

UPPER MILFORD TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
FOR THE JANUARY 29, 2024 MEETING

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

Also Present: Brian Miller, Planning Coordinator; Eric Strauss, Planning Commission Solicitor; Jeffer Ott, Township Engineer; Cynthia Kuhns, Administrative Assistant; Kyle Walbert, Office Assistant

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

Minutes

1. Meeting Minutes of January 3, 2024

Motion:

Angelika Forndran made the motion to approve the minutes as recorded. **Anthony Koneski, Jr.** seconded the motion. All were in Favor. No one opposed. **Luke Lichtenwalner and John Zgura** abstained from voting.

Time Extensions

Dunkin Donuts 4054 Chestnut St. Land Development expires 3/3/24, recommend a time extension to expire 6/30/24

Motion:

Matthew Hunter made the motion to recommend the Board of Supervisors grant a time extension for the Dunkin Donuts, 4054 Chestnut St Land Development Plan until June 30, 2024. **Philip Hartranft** seconded the motion. All were in favor. No one opposed. **John Zgura** abstained from voting.

Zoning Submission for Discussion: None

Subdivision & Land Development

1. The Fields at Twin Run Final Plan dated 1/10/24 (last revised) & supporting documents from Keystone Consulting Engineers

- Township Engineer, Jeffrey Ott, of Ott Consulting, Review letter dated 1/25/24
- Township Traff Engineer, Peter Terry, of Benchmark Civil Engineering Services Inc., Review letter dated 1/18/24

Present were: Alan Fornwalt of Keystone Consulting Engineers
James Preston, of the Law Firm of Broughal &
DeVito, LLP, on behalf of the applicant

Alan Fornwalt said there were no major changes made to the Plan since the Preliminary Plan was presented to the Planning Commission on July 5, 2023. He said that there was a lot of discussions with the Board of Supervisors about the recreation land and how they were going to handle the spray irrigation system to manage the stormwater on the property. He said the area that was designated as recreation area is now going to be a meadow including an elevated spray irrigation system to handle the stormwater runoff on the property surrounded by a split rail fence with a double gate to keep the residents out of that area. The meadow will be mowed once or twice a year. There will be a six-foot wide walking path around the fenced in meadow. The overall concept is the same. The stormwater has two basins. One large basin in the middle of the property on lot 79 and a smaller basin on lot 80. All the stormwater that leaves the site gets collected and comes out along the frontage of Indian Creek Road. There were some modifications on the adjacent Engleman Tract to reclaim some of the old soil piles on that property to be used on the subject property. He said they have now obtained the NPDES Permit. He said that the United States Postal Service would only allow one central location for cluster mailboxes within the subdivision. Parking is permitted on the outside of the horseshoe road except for the cluster mailbox area. He said there was a suggestion that they allow short term parking in the area of the cluster mailboxes for someone to stop to pick up their mail. He is looking for guidance on this item. He said he has a meeting on Tuesday, January 30, 2023 at the Township with Township Staff and the Township Engineer to go over some of the comments in the January 25, 2024 Ott Consulting review letter. He said otherwise they will comply with most of the items in that review letter. He said that they are in the process of obtaining the Penn DOT Highway Occupancy Permit. He said the only major comment that Lehigh County Authority made was that they do not want the existing sanitary sewer manhole along Indian Creek Road inside the sidewalk. He said they now have the sidewalk going around the existing sanitary sewer manhole. Other than that, Lehigh County Authority did not have any objections to what is being proposed. He said he is waiting for a detailed response letter from Lehigh County Authority.

Brian Miller said that the Township would be fine with a 5-minute parking area between lots 26 and 27 near the cluster mailboxes.

Ronald Guth asked what happens with the spray irrigation system during the winter months.

Alan Fornwalt said that the spray irrigation system will get winterized and the high-pressure lines that go to the spray heads will get drained and filled with compressed air and instead of spraying in the meadow it will go into the winter bypass configuration.

Charles Peters, Jr. asked how many spray heads there will be inside the meadow and would it look like an eyesore.

