aravich, 3399 Rohn Lane, inquired if the stormwater problem on Hecktown Road will be addressed. Mr. Aravich also requested additional screening and a berm where this property meets his property in the rear.

Attorney Dan Spangler, solicitor to Northampton County, adjoining owner of Louise Moore Park inquired if the proposed ordinance was pending for adoption – had it already been advertised? It was confirmed the ordinance had not been advertised yet.

David Kerschner, 187 Country Club Road, inquired about the buffer proposed to screen his property. Mr. Kerschner also stated that he did not agree to change the zoning to allow for apartment buildings up against his property. He thinks Lower Nazareth Township should be ashamed for allowing such a proposal.

The floor was closed for further comments.

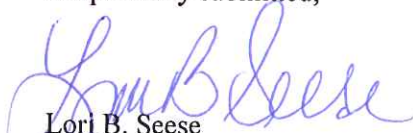
The motion to recommend the zoning remain Office Park was moved by Tara Capecci and seconded by Ron Siedlecki. The motion carried unanimously.

There were no additional comments under **COURTESY OF THE FLOOR.**

#### **ADJOURNMENT**

The motion to adjourn was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously. The meeting adjourned at 8:30 p.m.

Respectfully submitted,

  
Lori B. Seese  
Planning & Zoning Administrator