

**LOWER MILFORD TOWNSHIP PLANNING COMMISSION
LEHIGH COUNTY, PENNSYLVANIA
MONDAY, AUGUST 1, 2022
REGULAR MEETING MINUTES**

Members Present: Lois Gadek, Ellen Koplin, Cathleen Bannon, John Harbove and John Bannon.

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

1. The meeting was called to order at approximately 6:30PM
2. All stood for Pledge of Allegiance
3. Review and Approve Minutes of the June 6, 2022 Planning Commission Meeting.

A. **Motion** by Harbove to approve the June 6, 2022 meeting minutes as presented.
Seconded by C. Bannon. **Carried unanimously.**

4. Limeport Commons Preliminary Land Development Plan. Submitted August 13, 2021. Expires August 1, 2022. Action Due: August 1 2022. Owner: SJC Hoffman Lane Holdings, LLC. Developer: SJC Development Group, Inc. Property consisting of 17.3954 acres located along Hoffman Lane and Limeport Pike in the Village Center zoning district. Proposed 24 residential units with private road access.

A. Gadek announced the PC's receipt of a transmittal letter from Arthur A. Swallow Associates, Inc dated June 30, 2022 with land development design drawings, post-construction stormwater management drawings and reports, two letters from the Lehigh Valley Planning Commission (LVPC) dated June 8, 2022 and July 28, 2022, and a Cowan Associates, Inc review letter dated July 21, 2022.

B. Strothers noted that the LVPC review letters were virtually identical in deficiencies raised. Strothers provided the PC with a background on an Act 167 review. Gadek questioned the LVPC's comment on a drainage basin including a portion of a neighboring property.

C. Strothers read the July 21, 2022 Cowan Associates, Inc review letter aloud. Discussion was generated on the following:

1. Swallow confirmed that the opinion of title and draft Homeowner's Association (HOA) agreement have been submitted to Mark Cappuccio for review.
2. Strothers stated that the stormwater comments were largely clerical and concerned the outcome of the LVPC review.
3. Koplin quested the status of the highway occupancy permit and its submission to PennDOT. Swallow confirmed both were formally submitted to PennDOT.

D. Swallow requested a preliminary plan approval. Discussion followed and a brief executive session was held by the PC.

1. Gadek stated that the PC was not comfortable with granting preliminary plan approval with the outstanding review and approval of the LVPC and PennDOT, noting that the reviews from both parties may generate changes required to the Plans.

2. Rizzuto presented an extension, dated August 1, 2022, granting an extension of time until December 5, 2022. **Motion** by J. Bannon to accept the developer's extension of time until December 5, 2022. **Seconded** by Harbove. **Carried unanimously.**

5. Review and Comment on Upper Milford Township Draft Zoning Ordinance Amendment No. 168 for a "Coordinated Zoning Along Municipal Borders Overlay District"

A. Gadek announced receipt of the draft zoning ordinance amendment. No comments received from the PC. Fucci will draft a letter to Upper Milford thanking them for the opportunity to review.

6. Public Comment

A. None received.

7. Adjourn Meeting

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

Respectfully Submitted,



Emily A. Fucci
Lower Milford Township
Planning Commission Secretary