



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 November 19, 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 October 15, 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

Green Acres Preliminary Land Development

Present for the application: Applicants, Cleon and Carl Swartzentruber and Engineer, David Harte.

Mr. Harte presented the revised plan and Mr. Kortze reviewed his November 15, 2007 letter. A drainage easement is now proposed across the property from east to west. The easement will be maintained in a grassed condition and no vehicle traffic is proposed to cross it. The display area will also serve as infiltration beds. Mr. Kortze suggested that the Applicant confirm 50 feet will be adequate for the easement. There will be a non-public access off Northwood Avenue. The Applicant explained that the main entrance has been moved to Newburg Road because they were able to obtain a permit from PADOT. Widening will be required on the Northwood Road frontage of the property. Mr. Kortze also noted that the first 20-30 feet of the access driveway should be paved to prevent stones from tracking onto Northwood Avenue. A small photo rendering was presented depicting the architectural features of the proposed building. Mrs. Seese reviewed her November 19, 2007 letter. Mr. Kortze did not recommend the plan for preliminary approval since they have a number of issues to work out. The Applicant was agreeable to table plan and stated they would be back with the plan as preliminary/final.

Brown Daub Chevrolet Volvo Conditional Use, CU#2007-07

Present for the Application: Applicant, Brian Gault and Chris Brown, Brown Design.

Mr. Brown reviewed the proposed improvements to the property. Brown Daub has a lease with Venezia, who is the property owner. Initial interest in the property was for a parts warehouse; however they are also interested in the site for auto sale and repair of commercial trucks. Use of the site was discussed. Venezia will maintain their truck terminal use in a second building at the rear of the property. A landscaping use is also proposed as part of the Brown-Daub proposal. Testimony was provided that the landscaping use would be accessory to Brown-Daub because their landscaping contractor, Keith Vassa, will use the material and equipment stored on-site to

maintain landscaping for Brown-Daub sites. A large portion of the building is proposed for landscape vehicle storage and an area for landscape material storage is depicted to the rear of the building. Improvements to the building will be primarily cosmetic, limited to painting, etc. In regard to Mr. Kortze's comment letter, Mr. Brown feels accommodating comments regarding the driveway and the traffic study will be a problem for the Applicant. Quantifying the traffic volume and site traffic control was discussed. Mrs. Seese reviewed her November 19, 2007 letter. The proposed landscaping use of the property was discussed at length. Mr. Keith Vassa, landscaping contractor he will not be running his business out of the site in question. This equipment is proposed for use on numerous Brown-Daub sites, however he allowed it is possible that they may use the equipment on sites other than Brown-Daub properties. The multiple uses of the property, primarily the landscaping use, are an issue for the project. The Board tabled the application and suggested the Applicant revisit the proposed uses, along with the review letters. As it stands right now, the landscaping use is complicating the use of the property.

Trio Farms III Conditional Use, CU#2007-08

Commission Member, Zach Cobrinik, recused himself to the audience.

Present for the Application: Engineer, Wayne Doyle; Attorney, James Preston, and Applicant, Gretchen Lippincott for Ashley Development.

Mr. Preston presented the proposed plan. The Applicant has no problem complying with the items of Mr. Kortze and Mrs. Seese's letters. The Applicant confirmed this will be an age-qualified, 55 + development, governed by an Association. Mr. Kortze reviewed his November 15, 2007 letter. The issue regarding sanitary sewer accessibility for the adjoining property was discussed. Mrs. Seese reviewed her November 19, 2007 letter. Tim Bernier, 4478 Homestead Drive, requested a denser buffer on his site of the property and that a few parking spots are moved to another location to eliminate headlight glare into his property. Modification of the buffer and parking spaces were discussed. Mr. Preston assured the Board that they will make it work. The motion to recommend approval of the Trio Farms III Conditional Use application provided Mr. Kortze's November 15, 2007 letter is addressed and parking is reduced by four spaces in the southwest corner was moved by Mr. Harris and seconded by Mr. Hughes. The motion carried unanimously.

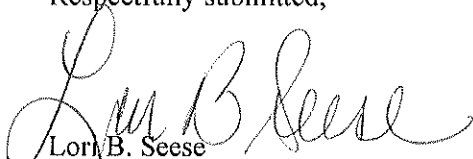
COURTESY OF THE FLOOR

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 9:05 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator