



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 October 15, 2007

Chairperson, Linda Crook, called the meeting to order at 7:30 p.m. Also in attendance: Zachariah Cobrinik, William Hughes, Hugh Harris, Albert Kortze of Keystone Consulting Engineers, and Lori Seese of Lower Nazareth Township. Commission Member John Eustice was not present.

APPROVAL OF MINUTES

Motion to approve the minutes of the August 20, 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

Seville Homes Minor Subdivision

Present for the application: Bruce Shannon, Applicant

The project is the conveyance of .622 acres from Mr. Shannon's property to an adjoining property owner. Mr. Shannon had no problem with any of the items on Mr. Kortze's letter; however he did request a waiver regarding the Location Map. Mr. Kortze had no problem with that request. There were no additional questions from the Board. The motion to recommend approval of the requested waiver and recommend Preliminary/Final approval of the Seville Homes Minor Subdivision plan provided the items of Mr. Kortze's October 11, 2007 letter are addressed was moved by Hugh Harris and seconded by Zach Cobrinik. The motion carried unanimously. Mrs. Seese advised Mr. Shannon he needed to provide the waiver request in writing to the Board of Supervisors.

Trio Farms III Preliminary/Final Land Development

Present for the Application: Wayne Doyle, Van Cleef Engineering Associates and Gretchen Lippincott, Ashley Development.

Zach Cobrinik recused himself to the audience. Mr. Kortze reviewed his October 12, 2007 letter. Sewer flows for this site were included in Phases I & II of Trio Farms; however DEP will need an exemption form. Wayne Doyle noted that sewer flow will actually be less than was originally proposed. Linda Crook noted that the original proposal for this site was retail and the residential use was unexpected. The Planning Commission recommended more landscaping to redirect lighting spillover. Adjacent resident, Timothy Bernier, requested a landscaping buffer. Mrs. Seese reviewed her letter, advising that this application will require Conditional Use approval and recommended tabling this plan. Zach Cobrinik mentioned that his previous conversations with the Township involved possible future sewer connection for the school through his property to the south. Zach suggested a manhole be installed so the Trio Farms property would not have to be dug up in the future. The

motion to table the Trio Farms III Preliminary/Final Land Development pending the items of Mr. Kortze and Mrs. Seese's letters being addressed and suggest the applicant consider sidewalks on the property and additional screening around the entire perimeter was moved by Bill Hughes and seconded by Hugh Harris. The motion carried unanimously.

Lower Nazareth Commons Final Land Development

Present for the Application: Attorney Tamer Ahmed; Michael Jeitner, Bohler Engineering; Robert Hoffman, Traffic Planning & Design; Brian Donley, Paul Harris and Jim DeNave, Applicant.

Mr. Kortze reviewed his October 12, 2007 letter. Zach Cobrinik suggested sidewalks at Restaurant C. Mike Jeitner agreed stepping stones could be added. Sidewalks were discussed. Rob Hoffman explained what is going on with the PADOT permit. Regency Center advised that Easton Hospital would be putting up the security to construct the roads and Regency Center would be building them. The motion to recommend final land development approval for Lower Nazareth Commons provided improved pedestrian flow is added to Restaurant C and Mr. Kortze's October 12, 2007 letter is addressed was moved by Zach Cobrinik and seconded by Hugh Harris. The motion carried unanimously.

Opus East Phase II Final Land Development

Present for the Application: Attorney Erich Schoch and Engineer, Jill Geist, Pany & Lentz.

Mr. Kortze reviewed his October 11, 2007 letter. Regarding Items II.3 & 4, Erich Schoch advised the Applicant should have the agreement between Lower Nazareth Township, Bethlehem Township, and the City of Bethlehem taken care of very shortly. Screening was discussed at length. The Planning Commission wants more trees planted to address noise and lighting. The motion to recommend approval of the Opus East Phase II Final Land Development plan provided all items of Mr. Kortze's October 11, 2007 letter are addressed and the buffer is upgraded to provide solid screening to the north was moved by Hugh Harris and seconded by Bill Hughes. The motion carried unanimously.

Essroc Cement Storage Dome Preliminary Land Development

Present for the Application: Attorney Karl Kline; Engineer Jill Geist, Pany & Lentz; Karl Kopal, Don Everett, and Cindy Fairbanks for the Applicant.

Karl Kline explained the purpose of the proposed plan and noted that the project should reduce the truck traffic going off the site. Mr. Everett explained Essroc's production and how it is moved from one plant to another. Jill Geist reviewed the proposed plan. The plan will not require sanitary sewer connection and no signage is proposed. The motion to recommend approval of the Essroc Cement Storage Dome Preliminary Land Development provided Mr. Kortze's October 11, 2007 letter and Mrs. Seese's October 14, 2007 letter are addressed was moved by Bill Hughes and seconded by Hugh Harris. The motion carried unanimously.

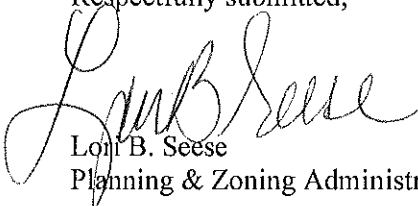
COURTESY OF THE FLOOR

There were no items of discussion.

ADJOURNMENT

There being no further business, the motion to adjourn was moved by Hugh Harris and seconded by Bill Hughes. The meeting was adjourned at 8:55 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator

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