

LEHIGH TOWNSHIP PLANNING COMMISSION

Minutes of July 14, 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

Cindy Miller made a motion to approve the minutes and waive the reading of the minutes from June 9, 2025, Planning Commission meeting. Tim Bartlett seconded the motion. All voted aye. Motion carried.

PLAN REVIEW

1141 Quince Road, XCF Holding, LLC, Preliminary/Final Subdivision Plan

Joe Rentko from Black Forest Engineering was present to represent this plan review.

Joe Rentko stated that this project is located on Quince Road, it is a 6-lot subdivision, a submission has been made to the LVPC, and a review letter has been received dated July 9, 2025. NCCD deemed the plan administratively complete on July 11, 2025, it now will go to the technical phase of the review. A review letter has been received from the Township Engineer, Mike Muffley of Hanover Engineering, dated July 13, 2025. There are no questions regarding the comments in the letter, and he will comply with all as a condition of plan approval.

Mike Muffley stated that the lot layouts were discussed at the October Planning meeting; NPDES approvals are needed regarding the stormwater and sediment control plans.

A letter dated July 11, 2025, has been received from Ian Stout of Keystone Consulting Engineers, stating that the SFPM Mailing for planning exception can be signed. DEP approval is required.

Mike Muffley stated that the following items are outstanding: title report, NPDES approvals, SEO approval, cash in lieu of land dedication, wetland report, stormwater comments from the LVPC, agreements, escrow posted for

outstanding survey work and individual lot grading plans. Joe Rentko stated that the areas tested for wetlands are flagged on the property; the technical report was completed by Earth Tech. Cindy Miller stated that there are concerned residents in the area that have stated that this is a wetlands area. Mike Muffley stated that he has had Dash Reasinger out to the property. Cindy Miller questioned if offsite water would have an impact on this property. Mike Muffley stated that there are two streams on either side of the road. There are no drainage features coming through the property, it is either on the other side of the road or already in the stream. Cindy Miller questioned if there was any excavation done to cover up the wetlands. Joe Rentko stated that there was excavation work done, it was done under the supervision of Chris Noll of Keystone Consulting Engineers for perc and probe testing.

Cindy Miller made a motion to grant the waiver request of Section 147-9, a request to review and process the submission as a Preliminary/Final Plan. Tim Bartlett seconded the motion. All voted aye. Motion carried.

Bill Jones made a motion to grant this plan conditional preliminary/final approval, conditioned upon the developer complying with all of the comments in the Township Engineer's letter dated July 13, 2025, compliance with the Sewage Enforcement Officer's letter dated July 11, 2025, approval from DEP, signatures, notarization, payment of recreation fees, approval of the title report, improvements agreement with posting of adequate security, LVPC and NCCD approval. Cindy Miller seconded the motion. All voted aye. Motion carried.

***Top of the Mountain Estates, 32 Lot Revised Preliminary/Final Plan,
Quince Road, Cornerstone Road & Arrowhead Lane***

Brian Gasda from Lehigh Engineering and Bryan Lieberman were present to represent this plan.

Brian Gasda stated that a couple of months ago they were in with a proposed lot consolidation plan which eliminates the cul-de-sac. There are five lots which are being consolidated into three lots. The detention basin will remain the same size and everything else on the plan will remain as well. There is an elevation bust in part of the Arrowhead Lane area and down toward the wetland area. The adjustments have been made to the grades, 1/3 of the property has been re-surveyed. The storm pipes are being rechecked and will be submitted to Hanover Engineering for review. Mike Muffley noted that they have a meeting scheduled for tomorrow. Brian Gasda stated that some of the storm charts were not submitted, an entire plan set will be submitted for the next review. From a planning standpoint, he is not sure that anything will change substantially. The existing septic testing will be used and there will be modifications made to the NPDES permit. LVPC wrote a new letter

for the lot consolidation, a full final plan will be resubmitted for their review. Todd Rousenberger stated that he still has a concern with the two stop signs at the 90-degree turn. This is not an appropriate use of stop signs and control devices at that location to solve the problem. There should be some sort of curve added to go around that bend and the addition of advisory speed signs (for a lesser speed) would help make the condition better. Brian Gasda stated that he has no objection to removing the stop signs and Bryan Lieberman agreed that reduced speed signs could be added. Mike Muffley stated that there was a concern with the septic placement for Lot 31 and it would interfere with the curve. Bryan Lieberman stated that they will try to perc the lot out back, so the septic is not in the front creating a slope. Brian Gasda stated that he had concerns with meeting the Township minimum curve radii because of the septic location on Lot 15 located along Arrowhead Lane. Mike Muffley stated that they will have to look into this.

Mike Muffley asked if the Board is comfortable with the lot layouts and if they are okay with him handling everything from here on out or would they prefer to see the full plan again. Todd Rousenberger stated that he would like to see this again to make sure nothing changes due to the elevation changes. An entire set of plans shall be submitted for the next review.

A time extension request has been submitted for this plan until September 30, 2025; however, the request was modified to be extended until October 31, 2025. Bill Jones made a motion to grant the time extension until October 31, 2025. Cindy Miller seconded the motion. All voted aye. Motion carried.

Tom Szoke, 4471 Timberline Road, stated that he was at the last Board of Supervisors meeting. He owns property on the east side of Quince Road and has a problem with the water runoff. The runoff water is not being retained and is running over the culverts, across the road and onto his property. Mike Muffley stated that Scott Ackerman was out the next day to the site and met with the contractor to address his concerns. The contractor was directed to increase their inlet control on the street and create additional E & S measures to direct the water into the inlet. Bryan Lieberman stated that once they have the final pave in, it won't be an issue. The inlet filters are cleaned out. Mike Muffley stated that they will need to go to the next level of treatment to make sure the water gets into the inlet.

This plan was tabled.

GENERAL BOARD DISCUSSION

Cindy Miller understands that at the last Board meeting (she was not present), that three Board members voted to pass the referendum for the

open space preservation program. Cindy Miller pointed out that the LVPC housing dashboard tracks the shortage of housing units in the Township. Currently the Township is experiencing a shortage of 126 housing units, an additional 240 units are needed by the year 2050 to keep up with the anticipated population growth.

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.