

UPPER MILFORD TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
FOR APRIL 28, 2025 MEETING

Members Present: Anthony Koneski Jr., Chairman; Philip Hartranft, Angelika Forndran, John Zgura, Alternate Member

Absent Members: Charles Peters, Jr., Vice Chairman; Matthew Hunter, Secretary; Luke Lichtenwalner, Ronald Guth, Ellen Larmer, Alternate Member

Also Present were: Brian Miller, Planning Coordinator; Cynthia Kuhns, Administrative Assistant

The Meeting was brought to order at 7:26 P.M.

Minutes

Planning Commission Meeting Minutes of March 31, 2025

Motion:

Philip Hartranft made the motion to approve the Planning Commission Meeting Minutes from the March 31, 2025 meeting as recorded. **John Zgura, Alternate Member**, seconded the motion. All were in favor. No one opposed. **Angelika Forndran** abstained from voting.

Time Extensions – None

Subdivisions & Land Development:

3055 & 3061 Main Rd. E. Boundary Line Adjustment

- Plan dated 3/24/25 last revised 4/9/25 from Arthur A. Swallow & Associates
- Township Staff review letter dated 4/25/2025

Present were: **Cyrus Mohr** of 3061 Main Road East
Gary Mohr of 3055 Main Road East
Daniel Mohr of 3051 Main Road East
Michael Housten of Arthur Swallow & Associates LLC

Philip Hartranft asked where the shared driveway off Main Road East goes to.

Brian Miller said the shared driveway crosses the railroad tracks and then runs up along the property line between 3061 and 3051 then goes up along the back of 3061 to 3055 Main Road East. He asked if the Mohr's would be opposed to creating a Easement Agreement for the three parcels and have it recorded in the Recorder of Deeds office and attached to all three parcels.

Michael Housten said he would not be opposed to having Mr. Mohr's attorney draw up an Easement Agreement and attach the Lot Line Adjustment Plan to the Easement Agreement as an exhibit and have it recorded in the Recorder of Deeds Office. He said it would clean things up from a title standpoint and from an access standpoint.

Brian Miller asked that the rough location of the wells and septic systems be shown on the Plan.

Michael Housten said the property pins had been set and he would provide the Township with a certification to show that the pins were set.

Brian Miller asked if a copy of the Lot Line Adjustment Plan was sent to Lehigh Valley Planning Commission for their review and comment.

Michael Housten said he was sure that the Lot Line Adjustment Plan was sent to Lehigh Valley Planning Commission. He said he would make sure that the Township receives a copy of the Lehigh Valley Planning Commission Comment letter if the Township is not copied on the letter once his office receives the letter.

Motion:

Angelika Forndran made the motion to recommend that the Board of Supervisors grant approval of the Lot Line Adjustment Plan for 3055 and 3061 Main Road East contingent upon the applicant addressing the four comments in the Township Staff review letter dated April 25, 2025 from Brian Miller, and the Township receiving a copy of the Lehigh Valley Planning Commission review letter. **Anthony Koneski Jr.** seconded the motion. All were in favor. No one opposed. No one abstained.

Other Business - None

Anthony Koneski, Jr. announced that the next regularly scheduled meeting of the Upper Milford Township Planning Commission would be held on Monday, June 2, 2025 at 7:30 P.M. in the Upper Milford Township Building.

Brian Miller said the Act 537 discussion will be on the next meeting agenda so please be prepared to discuss this matter. He said that there will be a separate meeting scheduled

in June to discuss the Zoning Ordinance and SALDO revisions prior to bringing the Ordinances back before the Planning Commission for comments.

Motion to adjourn:

Philip Hartranft made the motion to adjourn the meeting. **Angelika Forndran** seconded the motion. All were in favor. No one opposed. No one abstained. The meeting adjourned at 7:51 P.M.

Date _____

Anthony Koneski, Jr., Chairman