

UPPER MILFORD TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
FOR THE SEPTEMBER 5, 2023 MEETING

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

Absent Members: Luke Lichtenwalner, Ronald Guth,

Also Present: Brian Miller, Planning Coordinator

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

Minutes

1. Meeting Minutes of July 5th, 2023

Motion made by **Angelika Forndran** to approve the minutes as recorded.

Seconded by Matt Hunter. All were in favor. **John Zgura** abstained. The motion passed.

Time Extensions: None

Zoning Submissions for Discussion: None

Subdivisions: None

Other Business:

Application for inclusion into the Upper Milford ASA: Alan & Donna Behnke 5990 Acorn Dr. Emmaus, Pa 18049 PIN 640325637686-1 – 20 Ac.

Brian Miller: The Township received an ASA application for inclusion for 5990 Acorn Drive Emmaus. The property is mostly in Lower Milford Township but does have a portion in Upper Milford, the property will be reviewed by both Townships. The ASA application has been advertised and the property was posted with the required legal notice on July 24th. The 15-day time period has passed with no comments received. The Agricultural Security Advisory Board has reviewed the property and recommended inclusion to the Board of Supervisors. The property is 20 acres with a residence & fields in agricultural use and has 100% of its soil in capability class 2 & 3. Therefore, it meets the requirements for an Agricultural Security Area. The property is also applying for Agricultural Preservation with Lehigh County.

Motion made by **Charles Peters Jr.** to recommend approval of the Agricultural Security Area Inclusion for 5990 Acorn Dr. Emmaus to the Board of Supervisors.

Seconded by **Tony Koneski Jr.**, all were in favor, **John Zgura** abstained. The motion passed.

ASA Removal Request for South Shore Acquisitions Maple Ridge subdivision properties.

Brian Miller: The Township received a request from South Shore Acquisitions for an Agricultural Security Area removal for the properties that were part of the Maple Ridge Subdivision that no longer meet the ASA requirements for inclusion. This includes the new building lots, stormwater control lots & the areas to be dedicated for roadways more specifically listed in the request from South Shore Properties as follows:

Approximately 29.88 acres more or less of land located at 4458 Taviston Court W, Emmaus, PA 18049; 4482 Taviston Court W, Emmaus, PA 18049; 4506 Taviston Court W, Emmaus, PA 18049; 4493 Taviston Court W, Emmaus, PA 18049; 4467 Taviston Court W, Emmaus, PA 18049; 5160 Maple Ridge Way, Emmaus, PA 18049; 5130 Maple Ridge Way, Emmaus, PA 18049; 5100 Maple Ridge Way, Emmaus, PA 18049; 5040 Maple Ridge Way, Emmaus, PA 18049; 5010 Maple Ridge Way, Emmaus, PA 18049; 5005 Maple Ridge Way, Emmaus, PA 18049; 5035 Maple Ridge Way, Emmaus, PA 18049; 5095 Maple Ridge Way, Emmaus, PA 18049; 5065 Maple Ridge Way, Emmaus, PA 18049; 5155 Maple Ridge Way, Emmaus, PA 18049; 5125 Maple Ridge Way, Emmaus, PA 18049; 4441 Taviston Court E, Emmaus, PA 18049; 4415 Taviston Court E, Emmaus, PA 18049; 4389 Taviston Court E, Emmaus, PA 18049; 4363 Taviston Court E, Emmaus, PA 18049; 4337 Taviston Court E, Emmaus, PA 18049; 4311 Taviston Court East, Emmaus, PA 18049; 4285 Taviston Court E, Emmaus, PA 18049; 4290 Taviston Court E, Emmaus, PA 18049; 4314 Taviston Court E, Emmaus, PA 18049; 4338 Taviston Court E, Emmaus, PA 18049; 4362 Taviston Court E, Emmaus, PA 18049; 4386 Taviston Court E, Emmaus, PA 18049; 4410 Taviston Court E, Emmaus, PA 18049; 4434 Taviston Court E, Emmaus, PA 18049; 5000 Maple Ridge Way, Emmaus, PA 18049; 5245 Maple Ridge Way, Emmaus, PA 18049; 5250 Maple Ridge Way, Emmaus, PA 18049; Taviston Court W, Emmaus, PA 18049; Taviston Court E, Emmaus, PA 18049; and Maple Ridge Way, Emmaus, PA 18049.

It does not remove the 28.75-acre open space lot known as 5070 Maple Ridge Way. Lehigh County has been working to identify Ag Security Areas that have been subdivided and appear to no longer meet the ASA requirements and will be asking the Townships to help work on removing them. In this case the developer has asked that we remove them while they are still under their ownership rather than need to deal with each individual new owner when the lots are sold. I think this is something we should also look at when a property comes in for subdivision in the future because it should make the process

easier at that time. The Agricultural Security Advisory Board reviewed this request and recommended the properties be removed at their meeting on August 15th, 2023.

Motion made by **Tony Koneski Jr.** to recommend the Supervisors remove the properties as requested in the letter from South Shore Acquisitions.

Seconded By **Phil Hartranft**, all were in favor, **John Zgura** abstained. The motion passed.

Brian Miller announced that the next regularly scheduled meeting of the Upper Milford Township Planning Commission will be held on Monday, October 2, 2023 at 7:30 P.M. in the Upper Milford Township Building.

Matthew Hunter made the motion to adjourn the meeting. **Charles Peters Jr.** seconded the motion. The meeting was adjourned at 7:43 P.M.

Date _____

Luke Lichtenwalner, Chairman