Alan Fornwalt said there would be roughly 20 stationary spray heads approximately 4-feet above ground. The spray heads themselves are not very large.

Charles Peters, Jr. asked if there would be something in the HOA Agreement concerning who would be responsible for mowing the meadow and how often it would need to be mowed and what would happen if the meadow were not maintained according to what is stated in the HOA Agreement.

Alan Fornwalt said the HOA would have the legal responsibility of maintaining the meadow.

Angelika Forndran asked if there was any other recreation area besides the walking trail around the meadow and asked if the walking trail was going to be paved or just screening.

Brian Miller said that the only recreation area would be the walking path and land around the walking path in this development.

Alan Fornwalt said that the walking path would be paved and ADA accessible. The open space on the outside of the meadow will be mowed as lawn and there would also be a recreation fee paid to the Township.

Matthew Hunter said he assumed that the applicant was looking for a recommendation of final Plan approval from the Planning Commission to the Board of Supervisors. He said he had concerns about the Planning Commission making a recommendation to the Board of Supervisors to grant final Plan approval with so many items not being met in the January 25, 2024 Ott Consulting review letter.

Alan Fornwalt said that they have a meeting at the Township on Tuesday, January 30, 2024 with Township Staff and the Township Engineer, Jeffrey Ott to go over a few of the items listed in the January 25, 2024 Ott Consulting Review Letter.

Charles Peters, Jr. said he would agree with Matthew Hunter that it was premature for

the applicant to come before the Planning Commission looking for a recommendation for final plan approval when there are still many items that need to be met in the January 25, 2024 Ott Consulting review letter.

Jeffrey Ott went over his review letter dated January 30, 2024 with the Planning Commission and applicant's Engineer, Alan Fornwalt, and said there are a number of items in the letter that needed to be nailed down and he would be discussing them with Alan Fornwalt and Township Staff on Tuesday, January 30, 2024.

Charles Peters, Jr. asked a question regarding the sidewalks and the stormwater basin outlet structure mentioned in the Benchmark Civil Engineer Services Inc. letter dated January 18, 2024, which Alan Fornwalt answered.

Charles Peters Jr. asked a question about the traffic study and the impact the traffic will have on the intersection of Indian Creek Road with Brookside Road in Lower Macungie Township.

Alan Fornwalt said that it was his understanding that the Plan was given to Lower Macungie Township for them to review and provide comments outside that he cannot speak to that.

Brian Miller said has not heard from Lower Macungie Township and he did not think that Lower Macungie Township had to provide comments to Upper Milford Township regarding this plan.

Jeffrey Ott said that the Township can submit comments to Penn DOT regarding the traffic impact to the intersection of Indian Creek Road and Brookside Road. He said Penn DOT will consider the Township's comments, but at the end of the day Penn DOT owns the road and they will do what they wish.

Motion:

Matthew Hunter made a motion to table discussion on the Fields at Twin Run Final Plan until the developers Engineer can coordinate a meeting with the Township staff and the Township Engineer to address the outstanding comments in the Ott Consulting Inc. review letter dated January 25, 2024. **Charles Peters, Jr.** seconded the motion. All were in favor. No one opposed. **John Zgura** abstained from voting.

Angelika Forndran asked if this Plan will be on the next Planning Committee Meeting Agenda.

Jeffrey Ott said the applicant would have to address most of the comments in his review letter dated January 25, 2024 and resubmit the Plan to the Planning Commission before the Planning Commission sends the Plan to the Board of Supervisors for Final Plan approval. He said he does not like to send a Plan to the Board of Supervisors for Final Plan approval that have a lot of items that are not fully addressed.

Lot Line Adjustments: None

Other Business: None

Luke Lichtenwalner announced that the next regularly scheduled Planning Commission Meeting will be held on Monday, March 4, 2024 at 7:30 P.M. in the Upper Milford Township Building.

Adjournment

Motion:

Anthony Koneski, Jr. made the motion to adjourn the meeting. **Ronald Guth** seconded the motion. All were in favor. No one opposed. No one abstained. The meeting adjourned at 8:08 P.M.

Date _____

Luke Lichtenwalner, Chairman