



LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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Planning Commission

Linda Crook, Chairperson
John Eustice, Vice-Chairperson
William Hughes, Secretary
Hugh Harris
Zachariah Cobrinik

Planning Commission Minutes August 20, 2007

Chairperson, Linda Crook, called the meeting to order at 7:30 p.m. Also in attendance: Zachariah Cobrinik, William Hughes, Hugh Harris, John Eustice, Albert Kortze of Keystone Consulting Engineers, and Lori Seese of Lower Nazareth Township.

APPROVAL OF MINUTES

Motion to approve the minutes of the July 16, 2007 meeting was moved by Hugh Harris and seconded by Bill Hughes. The motion carried unanimously.

There were no items of discussion under **CORRESPONDENCE & ANNOUNCEMENTS.**

SUBDIVISION/LAND DEVELOPMENT

Marquis Realty Daycare Final Land Development

Present for the application: Michael Waldron, Ott Consulting

Mr. Kortze reviewed his August 15, 2007 letter, highlighting the items related to the cost estimate, stormwater management, landscaping and signage. There were no comments from the Commission or Floor. The motion to recommend approval of the Marquis Realty Daycare Final Land Development provided Mr. Kortze's August 15, 2007 is addressed was moved by John Eustice and seconded by Hugh Harris. The motion carried unanimously.

Lower Nazareth Commercial Park Preliminary/Final Subdivision & Land Development & Waivers

Present for the Application: Applicant, Lewis Ronca and Steven Kerbacher of Wind Drift Associates, and Rocco Caracciolo, Engineer, Pennoni Associates.

Mr. Caracciolo reviewed the proposed project. The storage building on the adjoining property has been removed from the plan. Mr. Caracciolo noted there will not be any additional employees. Mr. Caracciolo went over the items of Al Kortze's letter. There were no comments from the Commission. The motion to recommend preliminary approval provided Mr. Kortze's August 17, 2007 letter and Lori Seese's May 21, 2007 letter are addressed was moved by Hugh Harris and seconded by Zach Cobrinik. The motion carried unanimously.

Regarding the requested waivers, the Commission had no opposition to waiving the requirement for sidewalks; however they are not in favor of the waiver to present the plan as Preliminary/Final. They felt it would be better to separate the Preliminary and Final approvals.

Brown Daub Suzuki Dealership Preliminary/Final Land Development and Conditional Use #CU2007-05

Present for the Application: Bruce Anderson, The Pidcock Company and Applicant, Andy Daub.

Mr. Kortze reviewed his August 15, 2007 letter and Mrs. Seese reviewed her August 20, 2007 letter. Layout of the site, number of vehicles in the vehicle storage area, and types of vehicles were discussed. Sidewalks were waived when the subdivision was approved. There were no comments from the Commission or Floor. The motion to recommend approval of the Brown Daub Suzuki Dealership Preliminary/Final Land Development plan and Conditional Use provided Mr. Kortze and Mrs. Seese's letters are addressed was moved by Bill Hughes and seconded by John Eustice. The motion carried unanimously.

First Park 33 Preliminary/Final Subdivision

Mr. Kortze reviewed his August 16, 2007 letter and highlighted a few items. One of the items discussed was #18, related to the 60-foot wide access easement which was depicted on the original approved plan but not on this new plan. Erich Schock of Fitzpatrick, Lentz & Bubba was present on behalf of the adjoining property owner, Mandy Partners. Bob Hoyer, also an adjoining owner, suggested that his properties to the south should also have access to Route 248 since Country Club Road is not a good road. The project was discussed at length. Due to the number of outstanding items on this proposed project, the motion to table discussion on this plan was moved by Hugh Harris and seconded by John Eustice. The motion carried unanimously.

First Park 22 Preliminary/Final Land Development – for discussion only

The Township has requested the Applicant file for a Conditional Use; therefore this plan was before the Commission for discussion only. No action was requested. The project was discussed at length, including but not limited to buffering, berms, building height, location of truck parking, noise and light pollution, traffic and stormwater. A number of residents provided their concerns to the Commission. The audience was advised that the Applicant must come back to the Township for a conditional use and they would be notified of the application at that time.

COURTESY OF THE FLOOR

There were no items of discussion.

ADJOURNMENT

There being no further business, the motion to adjourn was moved by Bill Hughes and seconded by John Eustice. The meeting was adjourned at 9:25 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator