

**LOWER MILFORD TOWNSHIP PLANNING COMMISSION
LEHIGH COUNTY, PENNSYLVANIA
MONDAY, DECEMBER 4, 2023
REGULAR MEETING MINUTES**

Members Present: Lois Gadek, Ellen Koplin, Kara Stever and John Harbove.

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

1. The meeting was called to order at approximately 6:36PM by Gadek.
2. All stood for Pledge of Allegiance
3. Review and Approve Minutes of the October 2, 2023 Planning Commission (PC) Meeting.

A. **Motion** by Harbove to approve the October 2, 2023 meeting minutes as presented. **Seconded** by Stever. **Carried unanimously.**

4. Geryville Materials, Inc. – Final Land Development plan submitted July 1, 2015. Expires December 31, 2023. Action Due December 4, 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 November 28, 2023 extension request letter from Stephen Harris on behalf of Geryville Materials for an extension of time until June 30, 2024.

1. **Motion** by Stever to accept the developer’s extension of time until June 30, 2024. **Seconded** by Harbove. **Carried unanimously.**

5. 6341 Hoffman Lane Land Development Plan. Submitted October 19, 2022. Expires October 31, 2023. Action Due: October 2, 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 December 2, 2023 extension request letter from Matthew Deschler on behalf of SJC Development Group, Inc for an extension of time until March 31, 2024.

1. **Motion** by Harbove to accept the developer’s extension of time until March 31, 2024. **Seconded** by Stever. **Carried unanimously.**

6. 1200 Beverly Hills Road Preliminary Plan. Submitted October 27, 2021. Expires October 9, 2023. Action Due: October 2, 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 introduced the submission that was received on October 16, 2023 and questioned the time line. Mark Havers, engineer, and Ed Murphy, attorney, clarified that a submission was previously submitted to Cowan for review and was not initially submitted to the Township directly, requiring a resubmission. Gadek announced receipt of a September 27, 2023 Cowan Associates, Inc review letter and a September 29, 2023 Lehigh Valley Planning Commission review letter.

B. Smith read the September 27, 2023 Cowan Associates, Inc review letter aloud and discussion was held on the following:

1. Koplín raised an issue previously discussed by the PC and sent to the applicant in a letter dated August 25, 2023 requesting that the lot for the original homestead be increased to support the keeping of large animals. Koplín explained the request was pertinent to allow for the historic agricultural use to continue. Gadek stated she thought keeping active agriculture uses could enhance the neighborhood. Murphy refused to consider the PC's request and stated that removing open space to increase the lot size could decrease the number of homes they could build.
2. Koplín asked if the applicant had considered a loop road for the development, which was also requested of the applicant in the August 25, 2023 letter. Koplín and Gadek explained concerns on the impact of through traffic into neighboring Tara Lee Estates. Koplín reminded the applicant that the Township does not need to accept the roadway if it is not satisfactory to the Township. Havers replied that they will discuss a loop road as an alternative. Murphy indicated it would not be possible.
3. Discussion was held on the potential waiver requests for sidewalks. Smith stated that he recommends curbing along Standard Lane and the existing proposed sidewalks do not meet ADA requirements. Stever questioned why sidewalks were not proposed on both sides of the new street. Havers responded it was to reduce impervious. The PC questioned the location of the proposed trail.
4. Gadek requested rationale for the submitted waiver requests, as none were submitted. The PC requested a formal waiver request with rationale be submitted for their consideration at a future meeting.
5. Discussion was held on the apparent inability to locate the septic system for the existing farmhouse. Smith stated this needs to be shown on the plans. Koplín advised that the planning module still needs to come to the Township for approval.
6. Discussion was held on buffering, as none is provided for on the plans. Comments were received from neighboring residents Darrin Slattery regarding the need for buffering against his adjacent horse farm, and Lisa McGill regarding the poor health of the pine trees currently offering a buffer to Tara Lee Estates. Koplín stressed that a buffer between the residential use and the adjacent horse

farm as very important. A consensus was received from the PC that they would like to see buffering in place between the development and the adjacent horse farm, as well as along Tara Lee Estates and Standard Lane.

7. Slattery asked if the walking trail would be open to the public. Havers responded that it would be property of the future Homeowner's Association and not public. McGill questioned what would stop the public from using the trails, to which no answer could be provided.

C. Smith read the September 29, 2023 LVPC review letter aloud, which stated that the plan's as presented were consistent with Act 167.

D. Gadek announced receipt of the December 4, 2023 extension of time request from Edward Murphy on behalf of the developer until March 4, 2024.

1. **Motion** by Harbove to accepted the developer's extension of time until March 4, 2024. Seconded by Stever. **Carried unanimously.**

7. Lower Macungie Township Proposed Township Official Map Amendment to "Show Progress of Preserved Properties" and Zoning Ordinance Amendment for "Structures in the Floodplain"

A. Gadek announced receipt of October 6, 2023 letter. Discussion was held on the level of development in Lower Macungie Township. The PC requested Fucci send a thank you letter for their submission.

8. LVPC Land Use of Regional Significance Review Letter – TopGolf Lehigh Valley in Lower Macungie Township

A. Gadek announced receipt of October 18, 2023 letter. Discussion was held on the impact of the development on traffic and agreement with the LVPC's concern on golf balls exiting the property onto I-78. The PC requested Fucci send a letter to express their concerns.

9. LVPC Land Use of Regional Significance Review Letter – Lehigh Valley Town Center in Lower Macungie Township

A. Gadek announced receipt of October 18, 2023 letter. Discussion was held on the impact of the development on traffic and use of open space. The PC requested Fucci send a letter to express their concerns.

10. Upper Perkiomen Valley Regional Comprehensive Plan Draft Update

A. Gadek announced receipt of October 25, 2023 letter. The PC discussed their disappointment in development happening in neighboring municipalities. The PC requested Fucci confirm that the adjacent land use categories are compatible and send a thank you letter for their submission.

11. Bucks County Planning Commission draft Bucks2040 Vision Plan

A. Gadek announced receipt of November 3, 2023 letter. The PC requested Fucci confirm that the adjacent land use categories are compatible and send a thank you letter for their submission.

12. LVPC Draft Zoning Ordinance Review Letters – Borough of Emmaus

A. Gadek announced receipt of November 1, 2023 and November 8, 2023 letters. No comments were received.

13. Public Comment

A. None received.

14. Adjourn Meeting

A. **Motion** by Harbove to adjourn the meeting. **Seconded** by Stever. Carried unanimously. Meeting adjourned at 9:16PM.

Respectfully Submitted,



Emily A. Fucci
Lower Milford Township
Planning Commission Secretary

APPR