

**LOWER MILFORD TOWNSHIP PLANNING COMMISSION
LEHIGH COUNTY, PENNSYLVANIA
MONDAY, AUGUST 7, 2023
REGULAR MEETING MINUTES**

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

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

1. The meeting was called to order at approximately 6:30PM by Gadek.
2. All stood for Pledge of Allegiance
3. Review and Approve Minutes of the May 1, 2023 Planning Commission (PC) Meeting.

A. **Motion** by C. Bannon to approve the May 1, 2023 meeting minutes as presented.
Seconded by Harbove. **Carried unanimously.**

4. 1200 Beverly Hills Road Preliminary Plan. Submitted October 27, 2021. Expires August 31, 2023. Action Due: August 7, 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. Koplin voiced her displeasure with the developer's delay at holding a formal review and her concern with the road's current configuration and the size of the historic parcel. Koplin stated that the historic parcel should be adequately sized to allow for a minimum of two large farm animals. Koplin also stated that she would not like to see the roadway connect to Tara Lee Estates and instead they explore a loop road. A consensus was given that the PC shared these concerns with Koplin. Gadek requested that Fucci write a letter expressing these concerns to the developer.

B. Gadek announced receipt of the August 7, 2023 letter from Edward F. Murphy, on behalf of Mar Mar Builders, for an extension of time until October 9, 2023.

1. **Motion** by J. Bannon to accept the developer's extension of time until October 9, 2023. **Seconded** by Stever. **Carried unanimously.**

5. 6341 Hoffman Lane Land Development Plan. Submitted October 19, 2022. Expires August 31, 2023. Action Due: August 7, 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. Deschler provided reasoning as to why the PC has not seen any further LDP submission and has instead received an extension request. Deschler stated that there is an upcoming

injunction hearing, and they believe they did not need to make an additional LDP submission, as the applicant believes a certificate of occupancy was granted for the building. Koplin questioned how not moving forward with the LDP would benefit the injunction hearing and stated that the judge's previous order was very clear.

B. Koplin asked the status of the installation of the grease trap in the 5-bay garage for Black Glass. Rizzuto stated there was no grease trap and only two cars are washed per day. J. Bannon expressed his dissatisfaction with the answer and the environmental concerns that the lack of a grease trap creates.

C. Comments were received from the PC on their general disappointment with the lack of progress on the LDP.

D. Gadek announced receipt of the August 7, 2023 extension of time submitted on behalf of the applicant by Deschler, for an extension of time until December 31, 2023.

1. Stever questioned the lack of sufficient progress that has been made. J. Bannon stated he did not want to grant an extension for a prolonged period of time, so that the application is not drawn out. Stever would like to see the applicant back in October to discuss what progress has been made. Harbove agreed. Koplin suggested an extension until October 31, 2023.

2. Deschler updated the request form for an extension of time until October 31, 2023.

3. **Motion** by Stever to accept the developer's extension of time until October 31, 2023. **Seconded** by J. Bannon. **Carried unanimously.**

6. Township of Ontelaunee (Berks County) Request for County Comprehensive Plan Amendment

A. Gadek announced receipt of the July 26, 2023 correspondence from the Berks County Planning Commission detailing the request from Ontelaunee to amend the Berks County Comprehensive Plan. Gadek voiced her belief that the PC should encourage and endorse these changes, which will help protect valuable resources. Gadek will provide a draft letter for Fucci to send on behalf of the PC to express support.

7. Public Comments

A. None received.

8. Adjourn Meeting

A. **Motion** by C. Bannon to adjourn the meeting. **Seconded** by Stever. **Carried unanimously.** Meeting adjourned at 7:18PM.

Respectfully Submitted,

Emily A. Fucci

Emily A. Fucci
Lower Milford Township
Planning Commission Secretary

APPROVED