

**LOWER MILFORD TOWNSHIP PLANNING COMMISSION**  
**LEHIGH COUNTY, PENNSYLVANIA**  
**MONDAY, AUGUST 5, 2024**  
**REGULAR MEETING MINUTES**

Members Present: Gail Linde, Kara Stever, Lois Gadek, Ellen Koplín, Cathleen Bannon and John Bannon.

Others Present: Mark Cappuccio (Solicitor), Emily Fucci (Zoning Officer/Planning Administrator), Michael Smith (Township Engineer) and 5 members of the public.

1. The meeting was called to order at approximately 6:35PM by Gadek.
2. All stood for Pledge of Allegiance
3. Review and Approve Minutes of the July 1, 2024 Regular Planning Commission (PC) Meeting.
  - A. **Motion** by J. Bannon to approve the July 1, 2024 regular meeting minutes as presented. **Seconded** by Harbove. **Carried unanimously.**
3. Review and Approve Minutes of the July 15, 2024 Workshop Planning Commission (PC) Meeting.
  - A. Gadek provided Fucci with three corrections. **Motion** by C. Bannon to approve the July 15, 2024 workshop meeting minutes as amended. **Seconded** by Linde. **Carried unanimously.**
4. 6341 Hoffman Lane Land Development Plan. Submitted October 19, 2022. Expires August 5, 2024. Action Due: August 5, 2024. Owner: S.J.C. Development Group, LLC. Property consisting of 1.5 acres located at 6341 Hoffman Lane in the Village Center zoning district. Plans presented for review of modifications present on the property that were completed without prior approval and differ from approved Village Center Subdivision Plan of June 17, 2005.
  - A. Gadek announced that an extension of time request had been received but will not be acted on until later in the meeting. Matt Deschler, attorney for the applicant, announced that Mike Houston, Plan preparer, was present and able to discuss the items that were deferred at the July 15, 2024 workshop.
  - B. Gadek led the review of the waiver requests detailed in the July 8, 2024 Subdivision and Land Development Ordinance (SALDO) waiver request letter from AASA and the July 11, 2024 review letter from Cowan Associates, Inc. Discussion was generated on the following:
    1. Deschler confirmed they will comply with showing all features within 100' of the property boundary and with showing the location of the grinder pumps.
    2. Deschler withdrew the waiver request for SALDO Section 402.B.3.m regarding showing topographic, physical and cultural features on the plan and will comply.

3. The applicant did not have pictures to present showing the current landscaping on the property. Gadek voiced her displeasure that the pictures were not available despite being requested numerous times. Houston stated if the current landscaping is deemed unsatisfactory by the PC, they will comply with the requirements of the landscaping plan under SALDO Sections 402.B.8c, 403.B.18c, 518.B and 701.A.8.

4. Deschler stated he does not think a traffic impact study will be needed, and the applicant has requested a waiver from SALDO Sections 402.B.8i, 409 and 404.A.5. J. Bannon and C. Bannon agreed they did not see sufficient traffic to require a study. Gadek noted that facts are required to make a decision on the need for a traffic study, not assumptions. Houston stated that it could take over 3 months if a traffic engineer is needed to complete a study, but is able to perform a traffic count with his current staff. Koplin stated that the traffic counts will be useless if the uses on the property change. Deschler replied they cannot anticipate future use changes. Koplin stated the traffic study will not accommodate future uses. Cappuccio agreed with Koplin's concern, noting that "flex space" is listed on the Plans. Houston confirmed employees of AASA will perform a visual traffic count and provide the information to Smith for review.

5. Houston questioned why monumentation should be installed, and stated the applicant has requested a waiver from SALDO Sections 403.B.5, 701.A.10, 513.A, 513.E and 703.A.10 requiring monumentation be shown on the plans. Smith confirmed that the original plan showed the installation of six monuments to delineate the right-of-way, but the monuments were not installed. Smith stated the installation of monument is important to delineate the right-of-way along the roadway. Houston confirmed they will comply.

6. Houston questioned the installation of sidewalks within the Township right-of-way, and stated the applicant has requested a waiver from SALDO sections 503.A.5, 503.A.10, 503.B.3, 701.A.2 and 701.A.11 requiring street improvements. Cappuccio replied that because the property is in land development, the installation of sidewalks is possible. Smith confirmed that the property frontage along Hoffman Lane is paved without curbing or delineated points of ingress and egress. Smith noted the lack of curbing and sidewalk creates a concern for pedestrian safety, especially with Limeport Commons adding additional pedestrian traffic to the area. Koplin and Stever agreed with the need for curbing along Hoffman Lane to control the flow of traffic entering and exiting the property. Koplin requested curbs are installed up to the ingress and egress points. Houston raised concerned with sidewalks, stating that the height of the sidewalks may affect the drainage of stormwater. Smith responded that the property's stormwater must be managed regardless, and the excuse of stormwater being required when sidewalks are installed is unprofessional. J. Bannon questioned Houston's rationale in claiming the installation of sidewalks may impact the ability to control stormwater. Smith described the current ponding of

the stormwater that takes place on Hoffman Lane. A consensus was reached that the waiver for installation of curbing along Hoffman Lane be denied.

