

LEHIGH TOWNSHIP PLANNING COMMISSION

Minutes of January 13, 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

RE-ORGANIZATION

Michael Corriere ran the nominations for Chairman, Vice Chairman and Secretary.

Michael Corriere opened the nominations for Chairman. Todd Rousenberger made a motion to nominate David Shulman as Chairman. Cindy Miller seconded the motion. There were no other nominations; the nominations were closed. All voted aye. Motion carried.

Michael Corriere opened the nominations for Vice Chairman. Cindy Miller made a motion to nominate Todd Rousenberger as Vice Chairman. Bill Jones seconded the motion. There were no other nominations; the nominations were closed. All voted aye. Motion carried.

Michael Corriere opened the nominations for Secretary. Dave Shulman made a motion to nominate Bill Jones as Secretary. Cindy Miller seconded the motion. There were no nominations; the nominations were closed. All voted aye. Motion carried.

READING OF THE MINUTES

Todd Rousenberger stated that on page 8; the first sentence of a statement made by Robert Semmel, should be rephrased. The conversation was with Mike Muffley regarding the flooding on Quince Road. It was suggested that it should be changed to read; "In reference to the frequent recurring flooding on Quince Road, Robert Semmel, 1118 Quince Road, stated that in his opinion, Quince Road is a disaster, somewhere along the line there is a failure". Cindy Miller made a motion to approve the minutes to reflect the changes and waive the reading of the minutes from the December 9, 2024, Planning Commission meeting. Bill Jones seconded the motion. All voted aye. Motion carried.

PLAN REVIEW

***Carl D. & Linda K. Becker, Preliminary/Final Minor Subdivision
Expires: April 13, 2025***

Bob Hoppes from HOP-PES Professional Engineering & Surveying and Carl Becker were present to represent this plan.

Dave Shulman abstained from this plan review; he represents the Beckers on legal matters.

Bob Hoppes stated that this property is 15 acres located on Maple Drive; there are a number of structures on the property and the Beckers would like to subdivide the property into two lots. There is no proposed development, Lot 1 will be close to 3 acres and the remainder is around 12 acres. There is on lot water and sewer; testing has been done for additional areas on both lots.

A review letter dated January 3, 2025, has been received from the Township Sewage Enforcement Officer, Ian Stout of Keystone Consulting Engineers. No sewage testing has been conducted at this time for replacement absorption areas. No sewage planning documents have been included with this submission. Carl Becker stated that perc testing was done this past Friday. Bob Hoppes stated that he is in the process of completing the planning module.

A review letter dated January 13, 2025, has been received from the Township Engineer, Mike Muffley of Hanover Engineering. Mike Muffley stated that there are a number of existing nonconforming structures on the property, there doesn't seem to be a problem with them. A waiver is being requested from Section 147-29, regarding the wetland certification. There is no objection to the request. The wetland note provided by Mike Muffley shall be added to the plan. Zoning: Item 1, the front building setback for the existing dwelling on Lot 2 is nonconforming. A note shall be added to the plan for all existing nonconformities on the plan. Item 2, a. the labeling of house should be referenced as single family detached dwelling and trailer should be referenced as mobile home. b. the summer house should be re-labeled as a storage shed. Item 3, there is an existing accessory garage in the front yard on proposed Lot 1. The existing nonconformity shall be listed on the plan. Item 4, legal access appears to exist for Lots 1 and 2 through existing driveway entrances to Maple Drive. The property owners could create an access agreement, this is something the Township would not be involved in. PennDOT approvals are not required at this time. In the future if changes occur with the driveway, approvals through PennDOT will be required. Item 5, the existing

lot/parcel is nonconforming as it contains more than one principal use. The nonconformity will no longer exist once the subdivision is complete. SALDO: Item 6, pertains to the requirement of all signatures and the submittal of the title report. Item 7, the nonconforming structure note shall be added to the plan. Item 8, a boundary line on Lot 2 is mislabeled and shall be corrected. Item 9, the address for Lot 1 shall be added to the plan. Item 10, the recreation fee of \$750 for the new lot being created shall be paid. Item 11, a waiver is being requested from the wetland certification. Item 12, the pins and monuments shall be set prior to recording of the plan.

Cindy Miller made a motion to grant the waiver request from Section 147-29, wetland certification. The note shall be added to the plan. Bill Jones seconded the motion. Cindy Miller, Bill Jones, Tim Bartlett and Todd Rousenberger seconded the motion. Dave Shulman abstained. Motion carried.

Cindy Miller made a motion to grant this plan conditional Preliminary/Final approval, conditioned upon the developer complying with all of the comments in the Sewage Enforcement Officer's letter dated January 3, 2025, compliance with all of the comments in the Township Engineer's letter dated January 13, 2025, approval of the planning module, all required signatures, notarization, payment of the recreation fee, and approval of the abstract of title. Bill Jones seconded the motion. Cindy Miller, Bill Jones, Tim Bartlett and Todd Rousenberger seconded the motion. Dave Shulman abstained. Motion carried.

GENERAL BOARD DISCUSSION

Ad Hoc Committee – Zoning/SALDO update

Cindy Miller stated that the Board of Supervisors are waiting for Pennoni to submit additional information on the Zoning and SALDO review; it looks like they will agree to the remaining cost for the Zoning. This is on the agenda for the Board meeting tomorrow night for discussion. Dave Shulman stated that we should cancel the Ad Hoc meeting for January. Whoever is selected will need to talk to Mike Muffley and gather information for review and hopefully be ready to go by our February meeting. Cindy Miller questioned if the Ad Hoc Committee needs to be fully involved with the SALDO updates. Mike Muffley stated that the SALDO is more technical; the Committee should present items of concern before the SALDO review begins. Mike Muffley, Liz Amato and the consultant will work together and create a draft of the SALDO. Once the draft is created it can be presented to the Committee for review. Dave Shulman suggested that the Ad Hoc meetings be advertised for the year

and they can be canceled as necessary. An update should be provided at the February PC meeting on where we stand on making a decision. If there are any conceptual issues that should be included with the SALDO review, they should be brought up under general discussion at the February Planning Commission meeting. The Planning Commission also has a list of items to be addressed that are not in the SALDO, this list should be circulated to the appropriate parties. Cindy Miller questioned when the Zoning is complete, are we going to have a meeting to review the entire Ordinance or just send it to the Board of Supervisors. Mike Muffley stated that we should have a meeting; there were changes in progress by Charlie Schmehl that the Committee hasn't reviewed. Once those are reviewed, we should have one more meeting to review the uses, the zoning districts and then forward to the Board of Supervisors. The Zoning will be completed and adopted prior to moving onto the SALDO review.

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.