

**LOWER MILFORD TOWNSHIP PLANNING COMMISSION
LEHIGH COUNTY, PENNSYLVANIA
MONDAY, JUNE 2, 2025
REGULAR MEETING MINUTES**

Members Present: Kara Stever, Ellen Koplin, Cathleen Bannon, John Harbove and John Bannon

Others Present: Mark Cappuccio (Solicitor), Scott McMackin (Engineer), Emily Fucci (Zoning Officer/Planning Administrator), and 17 members of the public.

1. The meeting was called to order at approximately 6:30PM by C. Bannon.
2. All stood for Pledge of Allegiance.
3. Review and Approve Minutes of the May 5, 2025 Regular Planning Commission Meeting.

A. **Motion** by Harbove to approve the minutes of May 5, 2025 as presented. **Seconded** by J. Bannon and **unanimously approved**.

4. Geryville Materials, Inc. – Final Land Development Plan. Submitted July 1, 2015. Expires June 30, 2022. **Action Due: June 2, 2025**. Equitable owner: Geryville Materials. Property consists of 628.482 acres located along King’s Highway, West Mill and Buhman Roads in the Agricultural Conservation Zoning District (formerly Agricultural-Rural Zoning District).

A. Bannon announced receipt of the May 19, 2025 extension request from Harris and Harris until December 31, 2025.

1. **Motion** by Harbove to accept the developer’s extension of time request until December 31, 2025. **Seconded** by J. Bannon and **unanimously approved**.

5. 1200 Beverly Hills Road Preliminary Plan. Submitted October 27, 2021. Expires June 30, 2025. **Action Due: June 2, 2025**. Owner: 1200 Beverly Hills, LLC. Developer: Mar Mar Builders. Property consisting of 64.06 acres located at 1200 Beverly Hills Road in the Rural Residential-2 (RR-2) zoning district. Proposed 19 residential lots and 4 open space lots.

A. Mike Meginniss, counsel, and Mark Harvers, engineer, were present to represent the applicant. Meginniss stated the applicant was requesting preliminary approval and advised the Planning Commission (PC) on the changes reflected in the plans since their last appearance. Meginniss advised they conveyed an additional 8.6 acres to lot 19 with the original farmhouse, bringing the area to ten (10) acres total. Meginniss advised that a covenant will be placed on the land to guarantee its use in perpetuity and a draft has already been submitted to Cappuccio. Meginniss advised that collapsible bollards were being proposed at the hammerhead turnaround, and they will record an agreement against the property to prevent the future conversion of the turnaround into a thru-street.

1. Discussion was held by the PC on the type of bollards that could be used. Havers stated there were different types and Meginniss stated they had no preference on the type of bollard and are willing to work with the Township.

2. J. Bannon asked on the status of the water resource impact study. Meginniss responded that the study was delayed due to the amount of rain in May and they anticipate its completion in June.

B. McMackin read through the April 28, 2025 Cowan Associates, Inc review letter ("letter") and discussion was generated on the following:

1. Meginniss and Havers confirmed they are still proposing no curbing on the interior roadway. Koplin asked if they will be using inlets. Havers responded that the stormwater will be handled internally by grass lined swales and discharged into basins. Koplin asked if McMackin thought this was an adequate method of handling stormwater. McMackin advised that although it is a different design concept, it is adequate. J. Bannon asked if it impacted snow removal and roadway maintenance. Havers responded it did not. Harbove asked if the swales had any drawbacks. McMackin advised there is more maintenance required to keep them operating properly. Meginniss confirmed the swales would be the responsibility of the proposed Homeowners' Association (HOA).

2. Cappuccio advised the PC they had yet to act on the waiver request listed under letter comment B.2.a requiring the installation of curbing, sidewalk and drainage improvements along Standard Lane. Meginniss clarified they are only asking for a partial waiver request for sidewalks on Standard Lane. Havers explained that curbs and drainage will be installed, but sidewalk is only proposed on a portion of Standard Lane to connect internal portions of the proposed walking trail. Havers stated there are no existing sidewalks on Standard Lane.

a. Koplin asked for confirmation if the waiver impacted any ADA requirements. McMackin responded it did not.

b. **Motion** by J. Bannon to approve the partial waiver request for Subdivision and Land Development Ordinance (SALDO) Sections 503.A.5 and 503.A.10 to permit the installation of sidewalks on only a portion of Standard Lane due to the lack of existing sidewalks. **Seconded** by Koplin and **unanimously approved**.

3. Cappuccio asked for clarification if a waiver was being requested under letter item B.4 regarding interior curbing. Meginniss advised they were not asking for a waiver. Cappuccio confirmed the SALDO stated "at the discretion" of the PC, who previously discussed the adequacy of the proposed swales in lieu of traditional curbing. Cappuccio confirmed no further action was needed.

4. J. Bannon asked what the largest vehicle length was they reviewed for the turning radius in the hammerhead turnaround. Havers responded it was forty (40) feet, anticipating a large moving truck. J. Bannon raised the concern of tractor trailer traffic. Havers stated they do not anticipate tractor trailer traffic but can look into posting a sign if needed.

5. Meginniss thanked the PC for their comments and feedback on the plan over the last few months and thanked them for their time.

C. Cappuccio advised the PC that if they wish to act on the plans, they would be granting a preliminary plan approval with conditions.

1. **Motion** by Harbove to grant conditional preliminary plan approval of the 1200 Beverly Hills Road Subdivision with the following conditions: that all outstanding items in the April 28, 2025 Cowan Associates, Inc review letter are completed to the satisfaction of the Township Engineer, conditional use approval is granted by the Board of Supervisors, the Water Resource Impact Analysis is completed, and any legal agreements required by Township ordinances and the Township solicitor (including, but not limited to, the improvements agreement, financial security agreement, stormwater operation and maintenance agreement, and proposed deed restrictions relating to the hammerhead turnaround and acreage for lot 19) are reviewed and approved to the satisfaction of the Township Solicitor. **Seconded** by Stever and **unanimously approved**.

6. Draft Zoning Ordinance Amendment

A. Fucci introduced proposed revisions to the Ordinance's Timber Harvest Regulations that were advised by Township Assistant Zoning Officer Gilmore & Associates, Inc. Fucci advised additional sections for the Ordinance amendment will be before the PC in the future.

7. Planning Commission Letters of Interest

A. Bannon requested applicants for the PC vacant seats introduce themselves and provide background information on themselves and why they are interested in the positions. Robert Furst, David Varghese, Francine Kidd and Mark Somers were present and spoke with the PC.

8. Public Comment

A. Pouran Esrafilly of 1430 Limeport Pike commented on the Limeport Questionnaire that was received by residents in and around Limeport. Esrafilly stated that she and many of her neighbors were against any improvements within the Village of Limeport, stating many have small yards and very few have young families. Koplin explained that the survey was mailed by the Board of Supervisors (BOS) and the issue is not in front of the PC at this time. Stever advised Esrafilly to check the Township website to view the posted agendas. Tim Cogle commented that the conversation is not appropriate at the PC and should be directed to the BOS. J. Bannon responded that any public improvements would be made for residents of the entire Township, and that is who the Boards serve.

. Adjourn Meeting

A. **Motion** by Koplin to adjourn the meeting. **Seconded** by Harbove and **unanimously approved**. Meeting adjourned at approximately 8:02PM.

Respectfully Submitted,



Emily A. Fucci
Lower Milford Township
Planning Commission Secretary

APPROVED