Lower Milford Township Planning Commission

7607 Chestnut Hill Church Rd Coopersburg, PA 18036

Lehigh County, Pennsylvania

Monday, October 5, 2026 – 6:30 PM

Meeting Minutes

Members Present: John Harbove, Chair; John Bannon; Kara Stever; Jeffrey Owler; Mark Cappuccio, Solicitor; Wayne Doyle, Township Engineer, and Andrea Silvestri, Planning Commission Secretary

The meeting was called to order by John Harbove, Chair, at 7:12, after the Joint Session with the Board of Supervisors to discuss Livestreaming Planning Commission Meetings.

The Pledge of Allegiance was recited at the start of the Joint meeting at 6:35.

KSteever made a motion to accept the minutes of September 21st meeting with edits, which was seconded by JBannon and the motion was unanimously passed.

Davis Linde Subdivision Plan

The plan involves creating lots for agricultural preservation and residential use, as well as Act 319 qualification. The developer is working to address various engineering and zoning comments, including minor drafting corrections and necessary non-buildable waivers for DEP requirements. Since no improvements are proposed, the Commission granted several waivers regarding site analysis, title opinions, and trail requirements. Pending is soil testing on Lot 4 and required coordination with Upper Milford Township for non-buildable declarations, the final vote on the plan is deferred until December.

The engineer noted that most items in the review letter are minor drafting corrections or lot line adjustments to meet Act 319 requirements.

Zoning comments include correcting side yard setbacks, noting a shared private driveway, and adding a variance note for Lot 4.

The developer addressed several waiver requests. The Planning Commission voted to grant the waivers requested, as the engineer WDoyle explained these waivers are appropriate because no new improvements or land transfers are being proposed.

The engineer review included in Section B.3. Subdivision Ordinance Comments lists waiver requests for the plan which were approved for the following:

a. SLDO 400.B – Submission of existing Features and Site Analysis Plan - A motion was made by JOwler and seconded by JBannon.

b. SLDO 402.B.2.M – Requiring that all nature features be shown on the Existing Resources Plan - A motion was made by JBannon and seconded by JOwler.

c. SLDO 402.B.8.M – Submission of the Opinion of Title - A motion was made by KStever and seconded by JBannon.

d. SLDO 502.D.5 – Lot depth to width ratio requirements - A motion was made by JOwler and seconded by JBannon.

e. SLDO 509 – Analysis of trail requirements - A motion was made by KStever and seconded by JBannon.

Inter-Township Coordination and Waivers

The project requires coordination with Upper Milford Township due to a portion of Lot 1 being located within their jurisdiction.

Two separate DEP non-buildable declarations will be required, one for Upper Milford and one for Lower Milford.

Plan Documentation and Next Steps

The developer will add notes to the plan sheets to clarify that certain data on sheets two and three is omitted due to granted waivers.

Discussion occurred regarding the need for replacement system testing and perk tests on Lot 4 to satisfy the SEO, John Kortvely, requirements.

Due to the time needed for soil probes and township submission deadlines, the developer will return for the December meeting.

The developer intends to:

Seek necessary approvals from Upper Milford's Planning Commission in the interim. He will apply to Upper Milford for the next available Planning Commission review of the DEP non-buildable waiver, obtain the meeting minutes or decision, and forward them to the township.

Provide the township and engineer with a copy of the LVPC review letter.

Confirm whether adjacent-property notifications were sent and send them if they have not been sent.

Review the SALDO requirements and add the required drainage easement for the existing watercourse to the plan, distinguishing it from the watercourse buffer.

Add a note to the plan documenting that the approved waivers apply to the omitted information on sheets two and three, preferably on sheet one.

Data Center Aggregates

The discussion focused on developing specific zoning amendments to address the potential impact of data center developments within the township such as water usage, power usage, and diesel generators. The committee discussed limiting diesel generator testing to certain hours and ensuring they are not the primary power source for more than a specific percentage of the month.

Prepare proposed zoning amendments for data center-related uses, including diesel generator operating hours and limits on primary diesel generation.

Develop proposed site-plan oversight provisions to prevent incremental expansion or phase creep of data center projects, and bring them to the Planning Commission for review.

The group agreed that using the term "heavy industrial use" was appropriate as they are not creating a new data center ordinance but rather adding specific regulations for high-density industrial activities.

Zoning and Land Use

A review of the township with Farmland Preservation took place to identify agricultural zones and potential targets for development. The discussion highlighted that much of the township's land is unsuitable for large-scale development due to topography and agricultural preservation.

The committee noted that while some neighboring municipalities like Lower Macungie are removing aggregated uses, underlying industrial uses remain available in those areas.

Solar Energy Regulations

The committee decided to table discussions on solar ordinances until a full planning commission meeting can be held.

It was mentioned that the township's hilly terrain makes it difficult for large-scale development but potentially suitable for certain solar configurations.

The members expressed a need to provide clear regulations for the Zoning Hearing Board (ZHB) to apply when developers request variances for solar or data centers.

A motion was made by KStever and seconded by JBannon to adjourn the meeting at 8:30, all were in favor.

Respectfully submitted,

Andrea Silvestri

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Planning Commission Secretary of Lower Milford Township