

**UPPER NAZARETH TOWNSHIP
PLANNING COMMISSION
100 NEWPORT AVENUE
NAZARETH, PA 18064**

Minutes of July 11, 2019

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:05 PM on Thursday, July 11, 2019, in the Township Building. Present were: Chairman, Scott Sylvainus; Vice Chair, Pamela Berlew; Secretary, Jay Benfield, Wilhelmina Donnelly, Township Engineer, Dr. Sean Dooley and Zoning Officer, John Soloe. Absent: Township Manager, Lisa Klem and Township Solicitor, Gary Asteak.

MEETING MINUTES:

Motion was made by Mrs. Berlew and seconded by Mrs. Donnelly to approve the June 13, 2019 meeting minutes. Motion carried by all voting aye.

NEW BUSINESS:

Planning Commission Vacancy – Discussed the procedure for filling the vacancy, possibility of an alternate and that the Board of Supervisors handles the appointments.

Preliminary/Final Tanzosh Minor Subdivision Plan – Cynthia Skoriak of Valley Land Services, LLC presented the minor subdivision plan of two lots totaling 45,358 square feet of residential property into three residential lots located on Tatamy Road and Central Avenue in Upper Nazareth township. The subdivision is occurring mainly as part of the lands of William Tanzosh located at 123 Tatamy Road. This lot has an existing dwelling and garage on the western half of the parcel with existing driveway access from Tatamy Road. The second lot is owned by Gayle Trenberth that is located at the corner of Tatamy Road and Central Avenue, bounded to the north by Cherry Street, adjoining lands of William Tanzosh along the westerly property line, and with driveway access to Central Avenue.

A strip of land will be subdivided from Ms. Trenberth's property and consolidated with land subdivided from Mr. Tanzosh's property to create one (1) new lot. The small strip of land from Trenberth is required for the new lot to meet the minimum lot width and side yard setback requirements per the Zoning Ordinance for the R-4 (Medium Density Residential) Zoning District. The new lot will be located on the east side of the Tanzosh property. This new lot is intended to be developed in the future with one (1) new single family residential building with driveway access from Cherry Street. The new lot will be served by existing public sewer and public water utilities directly accessible to the new lot.

Concerning Dr. Dooley's letter dated June 28, 2019, Ms. Skoriak said that some of the comments in the letter have been complied with and they are looking for conditional approval.

Following some discussion regarding grading, lot size and size of the "strip of land", Mrs. Donnelly made a motion to recommend to the Board of Supervisors Preliminary/Final approval conditioned on Sean's letter dated June 28, 2019, seconded by Mr. Sylvainus. Motion carried by all voting aye.

OLD BUSINESS: None

COURTESY OF THE FLOOR:

Jason Mohap asked about a property having overgrown grass/weeds and was informed that a call had already been made to the township office.

Motion was made by Mrs. Donnelly and seconded by Mrs. Berlew to adjourn the meeting at 7:40 p.m. Motion carried by all voting aye.