



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 **March 17, 2008**

Chairperson, Linda Crook, called the meeting to order at 7:00 p.m. Also in attendance: Tara Capecci, Hugh Harris, Bill Hughes, Albert Kortze of Keystone Consulting Engineers, and Lori Seese of Lower Nazareth Township. Commission member Zach Cobrinik was not present.

APPROVAL OF MINUTES

Motion to approve the minutes of the February 25, 2008 meeting was moved by Tara Capecci and seconded by Bill Hughes. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

There were no items of discussion.

SUBDIVISION/LAND DEVELOPMENT

First Industrial – First Park 33 Conditional Use CU2008-01

Present for the Application: Attorney Greg Davis, Engineer Paul Szewczak, Liberty Engineering, and representatives for the Applicant.

Mr. Szewczak reviewed the proposed project and changes since they were last before the Planning Commission. They have talked to Mandy Partners. Agreements are being finalized to provide access to Mandy Partners and in return a drainage easement for First Industrial. Attorney Tamer Ahmed, present for Mandy Partners, confirmed the two parties are still working on their respective agreements.

Joann Bowen, 584 Country Club Road inquired about lighting and the amount of building that will still be visible above the berm. Even though the building has been lowered, there is still approximately 25 feet of the building visible.

Ed Pokropski, 576 Country Club Road requested concerns for the project schedule, time of work, water availability, possibility of a green roof, blasting, air quality and pollution, brakes and back-up beeping, noise pollution, suggested imposing a per trip fee on the trucks making deliveries and suggested transplanting any trees that have to be cut down.

Paul Sapienza, 584 Country Club Road, inquired about the activity in the rear of the building and the hours of operation. The Applicant advised that the hours of operation have not been determined at this time. Mr. Sapienza also stated that his property value is going down because he can't get back what he put into his home.

Attorney Greg Davis pointed out that this property already has an approval for a similar use.

Bill Hughes agreed that he is uncomfortable with the loading in the rear, however he didn't know if there is anything the Commission could do about it.

The motion to recommend approval of the First Park 33 Conditional Use with the recommendation that there be no loading bays on the west (rear) side of the building was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

Dr. Manja Preliminary Land Development

Present for the Application: Dr. George Manja and Engineer, Don Frederickson

Al Kortze advised that since he wrote his letter, he has gone over the plan with the Applicant's engineer and changed his recommendation for preliminary approval. Traffic from the property was discussed at length. An example of the type of architectural construction was provided. The motion to recommend preliminary approval provided the concerns of Mrs. Seese's February 25 and Mr. Kortze's February 18 letters are addressed along with the recommendation that no left turns be permitted was moved by Hugh Harris and seconded by Bill Hughes. The motion carried unanimously.

Essroc Cement Storage Dome Final Land Development

Present for the Application: Engineer Jill Geist; Attorney Karl Kline; and Applicant, Karl Kopal and Miles Garrison of Essroc.

Mr. Kline reviewed the proposed plan. Mr. Kortze and Mrs. Seese reviewed their letters of March 13 and March 14. The motion to recommend approval provided Mr. Kortze and Mrs. Seese's letters are addressed was moved by Bill Hughes and seconded by Hugh Harris. The motion carried unanimously.

Arneg Preliminary/Final Subdivision

Present for the Application: Attorney Pat Reilly and Engineer Paul McNemar

Mr. Reilly reviewed the proposed project and the reason for the lot configuration. Bill Hughes inquired if the road radius would accommodate truck traffic. Mr. Kortze explained that the goal is for the intersection to be controlled by a multi-way stop sign and that a truck template would be run whenever Lot 2 is ultimately developed. Dr. and MaryAnn Prestifillipio, 4263 Lonat Drive were present and inquired if there were any plans for a purchaser for the new lot. George Godiska, 4190 Gradwohl Switch Road, inquired about where the road would ultimately end up. The motion to recommend preliminary/final subdivision approval provided Mr. Kortze's March 13 letter and Mrs. Seese's March 14 letter are addressed was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

Nazareth Crossing Revised Final Land Development

Present for the Application: Attorney George Brozeman, Applicant Jay Beste, and Engineer Mark Buchvalt of CMX.

Mr. Beste reviewed the differences between the approved plan and the plan before the Planning Commission. Sidewalks were discussed. Bill Hughes stated concern for traffic around the Sonic restaurant. Mr. Beste revealed the possibility that restaurant out front may be changed to retail. Mrs. Seese advised them that by the time they get to the Board of Supervisors they needed to decide which option it would be. The Applicant needs to stick to whatever plan is approved. The motion to recommend final approval provided Mr. Kortze's letter is addressed, sidewalks must be provided between the hotel and Sonic Restaurant, and that the final plan must be revisited if the Applicant changes from a restaurant on the front pad, was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

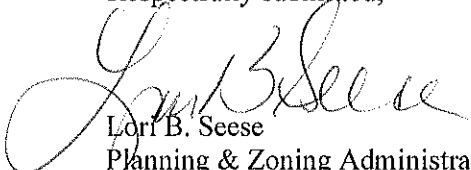
COURTESY OF THE FLOOR

There were no items of discussion.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:10 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator