

LOWER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES TUESDAY, MAY 20, 2025 AT 6:30 P.M.

CALL TO ORDER - The May 20, 2025 meeting of the Lower Mount Bethel Township Planning Commission meeting was called to order by P. McInerney at 6:30 p.m. in person at the Jerry Brunetti Welcome Center 7701 Martins Creek – Bel. Hwy. Bangor, PA, 18013. Also in attendance were B. Kiefer, Bruce Smith, C. Briglia, Twp. Engineer, S. Kaushik, Twp. Solicitor, M. Mastrogiovanni and C. Moyer, Valley Land Services. The Pledge of Allegiance was recited.

APPROVE MINUTES – MARCH 18, 2025 - MOTION by P. McInerney, second by B. Kiefer to approve the minutes as submitted. Vote: 3-0.

OLD BUSINESS – None

NEW BUSINESS

SUBDIVISIONS:

- 1. Lot Line Adjustment – Minnich – 9149B N. Delaware Dr.** The applicant is proposing to adjust the property lines of Tax Parcel Tax parcel G10-7-6-0117 and G10-7-6A-0117 (Scott & Michelle Minnich, owner / applicant) and adjoining Tax Parcel G10-7-6A-0117 (Alexander & Christine Gale, owners). Proposed Lot 6 (Minnich) is proposed to be adjusted to be more in conformance with lot area and rear yard requirements and to encompass all existing structures, fencing and the driveway serving the property. The uses of both properties will remain the same. There are no waiver or deferral requests. The Township has received a favorable review from the Zoning Officer, Township Engineer, and Lehigh Valley Planning Commission. G. Noll indicated the neighboring lot will be sold off eventually. C. Briglia noted this is simply extending the property line and not encroaching on any other property.

MOTION by P. McInerney, second by B. Kiefer to recommend the Minnich Lot Line Adjustment to make the lot more conforming, with the condition changes made to #10 of the Township Engineer's review letter. Vote: 3-0. This recommendation will go to the Board of Supervisors for approval.

PUBLIC COMMENT - None.

ADJOURNMENT - The Planning Commission Meeting was adjourned at 6:38 p.m.

Respectfully submitted

Melissa Mastrogiovanni, Township Secretary / Planning Administrator