

UPPER MILFORD TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
FOR JUNE 02, 2025 MEETING

Members Present: Anthony Koneski Jr., Chairman; Charles Peters, Jr., Vice Chairman; Matthew Hunter, Secretary; Philip Hartranft; Angelika Forndran; Ronald Guth; Ellen Larmer, Alternate Member; John Zgura, Alternate Member

Absent Members: Luke Lichtenwalner,

Also Present were: Brian Miller, Planning Coordinator; Cynthia Kuhns, Administrative Assistant; Kyle Walbert, Assistant Zoning Officer; Eric Strauss, Solicitor, Zachary Mitchell, Ott Consulting

The Meeting was brought to order at 7:30 P.M.

Minutes

Planning Commission Meeting Minutes of April 28, 2025

Motion:

Matthew Hunter made the motion to approve the Planning Commission Meeting Minutes from the March 31, 2025 meeting as recorded. **Philip Hartranft**, seconded the motion. All were in favor. No one opposed. **Charles Peters, Ron Guth, Ellen Larmer** abstained from voting.

Time Extensions

1. Goldstein Subdivision
2. Dunkin Donuts
3. 5330 Macungie Mountain Rd.

Charles Peters raised his concerns regarding continuing to give time extensions to developments that have not done any work or had any activity in some time.

There was a short discussion on why the Township continues to give time extensions to these projects.

Motion:

Phil Hartranft made a motion to recommend approval of the time extensions for the above projects through 12/30/2025. **Ron Guth** seconded the motion. Vote cast 6 in favor and 1 opposed. **Charles Peters** was opposed because he feels there since there is no action taken the Township should not continue to approve time extensions. **John Zgura** abstained from voting.

Anthony Koneski made a motion to recommend sending a letter to the Goldstein subdivision to make up their mind on if they will continue the project with a deadline of 12/30/2025. **Charles Peters** seconded the motion. Vote was cast. 2 in favor, 2 opposed, and 1 abstained. Motion dies and no letter to be sent.

Subdivisions & Land Development:

1. Sketch Plan for 5430 Chestnut St. Colebrook Management LLC
 - a. Plan Dated 5/5/2025 from Benchmark Civil Engineering Services LLC

Peter Terry, Civil Engineer from Benchmark explained the basics of the Sketch plan regarding the uses, PennDOTs remarks with combining all of the driveways into one driveway for the area to make it safer.

There was a lengthy discussion on the sketch plan regarding Zoning issues, set backs, potential Uses of the property and multiple principle uses on the lot, parking areas, PennDOT's requirements for the driveway, etc. There was a concern that the proposed building will not fit in the area and the look of the existing neighborhood.

Peter Terry thanked the Planning Commission for their discussion and input and said he will take it all back to the applicant.

Other Business

1. ACT 537 Plan – Kline's Island Sewer System Planning Review and Comments

Brain Miller explained the need for the plan which was a response to Chapter 94 violation which occurred in 2018 and 2019 after 3 consecutive months of flows exceeding the capacity of the plant.

Edward Carter, Township Manager explained the plan as proposed, overall goals, and the costs associated with it in the coming years to improve the Inflow and Infiltration to the plant as well as upgrade the plant to take the peak flows coming into it. He explained the costs for the project will be billed directly as a rate increase to the users of the system.

Motion

Matt Hunter made a motion to send a letter to LCA thanking them for their informative correspondence. **Anthony Koneski** seconded the motion. All in favor. Motion carries. **John Zgura** abstained.

Motion to adjourn:

Matthew Hunter made the motion to adjourn the meeting. **Charles Peters** seconded the motion. All were in favor. No one opposed. No one abstained. The meeting adjourned at 7:50 P.M.

Date _____

Anthony Koneski, Jr., Chairman