

**LOWER MILFORD TOWNSHIP PLANNING COMMISSION
LEHIGH COUNTY, PENNSYLVANIA
MONDAY, JUNE 7, 2021
REGULAR MEETING MINUTES**

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

Others Present: Emily Fucci (Zoning Officer) and 3 members of the public.

1. The meeting was called to order at approximately 6:38PM
2. All stood for Pledge of Allegiance
3. Review and Approve Minutes of the May 3, 2021 Planning Commission Meeting.

A. **Motion** by Linde to approve the May 3, 2021 minutes as presented. **Seconded** by Bannon. **Carried unanimously.**

4. Gehman Subdivision – Preliminary/Final Plan submitted December 14, 2020. Expires June 15, 2021. Action Due: June 7, 2021. Owner: Gehman Family Corporation. Property consisting of 133.793 acres, located at 2072 Cassel Road in the Agricultural Conservation (AC) District. Proposed two (2) lot subdivision, creating a 132.667-acre lot (lot 1) and a 1.00 acre lot (lot 2).

A. Gadek noted the Planning Commission (PC) received the following items:

1. April 8, 2021 letter from Milford Township, stating they have reviewed the Subdivision Plan and found the increase of stormwater to be minimal.
2. April 21, 2021 letter from Jay Musselman, certifying that the property monuments and pins have been set in the field.
3. May 11, 2021 letter from the Lehigh County Conservation District (LCCD), stating that the erosion controls were found to be adequate.
4. A copy of the certified mail return receipt card, showing DEP's receipt of the sewage facilities planning module on April 30, 2021.

B. Fucci reviewed the Plan's outstanding items, as listed in the April 5, 2021 PC Minutes.

1. The applicants have successfully received correspondence from Milford Township and the LCCD. Two minor plan modifications were yet to be completed by the applicant. The modifications are to revise the list of waivers included on the plan and a correction of the acreage listed on the Plan, showing only the acreage located in Lower Milford.
2. Fucci detailed the conversation she had with a representative of the Bethlehem DEP Office regarding the planning module. DEP was unable to provide a status report for the module and was unable to provide a timeline for the review to be completed. Fucci was advised that the review timeframe was well beyond thirty

days. DEP claimed to have a variety of staffing issues, creating a large back log of work.

C. Fucci advised she had spoken with Solicitor Mark Cappuccio and Engineer Cheryleen Strothers prior to the meeting. Cappuccio and Strothers were not requested to attend the meeting, due to the minimal input required from them. Fucci relayed that Cappuccio and Strothers had no issue with granting conditional approval of the Plan.

D. Koplin clarified that her concern in April regarding the planning module has been satisfied. Koplin had taken issue with approval of the Plan at that time because the module had not been approved by the Township. The module has since been approved by the Township and is now the responsibility of DEP to approve.

E. **Motion** by Bannon to grant conditional Preliminary/Final Plan approval to the Gehman Subdivision with the following conditions:

1. The list of waivers on the Plan is updated accordingly
2. The acreage listed under the site capacity is updated to reflect the acreage in Lower Milford Township only.
3. The Sewage Facilities Planning Module is accepted by DEP.

Seconded by Koplin. Carried unanimously.

E. Barry Gehman thanked the PC for their time and for the flowers that were sent for his father's funeral. Gadek remarked that Bob Gehman had been special to the Township, spending many years volunteering. Gadek is happy to see the Gehman family continuing his legacy.

5. Borough of Alburty's Proposed Ordinance Amendment Regarding Off-Street Parking for Review and Comment

A. Gadek announced receipt of the Borough's proposed amendment. No comments received by the PC members. The PC requested Fucci send a letter to Alburty to thank them for the opportunity to review their amendment.

6. LVPC Correspondence – Guardian Self Storage – Cedarbrook Road – Lot Consolidation and Land Development, Lower Macungie Township, Lehigh County

A. Gadek announced the May 19, 2021 letter from the LVPC. Discussion was generated on the enclosed Act 167 drainage plan review letter regarding the Little Lehigh Creek Watershed.

1. Koplin provided the PC members with an overview of Act 167, stating it was for development over 10,000 square feet. Act 167 must be adopted by the municipality, and it determines stormwater management. Not all creeks have an Act 167. Lower Milford has two, one for the Saucon Creek and one for the

Hosensack Creek. Review. Approval of Act 167 compliance is the responsibility of the LVPC.

B. Gadek requested Fucci send a letter to the LVPC to thank them for the opportunity to review the letter and express the PC's appreciation of their sensitivity to the Watershed.

7. Letter of Resignation from Alicia Johnson

A. Gadek announced the June 1, 2021 letter. The letter will go before the Board of Supervisors at the next meeting. Gadek requested Fucci send a note to Johnson on behalf of the PC wishing her well and hoping that she can return in the future.

1. Koplin suggested that the BOS may be able to appoint an alternate, leaving Johnson's seat vacant, so she may return when ready.

8. Public Comment

A. Gadek asked if there were administrative items to discuss.

1. Fucci informed the PC that she had spoken to Nathan Jones, Director of Planning for Lower Macungie Township, regarding the Mertztown Road Subdivision. Jones provided Fucci with background on the application, which had been subject to litigation over ten years ago. The Plan has been court ordered, creating the inability to comply with the SWL Comprehensive Plan.

2. Koplin and Fucci provided the PC with an update on the Zoning Ordinance Amendment adopted in March. The BOS motioned to approve the amendment with the removal of the overlay district.

3. Gadek asked for an update on the Geryville appeal. Koplin provided an overview of the appeal's history and stated that it is currently before the Pennsylvania State Supreme Court.

4. Fucci mentioned that she had seen an article in the Lehigh Valley Style magazine on Animals in Distress and Gadek, complimenting the article. Gadek discussed her passion for Animals in Distress and said the reporter did a great job on the article. Gadek enjoyed how the article focused on the plaque at the entrance to Animals in Distress that read "Peace to all who enter here".

5. Gadek reminded the PC that the July meeting will be off by one week because of the 4th of July Holiday. The meeting is scheduled for July 12th.

B. No comments received from the public.

9. **Motion** by Stever to adjourn the meeting. **Seconded** by Harbove. **Carried unanimously.** Meeting adjourned at 7:35PM.

Respectfully Submitted,



Emily A. Fucci
Lower Milford Township
Planning Commission Secretary

APPROVED