

**LOWER MILFORD TOWNSHIP PLANNING COMMISSION
LEHIGH COUNTY, PENNSYLVANIA
MONDAY, OCTOBER 2, 2023
REGULAR MEETING MINUTES**

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

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

1. The meeting was called to order at approximately 6:32PM by Gadek.
2. All stood for Pledge of Allegiance
3. Review and Approve Minutes of the August 7, 2023 Planning Commission (PC) Meeting.

A. **Motion** by Harbove to approve the August 7, 2023 meeting minutes as presented.
Seconded by C. Bannon. **Carried unanimously.**

4. 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 announced receipt of the September 27, 2023 letter from Edward F. Murphy, on behalf of Mar Mar Builders, 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 C. Bannon. **Carried unanimously.**

B. Fucci informed the PC that the developer had made a submission to Cowan for review, but did not follow the requirements set within our Subdivision and Land Development Ordinance (SALDO) for submissions. Fucci will be following up with Mar Mar to advise them that their submission was unacceptable and request copies of the plans be submitted to the Township office immediately.

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. Matt Deschler, counsel, and Sal Rizzuto, applicant, introduced themselves to the PC and provided an update on the litigation. Cappuccio provided further background and informed the PC that the next hearing date is October 31, 2023 and that the tenants have been added to the action. Cappuccio had no issue with an extension.

B. Gadek announced receipt of the October 2, 2023 extension of time submitted on behalf of the applicant by Deschler, for an extension of time until December 31, 2023.

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

6. Borough of Emmaus Notice of 45-Day Public Comment Period for Proposed Official Map, Proposed Subdivision and Land Development Ordinance, and Proposed Zoning Ordinance and Zoning Map Adoption

A. Gadek announced receipt of September 12, 2023 letters. No comments were received and the PC requested Fucci submit a thank you letter for their submission.

7. Public Comments

A. Tim Cogle questioned why the extension for 1200 Beverly Hills Road was granted when they had made a submission without following the SALDO.

B. Gadek provided a reminder to complete the statement of financial interest forms.

C. Gadek asked if it was possible to encourage and request that developers provide more timely notice on their attendance at meetings, so that PC members are not notified of meeting cancellations until the last minute. C. Bannon stated that she keeps the meetings on her calendar either way and doesn't mind if they are cancelled at the last minute.

D. Discussion was held on the Limeport Commons property, where the townhomes are currently listed for sale on Zillow.

D. Harbove provided an update on the PennDOT data collected for Limeport Pike and informed the Limeport Pike is ranked as the 7th most dangerous road in Pennsylvania. Harbove further advised the PC that a lawfirm has started to approach Limeport residents to purchase their properties and turn them into subsidized housing.

E. Harbove stated that the residents of Limeport are planning to come to the Board of Supervisors to discuss traffic on Limeport Pike. Gadek stated she would like the PC to encourage the Board of Supervisors to support Limeport and establish a policy as needed to protect the health, safety and welfare of those within the village.

8. Adjourn Meeting

A. **Motion** by Harbove to adjourn the meeting. **Seconded** by Linde. **Carried unanimously.** Meeting adjourned at 7:18PM.

Respectfully Submitted,



Emily A. Fucci
Lower Milford Township
Planning Commission Secretary

APPROVED