

Lower Milford Township

Lehigh County, Pennsylvania

Board of Supervisors

July 31, 2025 Special Meeting

MINUTES

Present: Ellen Koplin, Chair; Lowell Linde, Vice-Chair; Timothy Cogle, Supervisor; Mark Cappuccio, Township Solicitor; Emily Fucci, Township Administrator/Secretary; and 6 members of the Public.

The meeting was called to order at 2:05PM by Koplin.

All stood for the Pledge of Allegiance.

Cappuccio provided the Board with an update on the proposed settlement stipulation for Lower Milford Township v. Maplewood Residential, Inc and Maplewood Residential, LP Case No. 2024-C-2467 and Lower Milford Township v. Maplewood Residential, LP Case No. 2025-C-1312.

Motion by Linde to approve the proposed settlement stipulation. Seconded by Koplin.

James Conrad of 6280 Shady Drive asked for context of what was in the agreement. Cappuccio responded that he was unable to discuss because the settlement stipulation has not been agreed to yet by both parties but confirmed that paving is addressed.

EJ Rovella of 6289 Shady Drive asked why the Township was not performing the improvements themselves and collecting expenses that were in excess of what was in the escrow. Cappuccio stated that current funds were not sufficient and that is part of why the lawsuit was filed.

Matthew Palilonis of 6450 Shady Drive asked for clarification on who was responsible for improvements after and if they were going to be constructed to original specifications. Palilonis asked if sidewalks were included. Cappuccio responded that sidewalks are the responsibility of the property owners and are not included in the agreement. Koplin clarified that the Township does not accept dedication of the whole subdivision, only the roadways and stormwater easements for emergency action.

Rovella asked if the roadways will meet the required specs. Koplin confirmed they will meet PennDOT specifications. Rovella asked if the Lehigh County Conservation District was party to the settlement stipulation.

Maryann Driscoll of 6198 Chestnut Hill Church Road asked if the developer is still responsible for terminating the NPDES permit or if they can leave it open indefinitely. Driscoll asked what would happen if the developer did not agree to the settlement stipulation. Cappuccio replied that that if the matter is not resolved, it would move to trial in September.

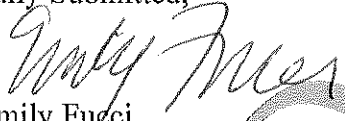
Palilonis asked for clarification on if the basin work needs to be completed before the roadways are dedicated. Koplin said that dedication would not take place until a final inspection has been performed and is satisfactory.

Koplin called for a vote on the prior motion. 2 ayes and 1 nay. Cogle stated he did not agree with settling and that too much had been lost to the developer. Koplin stated that she believes the agreement is in the best interest of the Township to resolve the matter.

Motion by Cogle to adjourn the meeting. Seconded by Linde and unanimously approved.

Meeting adjourned at 2:39PM.

Respectfully Submitted,


Emily Fucci
Township Secretary

APPROVED