



# LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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## **Planning Commission**

Linda Crook, Chairperson  
Zachariah Cobrinik, Vice Chairperson  
Tara Capecci, Secretary  
Hugh Harris  
William Hughes

## **Planning Commission Minutes February 23, 2009**

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

### **REORGANIZATION**

The motion to nominate Linda Crook for Chairperson, Zach Cobrinik for Vice Chairperson, and Tara Capecci for Secretary was moved by Hugh Harris and seconded by Bill Hughes. The motion carried unanimously.

### **APPROVAL OF MINUTES**

Motion to approve the minutes of the November 17, 2008 meeting was moved by Hugh Harris and seconded by Bill Hughes. The motion carried unanimously.

### **CORRESPONDENCE & ANNOUNCEMENTS**

There were no items of discussion.

### **SUBDIVISION/LAND DEVELOPMENT**

#### **Andrea Brock-Ozman Preliminary/Final Land Development Plan**

Present for the Application: Andrea and Dr. Ozman; Engineer Wayne Doyle, Van Cleef Engineering Associates

Al Kortze reviewed his February 18, 2009 letter. Al noted that the certification of the septic system (Item #3) needs to be addressed, a Traffic Impact Fee is required (Item #6), and reviewed the waiver requests (Items #7-#9). Mr. Kortze did not recommend waiving Item #7 regarding curbing, however suggested a deferral may be possible, and did recommend waiving Item #8 regarding sidewalk. Applicant's Engineer Wayne Doyle indicated that they would comply with Item #8 regarding utility easements. Lori Seese reviewed the events of the Zoning Hearing Board Appeal and her February 11, 2009 letter. It was noted that the applicant has provided a sketch depicting lighting that will be installed on the outside of the structure and in parking lot vicinity. The lights will be on a timer and motion-detected. There were no additional comments from the Board. Other than the applicant, there was no one in the audience to provide comment. The motion to recommend deferral of Item #7 of Keystone Consulting Engineer's February 18, 2009 letter was moved by Hugh Harris and seconded by Bill Hughes. The motion carried

unanimously. The motion to recommend waiving Item #8 of Keystone Consulting Engineer's February 18, 2009 letter was moved by Zach Cobrinik and seconded by Hugh Harris. The motion carried unanimously. The motion to recommend approval of the Andrea Brock-Ozman Preliminary/Final Land Development Plan, provided the applicant addresses Keystone Consulting Engineer's February 18, 2009 letter and the Zoning Administrator's February 11, 2009 letter, was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

**COURTESY OF THE FLOOR**

There were no items of discussion.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:20 p.m. by motion of Hugh Harris and second by Bill Hughes. The motion carried unanimously.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lori B. Seese".

Lori B. Seese  
Planning & Zoning Administrator