

Lower Milford Township

Lehigh County, Pennsylvania

Board of Supervisors

October 16, 2025 Regular Meeting

MINUTES

Present: Ellen Koplin, Chair; Lowell Linde, Vice-Chair; Timothy Cogle, Supervisor; Mark Cappuccio, Township Solicitor; Emily Fucci, Township Administrator/Secretary; and 12 members of the Public.

The meeting was called to order at 6:32PM by Koplin.

All stood for the Pledge of Allegiance.

Koplin announced an executive session was held on October 16, 2025 for litigation.

Jim Tobin, president of the Maplewood Homeowner's Association (HOA) presented the Board with multiple photographs displaying areas of concern held by HOA community members on the quality of paving performed in the development. Tobin asked that the agenda item requesting a vote on escrow releases for the paving are not acted on until the HOA can review additional information they recently requested through an open records request. Tobin also commented on the lack of information shared by the Township during its litigation with Maplewood. Cappuccio clarified that the HOA could have intervened as a party if they wished and that the Township was not permitted by law to divulge on discussions regarding the settlement agreement. Tobin commented on the location of street trees being planted in the development and the concrete monuments being placed in the development. Tobin indicated property owners are not satisfied with their proposed locations. Koplin advised that the tree plantings and monumentation are part of the approved subdivision plan and deviations would require the plans to be re-recorded at the County.

Motion by Cogle to approve the minutes of the September 18, 2025 regular meeting as presented. Seconded by Linde and unanimously approved.

Motion by Linde to approve the minutes of the October 2, 2025 workshop meeting as presented. Seconded by Cogle and unanimously approved.

Cogle read the Treasurer's report as of September 30, 2025 aloud:

• General Fund	\$ 2,226,797.00
• Historical Registry Fund	5,735.00
• Fee-In-Lieu of Fund	24,000.00
• Sewer Fund	97,521.00
• Capital Reserve Fund	217,267.00
• Fire Fund	422,286.00
• Highway Capital Improvement	352,386.00
• ARPA of 2021 Fund	0.00

- State Liquid Fuels Tax Account 184,346.00
- Developer Escrow (Non-Township Funds) 30,400.00

Motion by Linde to approve the Treasurer's report of September 30, 2025 as read. Seconded by Cogle and unanimously approved.

Motion by Cogle to authorize paying the October 2025 bills. Seconded by Linde and unanimously approved.

Motion by Cogle to accept the Administrator Report for October 16, 2025, the Zoning report for September 2025, the Public Works report for September 2025 and the Administrative Assistant report for September 2025. Seconded by Linde and unanimously approved.

Cogle left the meeting at 7:03PM and joined remotely by telephone.

Koplin announced the Macungie Ambulance report for September 2025.

Koplin announced the Upper Perkiomen Valley Ambulance report for September 2025.

Koplin announced the Fire Company report for January 1, 2025 through September 30, 2025.

Under Old Business:

Fucci announced that the Janes Lane Highway Occupancy Permit was still under review by PennDOT.

Review of the second draft of the 2026 budget was tabled until the November workshop.

Discussion was held on the security proposals received for the Public Works garage. Motion by Cogle to accept the quote from Hi-Tech Security Alarms, Inc and to contact an electrician to move the switch for the fuel pump. Seconded by Linde. Fucci noted that the alarm companies for the office and garage will be different. Cogle suggested having Hi-Tech provide a quote for the office building. Motion unanimously approved.

Koplin read the response from PennDOT on the request for a brake retarder prohibition on Beverly Hills Road. PennDOT denied the request due to the grade of the hill.

Koplin read the response from PennDOT on placing a mirror at Beverly Hills Road and Gable Drive. PennDOT advised that mirrors are not permitted at any intersection or driveway.

Under New Business:

Motion by Linde to approve escrow release #8 for Limeport Commons Land Development. Seconded by Cogle and unanimously approved.

Discussion was held on the request for escrow release for Maplewood Development Phases 1A and 1B and Phase 2. EJ Rovella reiterated the HOA concerns on the quality of paving. Tobin asked if their items of concern can be reviewed and additional inspections held by the Township and Cowan Associates, Inc. Cappuccio advised the Board on what action may follow if they do not act on the escrow release. A consensus was received that the Board would not take any action on the escrow release until an additional inspection and review of the problem areas can take place. The escrow release request for phases 1A and 1B and phase 2 were tabled.

Koplin announced the County of Lehigh Board of Assessment Appeals notification of property owner applications to Act 319.

Motion by Linde to approve the collective bargaining agreement for the Public Works Department between Teamsters Local 773 and Lower Milford Township, effective January 1, 2025 through December 31, 2028. Seconded by Cogle and unanimously approved. Ed Lounsberry asked what changes were included in the new contract and Koplin provided a summary.

Motion by Linde to approve Resolution 2025-15 authorizing the 2024-2025 stipend recipients for Lower Milford Township Fire Company No. 1 eligible members. Seconded by Cogle and unanimously approved.

Motion by Linde to approve Resolution 2025-16 adding the property of Richard and Nina Fair to the Agricultural Security Area. Seconded by Cogle and unanimously approved.

Motion by Linde to approve Resolution 2025-17 requesting a Northampton/Lehigh County Local Share Assessment Grant for the replacement of backstop fencing for Limeport Stadium, Inc. Seconded by Cogle and unanimously approved.

Koplin announced Docket 25-15, the appeal of David L. Shelly to a Notice of Violation. Cappuccio advised that the hearing was being continued to allow time for the property owners to acquire permits and correct the violation.

Koplin announced Docket 25-16, the appeal of Jake Watkins of Lumina Solar on behalf of Marshall and Mary Rehm for a special exception for roof mounted solar. No action was taken.

Koplin announced Docket 25-17, the appeal of Anthony and Emily Cope for a special exception for roof mounted solar. No action was taken.

Koplin announced the notice of hearing to determine Tax Collectors' bonds for the new tax collector term from Lehigh County.

Under Correspondence:

Koplin read the resident concern on potential safety risks related to non-permitted structure violations on a neighboring property. Koplin asked for additional information to be presented to the Board before they decide to take enforcement action.

Koplin announced the resident concern for school bus safety on Limeport Pike and requested it be forwarded to PennDOT.

Koplin announced the October 2025 social security newsletter.

Under New Business:

Motion by Linde to amend the agenda to include "Approve Advertisement of Ordinance to Place Truck Restriction on Dillingersville Road" as an action item and to authorize the advertisement of an Ordinance to place a 45 foot truck restriction on Dillingersville Road. Seconded by Cogle and unanimously approved.

Under Public Comments:

Lounsberry asked if brake retarders can be requested on Kings Highway. The Board requested a letter be sent to make the request to PennDOT. Lounsberry requested for the Township's digital speed display signs to be placed at a specific location of Kings Highway, and asked if PennDOT can be requested to do an updated traffic count. Fucci will request PennDOT perform a traffic count.

Jason Flexer commented that he thinks a new turnpike entrance in Emmaus would help alleviate traffic through the Township. The Board requested a letter be sent to the Turnpike asking them to consider.

Motion by Linde to adjourn the meeting. Seconded by Cougle and unanimously approved.

Meeting adjourned at 8:16PM.

Respectfully Submitted,


Emily Fucci
Township Secretary

APPROVED