

LEHIGH TOWNSHIP PLANNING COMMISSION

Minutes of November 10, 2025

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

Absent: David Shulman, Chairman

CALL TO ORDER

READING OF THE MINUTES

Bill Jones made a motion to approve the minutes and waive the reading of the minutes from October 13, 2025, Planning Commission meeting. Cindy Miller seconded the motion. All voted aye. Motion carried.

PLAN REVIEW

Kevin & Mary Hittinger, 1138 Pecan Lane, Preliminary/Final 3 Lot, Lot Consolidation Plan

Don Bara from Barry Isett & Associates was present to represent this plan.

A waiver request letter dated November 10, 2025, has been received from Cody McCuean of Barry Isett & Associates.

A review letter has been received from the Lehigh Valley Planning Commission dated November 3, 2025. This minor proposal is not a matter of regional concern and aligns with *FutureLV*.

A review letter dated November 3, 2025, has been received from the Township Sewage Enforcement Officer, Ian Stout of Keystone Consulting Engineers. The proposed lot consolidation does not involve an increase in the sewage flows; sewage facilities planning is not required.

A review letter dated November 7, 2025, has been received from the Township Engineer, Mike Muffley of Hanover Engineering. Don Bara stated that the majority of the comments are housekeeping and the plan has been updated accordingly. A waiver request letter has also been submitted. Don Bara is requesting conditional approval upon addressing the comments in the Township Engineer's review letter, comments from the meeting and approval of the waiver requests.

Mike Muffley stated that there are a lot of housekeeping items, notes and some clarification needed on items. Item 5, a waiver is being requested from Section 147-9.A(6), the location of all existing buildings and railroad locations or other man-made features within the development and within 50 feet of the boundaries of the development. Mike Muffley did not have a problem granting the waiver request; all structures within 50 feet of the boundaries exist. Item 6, a waiver is being requested from Section 147-9.A(7), to not show contour lines at vertical intervals of two feet on the plan. Mike Muffley does not have a problem granting the waiver request. Item 7, the Township has, in prior proposals, required covenants as listed in Appendix K and L of the SALDO to be placed on the record plan. These appendices reference curbing, grading and earth disturbance. Nothing is proposed with this plan; if there were a proposal in the future, these requirements would need to be addressed. The Board agreed that these covenants did not have to be added to the plan. Roxann Colfer stated that it is noted in the review letter that no improvements are proposed as part of this plan. In February 2025, the Township had contact that there was a 30' x 30' addition proposed for the rear of the home. Don Bara stated that the homeowner had discussed the addition, which would be under a separate site plan submission to the Township and doesn't have anything to do with this plan. They have been in contact with the Township; he is not aware if an application has been submitted for this addition. The lot consolidation plan is being completed because the proposed addition to the rear of the home would have crossed over the property line. Item 3, references parts of Parcel H2-12-7D and are inconsistent (one states instrument and other states deed book/page). Don Barta stated that when the original subdivision was created, there was a small triangle portion that was never conveyed to this property and should have been. This portion has been conveyed, recorded and addressed by Northampton County. Mike Muffley stated that the addition would be reviewed separately for zoning, building code, grading, and stormwater if applicable. Mike Muffley stated that if the addition were to be placed to the northwest, the addition would meet setbacks due to the removal of the lot line to the rear. Todd Rousenberger stated that the non-conformances need to be noted on the plan. Item 9, the address will be updated at the County when the plan is recorded. 4547 Mahogany Court should be deleted. Item 12, "Rich Everett" will be removed from the title block, and Kevin and Mary Hittinger, 1138 Pecan Lane will be added to the title block. Mike Muffley did not have an issue with the Board granting conditional approval. After revisions have been made, a PDF version should be sent to Mike Muffley for review prior to submitting it to the Board of Supervisors.

Bill Jones made a motion to grant the waiver request from Section 147-9.A(6), requirement to show all existing buildings and structures within 50 feet of the boundaries of the development and Section 147-9.A(7), to not show contour lines at vertical intervals of 2 feet on the plan. Tim Bartlett seconded the motion. All voted aye. Motion carried.

Cindy Miller made a motion to grant this plan conditional preliminary/final plan approval, conditioned up the developer complying with all the comments in the Township Engineer's review letter dated November 7, 2025, signatures, notarization, annotating the waivers as discussed, and approval of the abstract of title. Tim Bartlett seconded the motion. All voted aye. Motion carried.

GENERAL BOARD DISCUSSION

Lori Lambert provided the Board with the draft zoning ordinance from Pennoni; there are many revisions that haven't been made to what was provided. Lori Lambert was in contact with Matt Wanamaker from Pennoni who stated that Jaspreet Bhullar has been put on leave and he is taking over the project. He stated that he will be looking into what version was sent and get back to Lori Lambert. Lori Lambert will reach out to Matt Wanamaker on Wednesday for an update. Todd Rousenberger stated at this time we do not have a projected timeline to receive a draft. Lori Lambert stated that once the draft is received, she will get it out to everyone. We may be able to have it on the December agenda for discussion and potentially have the public hearing for the January 2026 Planning Commission meeting. However, the entire document will need to be reviewed carefully for consistency and accuracy, this may take longer than expected. Cindy Miller stated that the contract that was received from Pennoni has not been signed by the Board of Supervisors (BOS); wording in the contract was not clear. This language is being worked on and will be on the BOS agenda for Tuesday night.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURN

Cindy Miller made a motion to adjourn. Tim Bartlett seconded the motion. All voted aye. Motion carried.