



LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

306 BUTZTOWN ROAD
BETHLEHEM, PA 18020-9718
TELEPHONE: 610-759-7434
FAX: 610-746-3317

Planning Commission

Linda Crook, Chairperson
Zachariah Cobrinik, Vice Chairperson
Tara Capecci, Secretary
Hugh Harris
William Hughes

Planning Commission Minutes December 21, 2009

Chairperson, Linda Crook, called the meeting to order at 7:00 p.m. Also in attendance: Commission Members Zach Cobrinik and Hugh Harris; Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator. Commission Members Tara Capecci and Bill Hughes were not present.

APPROVAL OF MINUTES

Motion to approve the minutes of the November 16, 2009 meeting was moved by Zach Cobrinik and seconded by Hugh Harris. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Nazareth Borough Municipal Authority Solar Energy Site Plan

Present for the Application: Thomas Itterly, Chairman, Nazareth Borough Municipal Authority; Justin Coyle, Keller Consulting Engineers, Municipal Authority Engineer; and Robert Montanaro, P.E., Solar Energy, Inc. of Jacksonville, Florida.

No one was present in the audience.

Tom Itterly reviewed the intent of their application. The Authority (NBMA) will be a land leaser to Solar Energy, Inc. and have a purchase agreement for the energy produced by the solar panels. They have a 20-year lease with Solar Energy. NBMA will be Solar Energy's only customer and there will not be any other consumers for the energy produced from the panels. Al Kortze reviewed his December 16, 2009 letter. Bob Montanaro explained how the solar panels would be installed on the property and how the array would operate. Lori Seese noted that the Zoning Ordinance does not require a Zoning Permit; however, they would need to obtain a Building Permit for their installation. There were no additional questions from the Planning Commission.

The motion to recommend approval of the Nazareth Borough Municipal Authority Solar Energy Site Plan provided the comments of the Township Engineer's letter are addressed was moved by Zach Cobrinik and seconded by Hugh Harris. The motion carried unanimously.

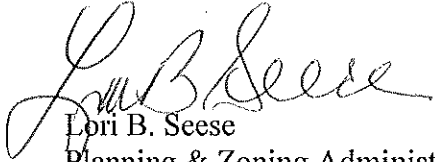
COURTESY OF THE FLOOR

There were no items of discussion.

ADJOURNMENT

The motion to adjourn was moved by Zach Cobrinik and seconded by Hugh Harris. The motion carried unanimously. The meeting adjourned at 7:25 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lori B. Seese".

Lori B. Seese
Planning & Zoning Administrator