

**LOWER MILFORD TOWNSHIP PLANNING COMMISSION  
LEHIGH COUNTY, PENNSYLVANIA  
MONDAY, DECEMBER 1, 2025  
REGULAR MEETING MINUTES**

Members Present: Mark Somers, Kara Stever, Cathleen Bannon, Ellen Koplin, John Harbove, John Bannon and Francine Kidd.

Others Present: Mark Cappuccio (Solicitor), Emily Fucci (Zoning Officer/Planning Administrator), and 1 member of the public.

1. The meeting was called to order at approximately 6:30PM by C. Bannon.
2. All stood for Pledge of Allegiance.
3. Review and Approve Minutes of the November 3, 2025 Regular Planning Commission Meeting.

A. J. Bannon pointed out a typo on page 2 under item D of the minutes, where the word "by" should have been "why".

B. **Motion** by Koplin to approve the minutes of November 3, 2025. **Seconded** by J. Bannon and **unanimously approved**.

4. Geryville Materials, Inc. – Final Land Development Plan. Submitted July 1, 2015. Expires December 31, 2025. Action Due: December 1 2025. Equitable owner: Geryville Materials. Property consists of 628.482 acres located along King's Highway, West Mill and Buhman Roads in the Agricultural Conservation Zoning District (formerly Agricultural-Rural Zoning District).

A. C. Bannon announced receipt of the November 5, 2025 extension request from Harris and Harris until June 30, 2026. Cappuccio provided the Planning Commission (PC) with an update on the appeal, which is scheduled to be heard at the Commonwealth.

1. **Motion** by Stever to accept the developer's extension of time request until June 30, 2026. **Seconded** by Harbove. and **unanimously approved**.

5. C. Bannon requested Cappuccio provide the PC with an update on the 6341 Hoffman Lane Land Development Plan. Cappuccio advised that Matt Deschler, attorney for the applicant, had reached out regarding the PC's condition relating to the potential future requirement of a traffic study. Deschler was of the opinion the condition was unclear as written. Cappuccio further advised that because Deschler waited until the 15<sup>th</sup> day to raise the issue, an extension was rendered by applicant Sal Rizzuto to allow for the additional time to issue a decision on the PC's conditional preliminary/final approval of the plan. Cappuccio stated he will revise the decision to clarify the PC's condition that if a use changes on the site, the PC will evaluate the new use and determine if a traffic study is needed at that time.

6. Lees Subdivision Preliminary Plan. Submitted October 9, 2025. Expires February 1, 2026. Action Due: January 12, 2026. Owner: James Lees. Developer: Nicholas Lees. Property consisting of 4.76 acres located at 2948 Plover Lane, Coopersburg, PA 18036 in the Agricultural Conservation (AC) District. Proposed 2 lot residential subdivision.

- A. Fucci advised that the applicant's engineer had reached out earlier in the day and requested the item be tabled. Fucci explained the request to table the discussion was based on the length of comments included in the Cowan Associates, Inc review letter, and that the applicant intended to resubmit plans at a future date.


7. Public Comment

- A. None received.

8. Adjourn Meeting

- A. **Motion** by J. Bannon to adjourn the meeting. **Seconded** by Stever and **unanimously approved**. Meeting adjourned at approximately 6:46PM.

Respectfully Submitted,

  
Emily Fucci  
Lower Milford Township  
Planning Commission Secretary