



# LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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## Planning Commission

Linda Crook, Chairperson  
Zachariah Cobrinik, Vice Chairperson  
Tara Capecci, Secretary  
Hugh Harris  
Ronald Siedlecki

## Planning Commission Minutes October 17, 2011

Chairperson, Linda Crook, called the meeting to order at 7:00 p.m. Also in attendance: Commission Members Zach Cobrinik, Tara Capecci, Hugh Harris and Ronald Siedlecki; Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator.

### APPROVAL OF MINUTES

Motion to approve the minutes of the September 19, 2011 meeting was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

### CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

### SUBDIVISION/LAND DEVELOPMENT

#### Fields @ Trio Farms Waiver Requests and Revised Final Subdivision Plan

Present for the Application: Richard Brooks, Trio Farms; Wayne Doyle, P.E., Cowan Associates.

The waiver requests were discussed. Of particular concern was the waiver requested for SALDO Section 774.32.b relative to the side slope ratio of detention pond #3. No fence or guiderails are proposed around any of the ponds in the development. Mr. Kortze stated that in his experience fences do not always prevent children from entering ponds and they can become unattractive if they aren't maintained. It is his belief that a 4:1 slope can be easily mowed. There was considerable discussion about the potential for children to enter the pond while it is holding water and whether steeper slopes would be safe. Wayne Doyle indicated that during a 100-year storm water will be held in this pond for approximately 12 hours.

Wayne Doyle highlighted comments in Mr. Kortze's October 17, 2011 letter. Lori Seese reviewed her October 14, 2011 letter. Questions were raised regarding use of open space and the language in Note #24. Zach Cobrinik stated he would feel more comfortable if the language were amended to reflect that no development is permitted in the open space, no commercial development will occur on the property, and no apartments will be constructed within this development. There were no further comments from the Commission or from the Floor.

The motion to recommend approval of the requested waivers from SALDO Article 731.4, 792.24, and 774.32.b, subject to the Board of Supervisors being satisfied that granting the waiver of Section 774.32.b does not present a safety hazard was moved by Zach Cobrinik and seconded by Ron Siedlecki. The motion carried unanimously.

The motion to recommend approval of the Fields at Trio Farms Revised Final Land Development subject to:

1. The conditions of the Zoning Administrator and Township Engineer's letters being satisfied;
2. Granting of waiver from SALDO Section 774.32.b by the Board of Supervisors;
3. Designation of Tax Parcel K7-19-19 as Open Space E on the plan;
4. Amending the language in Note #24 to state that no buildings of any kind shall be permitted in Open Space A-E;
5. A note be added to the plan stating that no apartments or commercial development are permitted within the tract and that this plan is subject to the terms of Zoning Appeal ZA2010-01 and Board of Supervisors agreements made thereto;

Was moved by Zach Cobrinik and seconded by Hugh Harris. The motion carried unanimously.

#### **Northampton Crossings Revised Final Land Development**

Present for the Application: Jerry Bermingham, National Realty & Development; Greg Elko, P.E., Langan Engineering.

Al Kortze reviewed his October 13, 2011 letter, highlighting particular items of concern. He noted that there are no public improvements however since there will be some landscaping and E&S work, these items will be secured. Lori Seese stated it is not decided at this time if the Township will require the full 18-month maintenance period for these items. Review by Northampton County Conservation District is not required. Lori Seese reviewed her letter, noting that the applicant has received the requested variances from the Zoning Hearing Board. Lori also reviewed the conditions applied to the variance approval. Some changes have been made to the plan to avoid the need for variances, particularly with the width of the drive-thru lanes and with the free-standing sign. The Applicant must add the specific variance information to the final plan after the Order & Opinion has been issued from the Zoning Hearing Board. There were no additional comments from the Board or from the Floor.

The motion to recommend approval of the Northampton Crossings Revised Final Land Development provided Al Kortze's October 13, 2011 and Lori Seese's October 14, 2011 letters are addressed was moved by Hugh Harris and seconded by Ronald Siedlecki. The motion carried unanimously.

#### **Zachariah Cobrinik Solar Energy System Site Plan & Waiver**

Present for the Application: Zach Cobrinik, Applicant

Zach recused himself from the Board to present his application. Zach reviewed the proposed plan and noted that he can comply with all of the comments on Mr. Kortze's letter. Zach noted the location of the proposed solar energy system will be several hundred feet from the nearest adjoining residential property line, and the property lines are bounded by existing tree rows. He owns the property directly to the east of the proposed installation. The ordinance requirement for a visual screen and Zoning Ordinance buffer requirements were discussed. Lori Seese provided aerial photographs of the area in question. Lori Seese also noted that pursuant to the solar ordinance requirements all property owners within 200 feet of the property line were notified of the application; however no one was present in the audience.

The motion to recommend approval of SALDO Section 422 regarding plan size was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

The motion to recommend approval of the Zachariah Cobrinik Solar Energy System Site Plan:

1. as presented, concluding that additional buffering or screening is not required based upon the distance from the array to the adjoining properties;

2. provided Al Kortze's October 13, 2011 letter and Lori Seese's October 13, 2011 letter are addressed;

was moved by Hugh Harris and seconded by Ronald Siedlecki. The motion carried unanimously.


### **COURTESY OF THE FLOOR**

Solar Energy System Ordinance – Zach discussed concerns with application of ordinance. The language regarding screening and buffering is rather vague and the Planning Commission is requesting more specific language be inserted to provide clarity as to when buffer yards are required.

### **ADJOURNMENT**

The motion to adjourn was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously. The meeting adjourned at 8:28 p.m.

Respectfully submitted,

  
Lori B. Seese  
Planning & Zoning Administrator