

LEHIGH TOWNSHIP PLANNING COMMISSION

Minutes of March 10, 2025

Present: David Shulman, Chairman
Todd Rousenberger, Vice Chairman
Bill Jones, Secretary
Tim Bartlett
Cynthia Miller
Liz Amato, Zoning Officer
Michael Corriere, Solicitor
Lori Lambert, Planning & Zoning Secretary
Mike Muffley, Township Engineer

Absent:

CALL TO ORDER

READING OF THE MINUTES

Cindy Miller made a motion to approve the minutes and waiver the reading of the minutes from the February 10, 2025, Planning Commission meeting. Todd Rousenberger seconded the motion. All voted aye. Motion carried.

PLAN REVIEW

***Tyler & Emily Landis, Preliminary/Final Minor Subdivision;
Expires: April 30, 2025***

Joe Gruver from Benchmark Civil Engineering was present to represent this plan.

A review letter dated March 6, 2025, has been received from the Township Sewage Enforcement Officer, Ian Stout of Keystone Consulting Engineers. It is recommended that the planning module be processed, signed and submitted to DEP for review and approval.

A review letter dated March 10, 2025, has been received from the Township Engineer, Mike Muffley of Hanover Engineering. Mike Muffley stated that a majority of the comments in his letter are administrative; signatures, addresses, fees, survey certifications. Joe Gruver stated that the monuments and pins have been set. Mike Muffley stated that there is no objection to the waiver request from the wetlands study, the date of waiver approval shall be added to the plan. Michael Corriere has reviewed the title search and found it to be acceptable.

Todd Rousenberger made a motion to grant the waiver of Section 147-.9.A(3) and Section 147-29. Cindy Miller seconded the motion. All voted aye. Motion carried.

Cindy Miller made a motion to grant this plan conditional preliminary/final approval, conditioned upon compliance with the comments in the Township Sewage Enforcement Officer's letter dated March 6, 2025, and all of the comments in the Township Engineer's letter dated March 10, 2025. Bill Jones seconded the motion. All voted aye. Motion Carried.

GENERAL BOARD DISCUSSION

Lehigh Solar, for BWC Hokendauqua Creek, LLC, Preliminary/Final Land Development Plan, Courtesy review – Moore Township (KEC review letter February 18, 2025)

Liz Amato stated that this letter was forwarded from Moore Township as a courtesy; the developer is taking care of the driveway issues with Moore Township prior to submitting to Lehigh Township for the land development plan. Mike Muffley spoke with Kevin Horvath of Keystone Consulting Engineers, Engineer for Moore Township; the stormwater review has been deferred to Lehigh Township so Mike Muffley will be handling the review.

Ad Hoc Committee – Zoning/SALDO update

Liz Amato stated that we had a zoom meeting with Lori Lambert, Mike Muffley, herself, Matt Wanamaker, Jaspreet Bhullar and Geoffrey Gray-Cornelius. They had Charlie Schmehl's notes with the definitions; however, there are several clarifications being requested. Liz Amato spent the last week and a half going through the definitions making changes, adding notes and sent the revisions back over to Jaspreet Bhullar. The updates/changes are in progress. Charlie Schmehl had started adding some of the new uses; notes have been added to the uses that weren't added. Discussion will take place with the Ad Hoc Committee once they are added into the zones. Mike Muffley will be waiting until the next draft is complete to see if all of his notes have been addressed. Liz Amato stated that a draft should be ready for the April meeting. Matt Wanamaker also noted that they will start working on the SALDO updates. Dave Shulman requested that Lori Lambert send out an email to the Ad Hoc Committee that the March meeting will be canceled and we are hoping to resume for April.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURN

Todd Rousenberger made a motion to adjourn. Cindy Miller seconded the motion. All voted aye. Motion carried.