

**LOWER MILFORD TOWNSHIP PLANNING COMMISSION
LEHIGH COUNTY, PENNSYLVANIA
MONDAY, MAY 1, 2023
REGULAR MEETING MINUTES**

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

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

1. The meeting was called to order at approximately 6:34PM by Gadek.
2. All stood for Pledge of Allegiance
3. Review and Approve Minutes of the February 6, 2023 Planning Commission (PC) Meeting.

A. **Motion** by Harbove to approve the February 6, 2023 meeting minutes as presented. **Seconded** by J. Bannon. **Carried unanimously.**

4. 1200 Beverly Hills Road Preliminary Plan. Submitted October 27, 2021. Expires May 31, 2023. Action Due: May 1, 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 May 1, 2023 letter from Edward F. Murphy, on behalf of Mar Mar Builders, for an extension of time until August 31, 2023.

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

5. 6341 Hoffman Lane Land Development Plan. Submitted October 19, 2022. Expires May 4, 2023. Action Due: May 1, 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 March 28, 2023 submission from Arthur A. Swallow Associates of revised plans for review. Cappuccio provided the PC with background of the property history and litigation that resulted in the current LDP submission.

B. Strothers read the April 11, 2023 Cowan Associates, Inc review letter aloud. Conversations were generated on the following:

1. Discussion was held on the adequacy of the loading space shown on the plans. It was determined that Fucci will provide a formal review as Zoning Officer, as provided for in the Zoning Ordinance.

2. Discussion was held on the proposed external porta potty to achieve required access to toilet facilities for the garage bay currently being used for storage. Strothers confirmed this would need an approved DEP Planning Module and a permit from the Township Sewage Enforcement Office (SEO). Cappuccio questioned why an indoor toilet was not being proposed. C. Bannon asked why they would not be connecting to the existing Limeport WWTP. Strothers stated the legality of having a property serviced by both public and private sewer is questionable. Gadek voiced her opinion that a porta potty was bad planning and would set a dangerous precedence. Koplín stated that the property would need to connect in full, or the use located in the bay needing toilet access would need to change. Swallow acknowledged that a planning module would not be approved and changes would need to be made to the plan.

3. Koplín requested that the row of parking along Hoffman Lane be notated on the plans as removed and that additional steps are taken to ensure no one continues to park there after the line markings are removed. Koplín suggested planting an area of grass.

4. Koplín questioned how the wastewater from the Black Glass Tint was being handled. Strothers requested that Swallow show the grease trap and discharge on the plans.

5. Strothers asked for confirmation if the plan, being a result of litigation, did require SALDO review in addition to Zoning.

C. Gadek announced receipt of the May 1, 2023 LVPC review letter and read it aloud. The LVPC seemed to be in favor of the removal of impervious.

D. Comments were received from resident Tim Cogle of 6443 Dekrane Drive. Cogle referenced the section of the Zoning Ordinance for loading zones and asked if the site plan was compared to that submitted with the conditional use application for Black Glass.

E. An extension of time request was submitted by Swallow, with an expiration date of August 31, 2023.

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

6. Upper Hanover Township Response to Lower Milford Township's Request to Review Subdivision Plan Submissions along Kraussdale Road

A. Gadek announced receipt of the March 22, 2023 response letter from Upper Hanover Township. No comments received from the PC.

7. Public Comments

A. Harbove provided an update on the reclassification study taking place on Limeport Pike and stated that monitors will be placed on the roadway within the next two weeks. Harbove said once the results are available, he will forward to the Township.

12. Adjourn Meeting

A. **Motion** by C. Bannon to adjourn the meeting. **Seconded** by Koplin. **Carried unanimously**. Meeting adjourned at 8:06PM.

Respectfully Submitted,



Emily A. Fucci
Lower Milford Township
Planning Commission Secretary

APPROVED