

UPPER MILFORD TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
FOR SEPTEMBER 30, 2024 MEETING

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

Absent Members: Ronald Guth, Angelika Forndran

Also Present: Brian Miller, Planning Coordinator; Eric Strauss, Planning Commission Solicitor; Zachary Mitchell, Ott Consulting Engineers; Kyle Walbert, Office Assistant; Cynthia Kuhns, Administrative Assistant

The Meeting was brought to order at 7:29 P.M.

Minutes

1. Planning Commission Workshop Meeting minutes of May 14, 2024

Motion:

Philip Hartranft made the motion to approve the minutes of the May 14, 2024 Planning Commission Workshop Meeting. **Anthony Koneski, Jr.** seconded the motion. All were in favor. No one opposed. **Matthew Hunter; Charles Peters, Jr.; and John Zgura** abstained from voting.

2. Planning Commission Regular Meeting minutes of July 1, 2024

Motion:

Ellen Larmer made the motion to approve the Planning Commission Meeting Minutes of the July 1, 2024 Regular Meeting. **Philip Hartranft** seconded the motion. All were in favor. No one opposed. **Luke Lichtenwalner, Chairman; Matthew Hunter, Anthony Koneski, Jr. and John Zgura** abstained from voting.

3. Planning Commission Workshop Meeting minutes of August 13, 2024

Motion:

Charles Peters, Jr. made the motion to approve the Planning Commission Workshop Meeting minutes of the August 13, 2024 meeting. **Anthony Koneski, Jr.** seconded the

motion. All were in favor. No one opposed. **Matthew Hunter and John Zgura** abstained from voting.

Time Extensions: None

Zoning Submission for Discussion: None

Subdivision & Land Development

1. Donald & Deborah Longacre Sketch Plan

Sketch Plan dated 9/10/2024 from Aston Surveyors / Engineers, Inc.

Present were: John Aston, of Aston Surveyors/Engineers, Inc.
Donald Longacre

John Aston said Donald Longacre and his wife recently purchased a 6.635 acre piece of property on Bachman Road and would like to create a three (3) lot subdivision. There is an existing single-family dwelling on lot two (2) of the proposed subdivision. He said one of the things that they noted when they drew up the proposed subdivision plan was that there is a mast survey line between Upper Milford Township and Lower Macungie Township running on the diagonal through proposed lot three (3) on the plan. He said he is unsure of exactly where the mast survey line is on the property as there is a conflict depending on what map you look at.

Brian Miller said he has been in contact with Lower Macungie Township to determine exactly where the mast survey line is located.

Eric Strauss said Township Solicitor Marc Fisher may have some information on the mast survey line on the subject property.

John Aston asked if the Township require road frontage improvements for a minor subdivision.

Brian Miller said it would depend on if there are any issues with drainage. He said that the Township would have to investigate that prior to making a determination.

John Aston asked if they would be required to put in curbs and sidewalks.

Brian Miller said not typically for a minor subdivision. He said that the applicant could ask for a waiver to curbs and sidewalks.

John Aston said that Mr. Longacre is proposing to sell lot two (2) with the existing home on it and vacant lot one (1) and possibly keep vacant lot three (3) for himself. He then asked if they could defer any required stormwater maintenance for lots one (1) and two (2) onto the buyers of those lots. He said it would seem premature to do the stormwater improvements on lots one (1) and two (2) without knowing what the buyers would intend to do with either lot one (1) or two (2).

Brian Miller said that the Township's position is that they would not like to see that with these properties. He said that it looks like lot one (1) has hydric soils and there would need to be a wetlands study done to determine the size of the wetland area. He would also like to see something general as to the house size and driveway size on lots one (1) and three (3) to show that they can address the stormwater to meet the ordinance requirements.

John Aston said they could definitely show that on the plan moving forward. He said he was hoping not to have to show a detailed stormwater design that wouldn't match what the new owners of the lots proposes to do with their lots.

Brian Miller said that they should do soil testing first to see what they will be able to do with the property.

John Aston said that they were hoping to not have to deal with the Lehigh County Conservation District and DEP regarding NPDES.

Zachary Mitchell said that they would need to check with Lehigh Conservation District as to how they would deal with this type of subdivision.

Donald Longacre said he is in the process of fixing up the home on lot two (2) to make it nicer. He said he likes proposed lot three (3) and was thinking of keeping that lot for him and his wife. He said he has lived in this area for the past 40 years in Lower Macungie Township just around the corner from the subject property.

Charles Peters, Jr. said it would be his recommendation that they work with Township staff to find out what is feasible and not feasible with the subject property before coming back before the Planning Commission.

Brian Miller said he would let Donald Longacre know what he finds out about the mast survey line after he hears back from Lower Macungie Township to help him decide how he wants to proceed with subdividing the subject property.

Luke Lichtenwalner said this item has been tabled until additional information and details are received by the Township.

2. Verizon Land Development, 6341 Chestnut Street Preliminary/Final Plan
 - Preliminary /Final Plan, revision dated 8/14/2024 from Scherer Design Group
 - Township Engineer Review Letter #2 dated 9/18/2024
 - Revised wavier request letter to be supplied at meeting

Present were: Attorney Richard Williams
Colleen Connolly, P.E. of Scherer Design Group, LLC

Zachary Mitchell said there was no need to go through each item in the Ott Consulting review letter dated September 18, 2024. He said the main discussion items were the waivers and camouflaging the antenna on the top of the tower.

Attorney Richard Williams said this plan is for an unmanned wireless communications facility on a relatively small parcel of property and that is the reason for the requested waivers. He provided a waivers request letter dated September 30, 2024 requesting 16 waivers which he went over with the members of the Planning Commission.

