

**LOWER MILFORD TOWNSHIP PLANNING COMMISSION
LEHIGH COUNTY, PENNSYLVANIA
MONDAY, JUNE 3, 2024
REGULAR MEETING MINUTES**

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

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

1. The meeting was called to order at approximately 6:39PM by Gadek.
2. All stood for Pledge of Allegiance
3. Review and Approve Minutes of the May 6, 2024 Planning Commission (PC) Meeting.

A. **Motion** by C. Bannon to approve the May 6, 2024 meeting minutes as presented. **Seconded** by Linde. **Carried unanimously.**

4. Geryville Materials, Inc. – Final Land Development plan submitted July 1, 2015. Expires June 30, 2024. Action Due June 3, 2024. 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. Gadek announced receipt of the May 28, 2024 extension request letter from Stephen Harris on behalf of Geryville Materials for an extension of time until December 31, 2024. Discussion was held on the current status of the application.

1. **Motion** by J. Bannon to accept the developer’s extension of time until December 31, 2024. **Seconded** by Harbove. **Carried unanimously.**

5. 1200 Beverly Hills Road Preliminary Plan. Submitted October 27, 2021. Expires June 15, 2024. Action Due: June 3, 2024. 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. Gadek announced receipt of the May 28, 2024 letter from the Historic Commission recommending that lot 19A be combined with 19B to allow for the historic homestead parcel to support the keeping of medium or large animals and honor its historic use. Gadek noted that the recommendation of the Historic Commission reiterates the Planning Commission’s previous recommendation to enlarge the lot, which was made to the developer in a letter dated August 25, 2023. Harbove questioned if the lot would be part of the Homeowner’s Association. J. Bannon questioned if the developer intends to sell the lot to an individual or lease the property. Koplin commented that the Historic Resources section of the Zoning Ordinance may provide regulations to require them to change the size of the lot.

B. Gadek announced receipt of the June 3, 2024 extension of time request from Bryce McGuigan on behalf of 1200 Beverly Hills LLC for a 90-day extension of time.

C. **Motion** by Harbove to accept the developer's 90-day extension of time, expiring on September 13, 2024, and to forward the Historic Commission's May 28, 2024 letter to the developer with a cover letter reiterating the Planning Commission's prior recommendation.

6. Agricultural Security Area (ASA) Seven Year Review

A. Fucci provided the PC with background on the seven-year review. Discussion was held on the list of properties within the ASA and the Lehigh County Agricultural Land Preservation Office's suggested parcels for removal.

B. **Motion** by C. Bannon to make a recommendation to the Board of Supervisors for all parcels within the Maplewood Subdivision to be removed from the Agricultural Security Area. **Seconded** by Linde. **Carried unanimously.**

7. Zoning Ordinance Amendment Discussion

A. No discussion was held.

8. Public Comment

A. None received.

11. Adjourn Meeting

A. **Motion** by C. Bannon to adjourn the meeting. **Seconded** by J. Bannon. **Carried unanimously.** Meeting adjourned at 7:24PM.

Respectfully Submitted,



Emily A. Fucci
Lower Milford Township
Planning Commission Secretary