

**LOWER MILFORD TOWNSHIP PLANNING COMMISSION  
LEHIGH COUNTY, PENNSYLVANIA  
MONDAY, FEBRUARY 3, 2025  
REGULAR MEETING MINUTES**

Members Present: Kara Stever, Ellen Koplín, Cathleen Bannon, John Harbove and John Bannon.

Others Present: Mark Cappuccio (Solicitor), Emily Fucci (Zoning Officer/Planning Administrator), and 5 members of the public.

1. The meeting was called to order at approximately 6:31PM by C. Bannon.
2. All stood for Pledge of Allegiance.
3. Organize Commission
  - A. **Motion** by Koplín to nominate C. Bannon as Chair. **Seconded** by Harbove and **unanimously approved**.
  - B. **Motion** by J. Bannon to nominate Harbove as Vice-Chair. **Seconded** by C. Bannon and **unanimously approved**.
  - C. **Motion** by C. Bannon to nominate Fucci as Secretary. **Seconded** by Koplín and **unanimously approved**.
  - D. **Motion** by J. Bannon to ratify the 2025 meeting scheduled approved at the January 13, 2025 meeting. **Seconded** by Stever and **unanimously approved**.
4. Review and Approve Minutes of the January 13, 2025 Regular Planning Commission Meeting.
  - A. J. Bannon confirmed the action due date for 1200 Beverly Hills Road was correct. Stever pointed out a typo in the header.
  - B. **Motion** by Stever to approve the minutes of January 13, 2025 with correction of the header. **Seconded** by Harbove and **unanimously approved**.
5. 1200 Beverly Hills Road Preliminary Plan. Submitted October 27, 2021. Expires March 2, 2025. Action Due: February 3, 2025. Owner: 1200 Beverly Hills, LLC. 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 4 open space lots.
  - A. Fucci advised email correspondence dated January 14, 2025 was received from Mark Havers, plan engineer, regarding the status of their Lehigh County Conservation District review.
  - B. Fucci announced that request dated January 31, 2025 was received from the applicant for an extension of time until March 4, 2025. Cappuccio provided an update on his discussions with Mike Meginniss, attorney for the applicant. Cappuccio stated that Meginniss planned to present plans to Cowan Associates, Inc for review with a proposed "hammerhead" turnaround instead of a thru-street connecting into Tara Lee Estates.

*February 3, 2025 Planning Commission Regular Meeting Minutes*

Cappuccio stated that Meginniss will plan to discuss lot 19A and the issue of providing enough acreage to keep animals at the March meeting. J. Bannon stated that he would like the record to show he has concerns with the orientation of the sidewalk and will discuss with the applicant in March.

C. **Motion** by J. Bannon to accept the developer's extension of time request until March 4, 2025. **Seconded** by Harbove.

1. Darrin Slattery of 1295 Standard Lane expressed his concerns about the open space shown on the plan and if it will be turned over to a conservancy for use by the general public. Slattery elaborated on his concerns regarding trespassing on his property where he keeps horses and detailed trespassing issues already faced by residents of neighboring developments. Cappuccio and Koplin responded that the open space will remain under the control of the Homeowner's Association and will not be donated for public land. Slattery asked why the proposed road will not connect into Tara Lee Estates. Koplin and J. Bannon responded that a thru-street will be used as a shortcut, creating traffic concerns. Koplin stated she would like to raise the issue of adding fencing to the property line near Slattery. Stever suggested the developer be requested to add additional buffering.

2. Slattery stated the original farmhouse was being neglected. Koplin advised that the Zoning Ordinance has provisions addressing "demolition by neglect" and the matter will be brought to the attention of the Historic Commission.

3. C. Bannon called for all in favor to accept the developer's extension of time request until March 4, 2025. **Motion unanimously approved.**

D. Stever asked if the Township had guidelines for the proposed "hammerhead" design. Koplin responded it would fall under the regulations for a "dead end". Stever expressed concerns on ensuring that emergency access and snow removal are addressed.

6. LVPC Review – Alburtis Borough Zoning Ordinance Amendment.

1. C. Bannon announced receipt of the LVPC review letter. No comments received.

7. Emmaus Borough Subdivision and Land Development Ordinance and Zoning Ordinance Amendment.

1. Discussion was held on why the draft Ordinances are reviewed and what the proposed changes are. Fucci will provide a response thanking Emmaus Borough for the opportunity to review.

9. Public Comment

A. None received.

10. Adjourn Meeting

A. **Motion** by J. Bannon to adjourn the meeting. **Seconded** by Stever and **unanimously approved**. Meeting adjourned at approximately 7:03PM.

Respectfully Submitted,



Emily A. Fucci  
Lower Milford Township  
Planning Commission Secretary

APPROVED