



# LOWER NAZARETH TOWNSHIP

## PLANNING COMMISSION

306 BUTZTOWN ROAD  
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### Planning Commission

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

## Planning Commission Minutes July 20, 2009

Chairperson, Linda Crook, called the meeting to order at 7:05 p.m. Also in attendance: Tara Capecci, Zach Cobrinik, Hugh Harris, Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator. Commission member Bill Hughes was not present.

### APPROVAL OF MINUTES

Motion to approve the minutes of the June 15, 2009 meeting was moved by Zach Cobrinik and seconded by Tara Capecci. The motion carried unanimously.

### CORRESPONDENCE & ANNOUNCEMENTS

There were no items of discussion.

### SUBDIVISION/LAND DEVELOPMENT

#### Keith Herman Preliminary/Final Major Subdivision

Present for the Application: Keith Herman, along with Melissa and Rich Mutarelli, Applicants; Jennifer MacMurray, Engineer.

There was no one else present in the audience.

Mr. Kortze reviewed his July 16, 2009 letter. Ms. MacMurray indicated they would be submitting a deferral letter related to the road widening comments in Mr. Kortze's letter. Zach Cobrinik suggested that maybe the Commission could consider recommending a deferral in front of Keith Herman's house (Lot 1) and requiring the widening around the new lot (Lot 2). Linda Crook stated that the Township must definitely get some type of security to ensure that the widening will occur. The deferral request was discussed at length.

Mrs. Seese's letter was discussed regarding the setback requirement. The Applicant must determine if they can move the house outside the 250-foot setback from an animal husbandry use or they will have to seek a variance from the Zoning Hearing Board. Also discussed was the buffer requirement to the rear of the property. The Applicants had no issue with installing the trees.

Linda Crook noted that the 100-foot isolation distance to the well on the Albert property across the street should be noted on the plan.

The motion to recommend preliminary/final approval to the Keith Herman Major Subdivision contingent that:

1. The home will be constructed at least 250 feet from the barn on the adjoining property to the east unless a variance or favorable interpretation is received from the Zoning Hearing Board;
2. All road widening be performed on Lot 2 and deferred on Lot 1 with some type of financial security provided or other means acceptable by the Township;
3. A drainage easement shall be depicted on the plan;
4. No septic field or septic apparatus shall be located within 100 feet of the well on the Albert property located to the west;
5. The plan shall show a planting buffer in accordance with Zoning Ordinance Section 1404.D;
6. All items of Keystone Consulting Engineer's 7/16/09 letter are adequately addressed.

The motion to recommend granting the waivers requested by the Applicant, specifically from SALDO Sections 402 and 731.4, was moved by Zach Cobrinik and seconded by Hugh Harris. The motion carried unanimously.

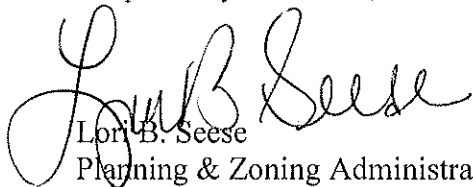
**COURTESY OF THE FLOOR**

There were no items of discussion.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

  
Lori B. Seese  
Planning & Zoning Administrator