Colleen Connolly said regarding the stormwater waiver they are showing the grading and the limits of the improvements on their plan but the square footage of new impervious is less than the requirement for stormwater management which is why they are requesting the waiver to Section 503.C.1 of the Subdivision and Land Development Ordinance.

Colleen Connolly said regarding the proposed access to the compound they are proposing to access the compound from Chestnut Street rather than accessing the compound from Powder Valley Road so they are requesting a waiver to Section 1004.E.6 of the Subdivision and Land Development Ordinance.

Attorney Richard Williams said the site would only be visited once a month by a guy driving a pickup truck or an SUV so there will not be a lot of traffic to the site once the site becomes operational. It would be low impact access to the compound.

Brian Miller said so basically, they are using the main entrance to the property to gain access to the compound which will be located to the rear of the subject property.

Colleen Connolly said that they are providing both electric and telephone fiber lines to the property that is coming overhead routed from an electric pole that is along Chestnut Street. They are proposing an overhead line to a new pole and a transformer that is in

front of the one-story garage which is next to the proposed compound. They are coordinating this with the utility company. That is why we are requesting a waiver to Section 1011.A of the Subdivision and Land Development Ordinance.

Brian Miller noted that the poles are already in place as there is power to the existing pole barn in the rear of the property. He said it looks like they are using the same line coming into the property from Chestnut Street.

Colleen Connolly said that the compound is located behind the existing one-story garage which is set more to the rear of the lot. They are proposing some landscaping around the compound itself. There is a fairly mature tree line along Powder Valley Road on the property as it exist currently and because of the usage of the Fire Company and their access to the site there really isn't much area as far as frontage along Chestnut Street to plant street trees. That is the reason for requesting a variance to Section 1019.A of the Subdivision and Land Development Ordinance.

Zachary Mitchell said he had no comments on all the waivers that were being requested.

Ellen Larmer asked how often the generator at the compound would run.

Attorney Richard Williams said that the generator cycles itself to make sure it is operational about once a month for about fifteen or twenty minutes. The only time the generator would run continuously is when there is a power outage. The generator only cycles for about fifteen to twenty minutes once a week, Monday through Friday between 9:00 A.M. and 5:00 P.M.

Charles Peters, Jr. asked the service life of the cellular tower.

Colleen Connolly said that the cellular tower is made of steel and the cellular towers are inspected regularly and there is no end of life for the cellular tower.

Motion on waiver letter dated September 30, 2024

Charles Peters, Jr. made the motion to recommend that the Board of Supervisors grant the waivers to items 1 through 16 in the waiver letter dated September 30, 2024 from Attorney Richard Williams of the law firm of Hourigan, Kluger & Quinn. **Matthew Hunter** seconded the motion. All were in favor. No one opposed. **John Zgura** abstained from voting.

Luke Lichtenwalner said there was really not much discussion required for the camouflaging of the monopole (cellular tower).

Zachary Mitchell said the Zoning Hearing Board left this item up to the Township to determine how to camouflage the monopole (cellular tower).

Luke Lichtenwalner said he would recommend that they do not make the monopole to look like a tree.

Attorney Richard Williams said the only thing they did discuss with the Zoning Hearing Board was with respect to the antenna. He said that there is a film that can be placed on the antenna to more grayish and blend in with the skyline.

Colleen Connolly said that they can put a film on the antenna that is a color to make all the antenna the same color to blend in with the skyline behind them. The other options is film that is sort of reflective in nature so the whole concept is that the film will reflect whatever color the sky is to help camouflage the antennas better.

Motion on camouflaging the antenna

Charles Peters, Jr. made the motion to recommend that the Board of Supervisors require the applicant to camouflage the antennas with a reflective film. **Anthony Koneski, Jr.** seconded the motion. All were in favor. No one opposed. **John Zgura** abstained from voting.

Brian Miller said that the Township did meet with representative of Verizon last week and he felt that they could meet all other requirements of the Ott Consulting review letter dated September 18, 2024.

Attorney Richard Williams agreed that they could meet all other requirements of the Ott Consulting review letter dated September 18, 2024.

Luke Lichtenwalner asked if there was the potential for other carriers to co-locate on the cellular tower.

Attorney Richard Williams said that when Verizon builds their cellular towers they build them to accommodate Verizon Wireless antennas and space for two other carriers. The requirement to camouflage the antenna would carry through to any other carrier co-locating on the cellular tower.

Motion:

Matthew Hunter made the motion to recommend that the Board of Supervisors grant final Plan approval contingent upon the applicant complying with all items in the Ott Consulting review letter dated September 18, 2024, and contingent upon the Board of

Supervisors granting the 16 waivers requested in the waiver request letter dated September 30, 2024 from Attorney Richard Williams of the Law Firm of Hourigan, Kluger & Quinn, and contingent upon the applicant agreeing to camouflage the antenna, and any co-locater also being required to camouflage their antenna on the monopole (cellular tower) to be located on property known as 6341 Chestnut Street, Zionsville, PA. **Philip Hartranft** seconded the motion. All were in favor. No one opposed. **John Zgura** abstained from voting.

Lot Line Adjustments: None

Other Business: None

Luke Lichtenwalner announced that the next regularly scheduled Planning Commission Meeting will be held on Monday, November 4, 2024 at 7:30 P.M. in the Upper Milford Township Building Old Zionsville, PA. The Planning Commission Workshop Meeting will be held on December 10, 2024, and the time of that meeting to be determined.

Adjournment:

Anthony Koneski, Jr. made the motion to adjourn the meeting. **Matthew Hunter** seconded the motion. All were in favor.

The meeting adjourned at 8:10 P.M.

Date _____

Luke Lichtenwalner, Chairman