



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 December 21, 2015

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; Engineer Keith Lawler, and Lori Seese, Planning & Zoning Administrator.

APPROVAL OF MINUTES

Motion to approve the minutes of the November 16, 2015 meeting was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

No items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

SUBDIVISION/LAND DEVELOPMENT

4067 Jandy Blvd Medical Building – Preliminary Subdivision and Land Development

Present for the Application: David Bray, Engineer

In response to comments about the driveway, David Bray noted it had been moved due to results of soil testing.

Linda Crook inquired about the easement to extend Broad Street and suggested it would be better to put the driveway off an extension of Broad Street. Without requiring the Applicant to extend the road, setting the property up to add a second driveway to the rear in the future was discussed. Sharing the driveway with Nazareth Ford was discussed. Tara Capecci suggested providing plenty of room for people to be dropped off and allow traffic movement to continue. Lori Seese noted that they need to look at the location of the property line in proximity to the parking display area on the Nazareth Ford property.

The Planning Commission tabled further discussion based upon their comments and Al Kortze's letter.

Route 33 Logistic Center – Preliminary Major Subdivision & Land Development

Present for the Application: Attorney Blake Marles, Brian Evans, Evans Engineering, and Doug Armbruster for the Applicant

Attorney Marles reviewed the project. He noted they will be coming back in January, submitting on December 28. Blake noted there was some discussion about combining buffering with the adjoining Greek Development property; however Greek is so much further behind this project they feel they will end up building the buffer anyway.

Brian Evans reviewed stormwater management and changes to the plan since the conditional use approval, specifically the driveway relocation, building size reduction, and the left turn lane on Hecktown

Road. The berm on eastern side will vary between 25-28 feet high. No improvement to Newburg Road is proposed because there isn't any driveway proposed on this road.

Linda Crook inquired if we shouldn't have them widen Newburg Road since they have frontage on Newburg. Ron Siedlecki inquired about the height of the IDI and Greek buildings. Brian noted that the lot of the Greek building is higher in elevation so they are starting off higher than the IDI building. The Greek building will screen the IDI building.

Ron Musselman, 3766 Newburg Road inquired about the depth of the basin behind his house.

Melissa Garscar, 3754 Newburg Road inquired if there will be any construction on their properties? Brian explained very limited.

Brian Evans will provide a draft E&S plan with the next submission.

Pat Musselman, 3766 Newburg Road inquired about the speed limit on Newburg Road. The township would have to ask the state to do a speed study.

Brian stated that they want to begin construction mid-summer. Lori Seese stressed that the sewer agreements need to be resolved. Coordinating approval of the agreements can be time consuming.

The Planning Commission agreed to table the plan to their January 2016 meeting.

Vinart Realty Associates Conditional Use Application

Present for the Application: Attorney Ronald Corkery, David Lear and Brian Gasda of Lehigh Engineering, and Eric Watson for Vinart Realty.

Ron reviewed the requirements for Conditional Use approval.

David Lear reviewed the design of the project and the variances that were granted.

Linda inquired about lining up the driveways and site traffic. In response to a comment in Al's letter, David Lear noted a fueling station will be added to Lot 5. A detail was provided.

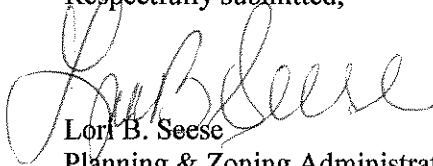
The motion to recommend approval of the Vinart Realty Conditional Use application provided Al Kortze, Lori Seese and the Fire Chief's letters are satisfied was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

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

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Leroy Bickert. The motion carried unanimously. The meeting adjourned at 8:08 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator