

LEHIGH TOWNSHIP PLANNING COMMISSION MEETING

Minutes of April 13, 2026

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

Absent:

CALL TO ORDER

READING OF THE MINUTES

Planning Commission Minutes

Cindy Miller made a motion to waive the reading of the minutes and approve the minutes from March 9, 2026, Planning Commission meeting. Bill Jones seconded the motion. All voted aye. Motion carried.

TIME EXTENSION

Billy Carter, 3641 Magnolia Drive, Preliminary/Final Minor Subdivision

An email dated April 8, 2026, has been received from Billy Carter stating that he has decided to forgo the subdivision at this time.

Cindy Miller made a motion to send a letter to the Board of Supervisors requesting that they accept the withdrawal of the Billy Carter, 3641 Magnolia Drive, Preliminary/Final Minor Subdivision Plan. Tim Bartlett seconded the motion. All voted aye. Motion carried.

PLAN REVIEW

Riverview Drive, 9 Lot Sketch Plan

Elliot Leomporra from C2C Design Group, Jay Cooperman & Kirby Tapper were present to represent this plan.

This proposed project is located on Riverview Drive; the current use of the property is agriculture. This is a proposed 9 lot subdivision; single family dwellings with on-lot water and sewer. A cul-de-sac will be constructed with a 28' cartway and a 50' right-of-way.

Mike Muffley provided a letter dated April 13, 2026, with some notes; a sketch plan is not reviewed as a full submission. The proposed new Township Zoning Ordinance/changes affect this lot. It will change from A/RR to the NC zone; these zoning requirements have been provided to the applicant. Items to keep in mind; the cul-de-sac length, design requirements for roadways, SALDO requirements, street names that align with what the Township currently has, steep slope requirements. The residue lot on the northeast corner of the property exists; it was split by the railroad and was left that way. This is one deed that describes two tax parcels and they are not contiguous. This lot is non-conforming and does not have access. Mike Muffley will have to discuss how to handle this piece with Michael Corriere. Cindy Miller has a concern with leaving this as a residue lot. If they stop paying taxes on the lot and the County sells it, someone will come in and think they can build on it. There was discussion on how to handle this residue lot: it was suggested that it be consolidated with one of the newly created lots (if permitted by the County), it could be offered to a neighboring property owner, it could be dedicated to the Township as open space. Mike Muffley stated that the proposed layout looks good, they will need to go through the Subdivision Land Development process, sewage testing, NPDES permit, and PennDOT for an HOP.

Jason Newhard, Engineer for the Walnutport Authority, noted that there is public water across the street and there is an easement that runs through this property. Jay Cooperman stated that they had thought about boring under the road and they did speak with someone from the Authority; there is capacity. They have to compare the costs of a road opening permit versus drilling 9 wells.

No action was taken.

SEWAGE FACILITIES PLANNING MODULE REVIEW

Walnutport Mobile Home Park Sewer Connection

Jason Newhard from Spotts, Stevens and McCoy was present for this discussion on behalf of the Walnutport Authority.

Carl Becker approached the Walnutport Authority approximately one year ago to take over his water and sewer system. Currently the west side on Washington Drive is connected to Walnutport Authority for water and sewer. The existing sewage treatment facility is next to the Lehigh Engineering building, which will cease to exist after this transfer. The process of transferring the water system on the east side of Route 145 has already been completed; DEP has transferred the permit; Walnutport Authority owns and operates it. The sewer system is in limbo, it has to go

through the process of Component 3M, for the Act 537 update, which requires Planning Commission approval and recommendation to the Board of Supervisors to adopt the resolution. There are 98-99 units with total flows of approximately 8,000 per day. The current NPDES permit held by Carl Becker will be dissolved and closed out through DEP. The gravity connection is almost 80 feet. The comment period ended on Friday, April 10, 2026; there were no comments received on the proposal. The public comment period was due to the fact that there are several entities involved. The pipes are in Lehigh Township, conveyed through Walnutport Borough and treated by Slatington.

Tim Bartlett questioned what will happen with the facility that is being abandoned. Jason Newhard stated that it will have to be removed in accordance with whatever process DEP requires; this will be the responsibility of Carl Becker, not the Authority. Carl Becker did state that it will be demolished.

Cindy Miller made a motion to approve the connection for the Walnutport Mobile Home Park. Wayne Kleintop seconded the motion. All voted aye. Motion carried.

Wayne Kleintop questioned where the wastewater currently goes. Mark Leuthe stated that it goes through his property (Lehigh Engineering) to the Birch Creek. Mark Leuthe questioned what will happen with the pipe. Jason Newhard stated that the easement will be distinguished.

ORDINANCE REVIEW

Data Storage Center

Mike Muffley provided the Board with a draft data storage centers ordinance that has been utilized throughout the Lehigh Valley and Poconos. Cindy Miller emailed the Ordinance from Lowhill Township and comments from the Lehigh Valley Planning Commission. The Ordinance from Lowhill Township requires certain cooling methods, regulates how much noise they can make at certain times of the day, some of the requirements will send the applicant back to the Township with a hardship and require relief. The Ordinance provided by Mike Muffley is general and broad; it puts limits on how much water you can take out of the ground without doing a serious geological study, consideration is given to how much power is being pulled from the grid and does the PUC have to be involved, accessory uses are included. This is being done as a conditional use in the industrial zone, if we keep it broad, the Board can set additional requirements. Cindy Miller feels that the 100-foot buffer should be larger. Mike Muffley stated that we aren't doing a land use

analysis; are we potentially creating a hardship. Mark Leuthe stated that there are a handful of properties available in the industrial zone, the validity of the zoning could be challenged on the grounds that it is exclusionary.

Mike Muffley questioned how the Board wants to proceed with the Ordinance. Roxann Colfer stated that the noise control DBA's should be revised; since they are still working that out. Cindy Miller suggested that the buffer yard be increased to 250 feet. Mike Muffley stated that it is important that this Ordinance is consistent with the requirements we already have; noise, building height, etc. Cindy Miller questioned if we can prevent wind energy. Mike Muffley stated that this is something that Pennoni is looking into because our current regulations don't define commercial wind; where does accessory wind stop and commercial wind start. Cindy Miller stated there is nothing in the proposed Ordinance addressing decommissioning. Mike Muffley stated that this is not a utility per se it is a building. We don't have decommissioning for any other commercial use. Roxann Colfer stated that LVPC commented on Lowhill Township's Ordinance regarding an electronic waste plan. The Board agreed that the draft should be sent to the Board of Supervisors for their review and approval.

Tim Bartlett made a motion to send the draft Ordinance pertaining to data storage centers, with the change of the 250 feet buffer yard, to the Board of Supervisors recommending their review and approval. Cindy Miller seconded the motion. All voted aye.

Zoning Ordinance

Todd Rousenberger stated that Lori Lambert provided an update from Matt Wanamaker at Pennoni. The internal review was beginning April 8, 2026.

There was no further comment and was tabled.

GENERAL BOARD DISCUSSION

Wayne Kleintop questioned a property on Riverview Drive which goes down to the storage facility and why have they never put a finished topcoat on the road. Mike Muffley stated that it is a private driveway and there is an easement for the Penn Quaker property.

Mike Muffley stated that the Penn Quaker property may be coming before the Board shortly. It is supposed to be a yard waste facility; however, there is construction material being stored on the property. Mike Muffley

went through their DEP permit and wrote a review letter and Roxann Colfer sent it over to DEP to enforce their regulations. Mike Muffley told them they need a land development plan, a stormwater management plan, a grading plan, NPDES permit, and property survey. They are also in violation of Chapter 73 sewage; for the port-o-let located on the property. Roxann Colfer is working on citing the property owner.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURN

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