

**LOWER MILFORD TOWNSHIP PLANNING COMMISSION
LEHIGH COUNTY, PENNSYLVANIA
MONDAY, FEBRUARY 6, 2023
REGULAR MEETING MINUTES**

Members Present: Gail Linde, Lois Gadek, Ellen Koplin, John Harbove and John Bannon.

Others Present: Emily Fucci (Zoning Officer/Planning Administrator), Mark Eastburn (Township Solicitor) and two members of the public.

1. The meeting was called to order at approximately 6:33PM
2. All stood for Pledge of Allegiance
3. Organize Commission
 - A. Eastburn called for a motion to appoint the 2023 Planning Commission Chair. **Motion** by Koplin to nominate Gadek as Chair. **Seconded** by Linde. **Carried unanimously.**
 - B. Gadek requested nominations for the 2023 Planning Commission Vice-chair. **Motion** by Koplin to nominate C. Bannon as Vice-chair. **Seconded** by Harbove. **4 ayes, 1 abstention from J. Bannon.**
 - C. Gadek requested nominations for the 2022 Planning Commission Secretary. **Motion** by Harbove to nominate Fucci as Secretary. **Seconded** by Koplin. **Carried unanimously.**
4. Set Regular Meeting Dates and Times for 2023
 - A. **Motion** by J. Bannon to set the regular PC meetings for first Monday of every month, with the meeting being moved to the second Monday of the month in the event of a holiday, beginning at 6:30PM, and the Workshop meetings for the Third Monday of every month at 6:30PM, held as needed. **Seconded** by Linde. **Carried unanimously.**
5. Review and Approve Minutes of the December 5, 2022 Planning Commission Meeting.
 - A. **Motion** by Harbove to approve the December 5, 2022 meeting minutes as presented. **Seconded** by J. Bannon. **Carried unanimously.**
6. Geryville Materials, Inc. – Final Land Development plan submitted July 1, 2015. Expires March 13, 2023. Action Due March 6, 2023. 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. Gadek announced receipt of the January 26, 2023 letter from Steve Harris for an extension of time until December 31, 2023.
 1. **Motion** by Harbove to accept the developer’s extension of time until December 31, 2023. **Seconded** by Koplin. **Carried unanimously.**

7. 1200 Beverly Hills Road Preliminary Plan. Submitted October 27, 2021. Expires February 28, 2023. Action Due: February 6, 2023. Owner: Julie Tostevin and Maryann Godshall. 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 3 open space lots.

A. Gadek announced receipt of the February 6, 2023 letter from Edward F. Murphy, on behalf of Mar Mar Builders, for an extension of time until May 31, 2023.

1. **Motion** by J. Bannon to accept the developer's extension of time until May 31, 2023. **Seconded** by Harbove. **Carried unanimously.**

B. Koplin stated that the plans still need to be sent to Upper Saucon Township for review and comment. The PC is in consensus that the plans need to be sent to Upper Saucon. Fucci will forward the plans.

8. 6341 Hoffman Lane Land Development Plan. Submitted October 19, 2022. Expires March 5, 2023. Action Due: February 6, 2023. 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 receipt of the January 31, 2023 extension of time request from Arthur A. Swallow on behalf of the developer for an extension without limitation.

B. Tim Cogle, Township resident, made comments on the lack of confidence in the developer to continue with an unlimited extension and the failure of the developer to notify residents of their first PC review, as required in the SALDO.

C. Discussion held by the PC on the feasibility of granting an extension of time without limitations.

D. **Motion** by J. Bannon to grant an extension of sixty (60) days with a requested review of the developer's progress at the next PC meeting. **Seconded** by Koplin. **Carried unanimously.**

10. Review and Comment on Upper Milford Township Draft Zoning Ordinance Amendment No. 169 for amendments regarding the Right-to-Farm Act.

A. Gadek announced receipt of the draft zoning ordinance amendment. No comments received from the PC. Fucci will draft a letter to Upper Milford thanking them for the opportunity to review.

11. Review and Comment on Lower Macungie Township Draft Zoning Ordinance Amendment to increase the number of Zoning Hearing Board members and eliminate the position of alternate.

A. Gadek announced receipt of the draft zoning ordinance amendment. Koplin commented that an increase of zoning hearing board members was positive when Lower

Milford Township made the change. Gadek commented it was a good idea. Fucci will draft a letter to Lower Macungie thanking them for the opportunity to review.

12. Discussion on Land Development Applications along Kraussdale Road in Upper Hanover Township – The Residences at Upper Hanover Sketch Plan, Gravel Pike Commercial Development Preliminary Plan and Kraussdale Road Industrial Project

A. Discussion was held on the current applications in Upper Hanover Township and the detrimental effects the development can have on the Township roads. Koplín requested that she'd like them to perform a traffic impact study for Kraussdale Road. Koplín and Gadek will draft a letter to send to Upper Hanover Township.

13. Public Comments

A. Lowell Linde questioned if the warehouse on Kraussdale Road could connect directly to Gravel Pike/29.

B. Harbove informed the PC of a data analysis project he is involved in with PennDOT to evaluate dangerous roads in Pennsylvania and that Limeport Pike is currently listed in the top 5 most dangerous roads in the state. This rating had the potential to negatively affect real estate value of homes in the Township. Discussion was held amongst the PC on issues along Limeport Pike and remedies to control speeding.

12. Adjourn Meeting

A. **Motion** by J. Bannon to adjourn the meeting. **Seconded** by Harbove. **Carried unanimously.** Meeting adjourned at 8:03PM.

Respectfully Submitted,



Emily A. Fucci
Lower Milford Township
Planning Commission Secretary