

LEHIGH TOWNSHIP PLANNING COMMISSION

Minutes of October 13, 2025

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

Absent: David Shulman, Chairman

CALL TO ORDER

READING OF THE MINUTES

Tim Bartlett made a motion to approve the minutes and waive the reading of the minutes from September 8, 2025, Planning Commission meeting. Bill Jones seconded the motion. All voted aye. Motion carried.

TIME EXTENSION

Billy Carter, 3641 Magnolia Drive, Preliminary/Final Minor Subdivision Plan: Expires: October 31, 2025, Extension request until: October 31, 2026

Billy Carter was present via telephone to represent this time extension request.

Billy Carter stated that he is working with a new consultant; the previous consultant had issues with not being compliant with the Township Ordinances. The new consultant has been busy the second half of the year; he will be getting to the field work in November, getting the work and updates done to the plan hopefully in January 2026. The consultant typically allows for up to twelve months for meetings, plan revisions, etc., this is why he requested the extension for a year. The plan will be changing due to the steep slopes and will be reduced from three lots to two lots.

Cindy Miller suggested the time extension be for six months, if additional time is needed, it can be requested at that time. Billy Carter did not have an issue with the six months, the request has been changed to April 30, 2026.

Cindy Miller made a motion to grant the time extension for this plan until April 30, 2026. Tim Bartlett seconded the motion. All voted aye. Motion carried.

Lori Lambert requested that Billy Carter update his time extension request and email it to her so that it can be provided to the BOS for their October 14, 2025, meeting.

ADVISORY TO ZONING HEARING BOARD

Jennifer Valerio, 450 Walnut Drive, Northampton, is requesting special exception approval for a hair salon in an existing attached garage. Within the Village Residential Zoning District, a home occupation is permitted by special exception, subject to the criteria in Section 180-82.

Jennifer Valerio was present to represent this request.

Jennifer Valerio stated that she currently has a salon and would like to move it into the home. She is by appointment only, not open to the public and takes one client at a time. The property is serviced by public sewer, a letter has been received from LTMA dated October 13, 2025, and there is on-lot well water.

Mike Muffley stated that this is considered a home occupation, with public sewer, the use would be appropriate for the area. Todd Rousenberger questioned the parking. Jennifer Valerio provided pictures of the existing driveway. Todd Rousenberger stated that a parking space should be created to ensure that if a client is there and another one shows up that there is not a concern with someone backing out onto the road. Jennifer Valerio stated that she books her clients one at a time with a break in between appointments. Mike Muffley stated that there needs to be one additional space for the client along with parking spaces for the residents. There is also a requirement that you are not permitted to back out onto the roadway; it is suggested that either a turnaround area, one additional dedicated parking space (18'x18' or 20'x20') or widen the driveway be provided to enable a car to turn around in the driveway. Todd Rousenberger read through the additional requirements; all comply.

Cindy Miller made a motion to send a letter to the Zoning Hearing Board, recommending that the special exception request be granted. The applicant shall create an additional parking area to provide for the ability for vehicles to turn around in the driveway and prevent them from backing out onto Walnut Drive. Bill Jones questioned if this area has to be paved. Mike Muffley stated that it is not a requirement of the Ordinance, the area can be stone. Tim Bartlett seconded the motion. All voted aye. Motion carried.

Mike Muffley suggested that a sketch plan for the proposed driveway addition/alteration be provided for the Zoning Hearing Board meeting to ensure that the parking requirements are met.

GENERAL BOARD DISCUSSION

There was no Board discussion at this time.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURN

Bill Jones made a motion to adjourn. Cindy Miller seconded the motion. All voted aye. Motion carried.