



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 November 21, 2016

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

APPROVAL OF MINUTES

Motion to approve the minutes of the September 19, 2016 meeting was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Lower Nazareth Campus Preliminary/Final Subdivision Plan

Present for the Application: Scott Pidcock and John McRoberts, The Pidcock Company; Attorney Tim Siegfried

Scott Pidcock presented the proposed plan, being primarily a lot consolidation and subdivision plan. There are also perimeter road and on-site storm drainage improvements associated with the plan. There will be some PADOT related road improvements (to the ramps). The next plan will address internal movements. On-lot sewer is proposed for Lot 2. LVHN will not have ownership of Lot 2. Ron Siedlecki stated that sidewalks could be needed; however it is hard to say since no development is included with this plan. The topic needs to be deferred until when a land development is submitted. They are presently working on a traffic study to determine on the improvements that will be required. Scott Pidcock believes that the traffic they will generate will warrant traffic signals. Tara inquired about work on the bridge. Scott explained that their first phase of the project will require work at the off-ramps but not on bridge. It is understood that any development beyond Phase I will require work on the bridge. Scott also explained that several additional driveways are expected; however, not until the land is further developed. Al Kortze inquired about the status of the sewer. Scott indicated that at present they intend to connect to the existing Palmer Township line, and ultimately to the Easton Area Joint Sewer Authority. The potential for the road connecting Newburg and Hecktown Roads to be a public road was discussed.

Al Kortze reviewed the requested waivers.

The motion to recommend approval of the preliminary/final subdivision plan for Lehigh Valley Hospital Network, including the waivers as requested, conditioned upon all items of Al Kortze's letter and Lori

Seese's letters being satisfied, and the size of future plans be in compliance, was moved by Ron Siedlecki and seconded by Hugh Harris. The motion carried unanimously.

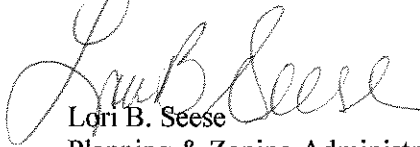
COURTESY OF THE FLOOR

Ron Siedlecki announced that this is his last meeting. Ron thanked everyone, stated it has been a pleasure to serve and a learning experience. Everyone wished Ron good luck.

ADJOURNMENT

The motion to adjourn was moved by Ron Siedlecki and seconded by Hugh Harris. The motion carried unanimously. The meeting adjourned at 7:10 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator