

# Lower Milford Township

Lehigh County, Pennsylvania

Board of Supervisors

July 18, 2024 Regular Meeting

## MINUTES

Present: Ellen Koplin, Chair; Lowell Linde, Vice-Chair; Timothy Cogle, Supervisor; Mark Cappuccio, Township Solicitor; Emily Fucci, Township Administrator/Secretary; and 9 members of the Public.

The meeting was called to order at 6:34PM by Koplin.

All stood for the Pledge of Allegiance.

Koplin announced that an executive session was held on July 1, 2024, July 15, 2024 and July 18, 2024 for litigation.

Motion by Linde to approve the June 20, 2024 regular meeting minutes as presented. Seconded by Cogle and unanimously approved.

Fucci read the Treasurer's report as of June 30, 2024 aloud:

• General Fund	\$ 2,103,546.00
• Historical Registry Fund	5,735.00
• Fee-In-Lieu of Fund	24,000.00
• Sewer Fund	121,634.00
• Capital Reserve Fund	178,171.00
• Fire Fund	311,213.00
• Highway Capital Improvement	333,839.00
• ARPA of 2021 Fund	39,349.00
• State Liquid Fuels Tax Account	285,705.00
• Developer Escrow (Non-Township Funds)	40,178.00

Motion by Cogle to approve the Treasurer's report as of June 30, 2024 as read. Seconded by Linde and unanimously approved.

Motion by Linde to authorize paying the July 2024 bills. Seconded by Cogle and unanimously approved.

Motion by Cogle to accept the Administrator Report for July 18, 2024, the Zoning report for June 2024 and the Public Works report for June 2024. Seconded by Linde and unanimously approved.

Koplin announced the June 2024 Macungie Ambulance report and a request for funding letter dated July 2024.

Koplin announced the January 1, 2024 through June 30, 2024 Fire Company report. Motion by Linde to accept the Fire Company report for January 1, 2024 through June 30, 2024. Seconded by Cogle and unanimously approved.

Southern Lehigh Public Library (SLPL) Board member Ellen Deebel provided an update on events happening at SLPL, including the appointment of a new library director, the purchase of a patron counter, installation of new lighting, computer updates and various small fundraisers. Koplin asked what the cost of the patron counter was.

**Under Old Business:**

Cappuccio provided an update on communications with the attorney for a property owner on Janes Lane. Koplin requested a meeting be arranged with PennDOT at the site to discuss the need for a highway occupancy permit.

Koplin announced receipt of the updated proposal from Urban Research and Development Corporation (URDC) to prepare the Village of Limeport implementation plan for communication improvements. Koplin suggested that discussions are held during workshop meetings in the fall to discuss ideas and that the Planning Commission is consulted. A consensus was received that the Board will not proceed with URDC and utilize a different approach.

Review was held of the revised roof replacement bid documents for the Township Office. Motion by Cogle to authorize advertising the roof replacement for bid for opening on September 12, 2024 and award on September 19, 2024, conditioned upon the bid document being revised to correct the design of the snowguards on the technical drawing, to include a statement requiring the gutters be protected from damage and if damaged the cost of repair is covered by the contractor, and to include a completion date of December 31, 2024. Seconded by Linde and unanimously approved.

Discussion was held on Docket 24-09, appeal of Jay and Patricia Landis of 7621 Bryn Drive for ground mounted solar panels. Fucci confirmed the height of the panels will be between eight to ten feet. No action taken.

Discussion was held on the letter requesting a well isolation waiver request. The item was tabled until additional information can be received from the Township Sewage Enforcement Officer.

Cappuccio provided an overview of the need for a new stipulation agreement to be filed for SJC Development Group/6341 Hoffman Lane to allow for an extension of time to submit uniform construction and land development plans. Motion by Linde to ratify the stipulation agreement granting an additional 90 days for SJC Development Group to submit uniform construction and land development plans. Seconded by Cogle with the note that this is now the second extension that has been granted to the property owner for additional time and unanimously approved.

Koplin announced the report for the offer of compensation for the Tarzian easement to access the Township property on County Line Road is not available and the item was tabled.

**Under New Business:**

Koplin announced that a stop work order was issued for the Limeport Commons Development due to construction being started without following the proper permit sequence.

Motion by Cogle to approve the request for Fire Police assistance from Emmaus Police Department for the Halloween parade on October 19, 2024 with a rain date of October 20, 2024, and the request for Fire Police assistance from Upper Saucon Township Police Department for the 5<sup>th</sup> Annual Nation Night Out on August 5, 2024. Seconded by Linde and unanimously approved.

Fire Company representative Ed Bendekovitz provided an update on the previously discussed County radio upgrade and informed the Board that the price per radio has increased from \$7,000 to \$10,000.

Motion by Linde to approve the refund of the 2024 real estate tax for 1573 Sheridan Road based on their veteran's exemption status and the County's decision to refund 2024 real estate tax. Seconded by Cogle and unanimously approved.

Koplin announced the Zoning Hearing Board notice of appeal application for David Gubitosi at 3029 Church View Road for a variance for use and special exception for a home related business or rural occupation. Koplin summarized the previous zoning hearing board decisions on the property. Motion by Cogle to oppose the application and the addition of any additional uses or activity on the property, aside from those previously approved. Seconded by Linde and unanimously approved.

Motion by Cogle to approve the Limeport Commons escrow release #3 in the amount of \$154,008.82. Seconded by Linde and unanimously approved.

Motion by Linde to ratify filing an appeal to the Commonwealth for the Reith decision. Seconded by Cogle and unanimously approved.

**Under Correspondence:**

Koplin announced the July 2024 social security newsletter.

**Under Public Comment:**

Jim Tobin, president of the Maplewood Homeowner's Association (HOA), informed the Board that the HOA has been in contact with the Lehigh County Conservation District (LCCD) and little to no progress has been made with Gambone regarding closing out the NPDES permits and the basin conversions. Tobin encouraged the Board to push for the completion of phases 1A and 1B, and requested that the Township Engineer be notified that the roadways are degrading and complete a review. Cappuccio advised Tobin that the Board has been discussing potential action that can be taken.

Dean Bruch followed up on his comments from June regarding monthly reports from the Pennsylvania State Police. Fucci responded that she contacted PSP and they advised they do not provide monthly reports. Fucci is coordinating with a representative from the PSP to attend a future meeting and give a presentation on how to collect data and stay up to date with the PSP.

Bruch commented on Kings Highway's current closure due to a tree being down on a fiber optic communications line. Koplín responded that the Township is aware of the situation and has been exploring action to force utilities to respond when our roadways are closed.

Meeting adjourned at 8:28PM.

Respectfully Submitted,



Emily Fucci  
Township Secretary

APPROVED