a. **Motion** by C. Bannon to deny the waiver request for SALDO sections 503.A.5, 503.A.10, 503.B.3, 701.A.2 and 701.A.11 for street improvements, including widening and curbing, based on the opinion of Cowan Associates, Inc and the Township Solicitor that the street improvements are beneficial to improve pedestrian and vehicular traffic safety on Hoffman Lane. **Seconded by Stever and unanimously approved.**

7. Smith stated he does not anticipate an impact on the Township or adjacent properties, or on the safety of pedestrians, by waiving the requirement for interior curbing to designate parking spaces. Stever asked for further clarification that the curbing subject to this waiver request was limited only to curbing for parking spots and did not impact the street curbing. Smith confirmed it was curbing for interior parking only.

a. **Motion** by Harbove to waive SALDO section 505.A requiring curbs within all parking areas based on the advisement and opinion of Cowan Associates, Inc that they do not anticipate negative impact to the Township or adjacent properties. **Seconded by J. Bannon and unanimously approved.**

8. Smith reiterated his previously stated concern regarding pedestrian safety on Hoffman Lane and stated that sidewalks would assist in improving safety along Hoffman Lane. Smith recommended denying the waiver request for sidewalks along Hoffman Lane.

a. **Motion** by C. Bannon to deny the waiver request for SALDO sections 508.A and 701.A.3 requiring sidewalks along Hoffman Lane, based upon the opinion of Cowan Associates, Inc that sidewalks are necessary to improve pedestrian and vehicle traffic safety on Hoffman Lane. **Seconded by Linde and unanimously approved.**

9. Koplin stated that she thought street trees were not practical because the root systems are not compatible with the existing pavement and the future sidewalks. Koplin questioned why Rizzuto trimmed the existing pine trees on the rear property line that buffered the property from the neighboring residential use. Rizzuto responded the trees were trimmed for easier grass mowing. Koplin replied that the buffer has now lost its purpose due to the missing tree limbs. Stever questioned how much space was available to plant trees in other areas of the property. Rizzuto stated he will take pictures of the pine tree buffer and other existing trees for the PC to review. Gadec confirmed the waiver request for SALDO sections 518.C and 701.A.8 requiring the installation of street trees will

be deferred until pictures of the current landscaping and buffering are received and reviewed.

10. **Motion** by Harbove to deny the waiver request for SALDO sections 701.A. and 703 requiring the establishment of an Improvements and Financial Security Agreement based on the requirement for the agreements when performing public improvements are involved. **Seconded by C. Bannon and unanimously approved.**

C. Gadek announced receipt of the extension of time request from the developer until November 30, 2024 and questioned their logic of extending the action due date past the extension granted by the Court. Cappuccio requested the extension be revised to request an expiration date October 7, 2024. Deschler agreed to update the extension request.

1. **Motion** by Koplin to accept the developer's extension of time request until October 7, 2024. **Seconded by Stever and unanimously approved.**

D. Deschler asked for the waiver request for SALDO section 701.A and 703 requiring the establishment of an Improvements and Financial Security to instead be deferred. Cappuccio replied that PC's earlier confirmation on the need for sidewalks and curbing has formed the basis for the denial.

#### 5. Limeport Vision Plan

A. Koplin informed the PC that the Board of Supervisors has taken steps toward implementing community improvements in the Village of Limeport, utilizing the Limeport Vision Plan as a guide. The Board of Supervisors had previously received proposals from a company on implementing the plan but decided to proceed without outside assistance at this time. The Board has requested input from the PC. Koplin expected additional groups within the Township will be asked for input when the Township is further along in the planning process.

B. Harbove updated the Borad on the status of Limeport Pike as the now eleventh most dangerous road in the State and provided an update on the previous meeting held at the Township with PennDOT representatives. Harbove commented on the rising rate of rental properties in Limeport

C. Gadek advised the PC members to review the Limeport Vision Plan and become familiar with it so more knowledgeable discussion can take place at the next meeting.

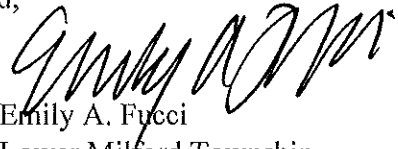
#### 6. Public Comment

A. None received

#### 7. Adjourn Meeting

A. **Motion** by C. Bannon to adjourn the meeting. **Seconded by Stever. Carried unanimously.** Meeting adjourned at approximately 8:47PM.

Respectfully Submitted,



Emily A. Fucci  
Lower Milford Township  
Planning Commission Secretary

APPROVED