

**I. OPENING**

**CALL TO ORDER:** The Planning Commission of Lower Saucon Township was called to order on Thursday, May 25, 2017 at 7:00 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA, with Mr. Craig Kologie, presiding as Chair.

**ROLL CALL:** Present: Craig Kologie; Haz Hijazi; Tom Carocci; John Noble members; Chris Garges, Zoning Officer; Mike Beuke, Boucher & James; Kevin Chimics, Township Engineer; Linc Treadwell, Solicitor. Absent: Scott Kennedy; Sandy Yerger; Jake Nichols, Junior Member.

**PLEDGE OF ALLEGIANCE**

**II. PUBLIC COMMENT/CITIZEN AGENDA ITEMS – None**

**III. BUSINESS ITEMS**

**A. MAJESTIC BETHLEHEM CENTER REVISED FINAL LAND DEVELOPMENT PLAN #LD 03-10 – COMMERCE CONSTRUCTION / ERIC SHELER – LOTS 6 & 7 OF MAJESTIC COMMERCE CENTER**

Present were Mr. Rocco Caracciolo (engineer) and Mr. James Preston (attorney). Mr. Caracciolo presented an update to the progress noting that the applicant had previously received land development approval for a single building and has now revised the plan to propose two lots / buildings. He said the applicant has appeared before the Zoning Hearing Board and obtained several variances. He said that was necessitated by the desire to maintain continuity with the rest of the park which is located in the City of Bethlehem. He said there is no longer access to Ringhoffer Road and emergency access exists onto Applebutter Road. The proposed use is warehouse. He noted that the applicant will eventually look into adjusting the municipal boundary to follow the proposed lot line. He said all services (water, sewer, EMS, stormwater) are through the City of Bethlehem. Mike Bueke questioned the variance that was obtained for lighting. Mr. Preston noted that the applicant is complying with the relief which was granted and they are currently preparing a report to verify that the light level at the property line will not exceed ordinance allowances. Kevin Chimics stated that there were no outstanding engineering issues.

**MOTION BY:** Mr. Kologie made a motion to recommend approval of revised final land development plan conditioned upon compliance with the May 17, 2017 Hanover Engineering review letter, the May 17, 2017 Boucher and James review.

**SECOND BY:** Mr. Carocci

**ROLL CALL:** 4-0 (Absent: Mr. Kennedy, Ms. Yerger)

**B. MEADOWS GROVE LAND DEVELOPMENT #LD 01-09 – TOM & NANCY POLAK – 1770 MEADOWS ROAD – EXP 06-12-2017**

Mr. Scott Mease (engineer), Nancy & Tom Polak (applicants) were present. Mr. Mease provided an overview of the history of the project. The PC had a general discussion about the last time this project was before them in 2012. Mr. Mease provided details of what has been done since that time to comply with the zoning variances which were granted as well as review comments. Mr. Bueke asked that the landscape plan be finalized prior to installing the improvements. The applicants agreed. Mr. Chimics noted that the only outstanding item was updating the holding tank agreement. There was then a discussion

and agreement to add a note to the plan which would require the applicant to maintain the pipe which exists the property and goes under Meadows Rd.

**MOTION BY:** Mr. Kologie made a motion to approve the land development plan conditioned upon compliance with the May 18, 2017 Hanover Engineering letter and the May 17, 2017 Boucher and James letter.

**SECOND BY:** Mr. Noble

**ROLL CALL:** 4-0 (Absent: Mr. Kennedy, Ms. Yerger)

**IV. MICELLANEOUS BUSINESS ITEMS**

**A. REVIEW & DISCUSSION OF DRAFT SLDO AMENDMENTS**

Continued to June 22, 2017 meeting

**B. APPROVAL OF MINUTES – JANUARY 26, 2017**

**MOTION BY:** Mr. Kologie moved for approval of the January 26, 2017 Planning Commission minutes.

**SECOND BY:** Mr. Hijazi

**ROLL CALL:** 4-0 (Absent: Mr. Kennedy, Ms. Yerger)

**MOTION BY:** Mr. Kologie moved for to appoint Sandy Yerger to replace Mr. Lychak as Secretary.

**SECOND BY:** Mr. Hijazi

**ROLL CALL:** 4-0 (Absent: Mr. Kennedy, Ms. Yerger)

**V. PUBLIC COMMENT/CITIZEN NON-AGENDA ITEMS**

None

**VI. ADJOURNMENT**

**MOTION BY:** Mr. Noble motioned to adjourn the meeting. The time was 7:38 p.m.

**SECOND BY:** Mr. Kologie

**ROLL CALL:** 4-0 (Absent: Mr. Kennedy, Ms. Yerger)

Submitted by:

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Mr. Kologie, Chair