

APPENDIX

A. COUNTY COMPREHENSIVE PLAN

FutureLV is the Comprehensive Plan for Lehigh and Northampton Counties. The Plan was developed by the Lehigh Valley Planning Commission to provide a policy framework for land use, development and conservation decisions in the region.

The southeastern quadrant of the Township is within the Farmland Preservation category, which the emphasis is intended to be placed upon agricultural preservation, with limited amounts of non-agricultural development. The Danielsville area is shown as a Development Area, where various types of residential and business development are appropriate. The areas surrounding Walnutport and Danielsville are shown as Preservation Buffer areas, that may be suitable for development depending upon an analysis of the characteristics of the sites. Where development is not suitable, the Plan recommends natural resource conservation and farmland preservation in the Preservation Buffer areas. The bulk of Lehigh Township is shown in the Exurban category, which is intended to provide for agricultural uses and rural uses. The Plan states that "Housing in or adjacent to rural crossroads villages or at low densities is also compatible" in the Exurban areas

B. DEMOGRAPHICS OF LEHIGH TOWNSHIP

The following section contains data regarding population, housing, income, education, and selected economic data for Lehigh Township residents. In many cases, data for Lehigh Township is compared to Northampton County and Pennsylvania. Unless otherwise indicated, all 2000 and 2010 data are from the U.S. Census, and more recent data are estimates from the Census Bureau's annual American Community Survey (ACS).

POPULATION

The US Census Bureau reports the 2020 population of Lehigh Township to be 10,774, which was a 2.4 percent increase from the 2010 census. Northampton County as a whole experienced a higher growth rate of 5.1 percent during that decade (Table A-1).

Table A-1
Total Population, 2000–2020

	Total Population			Change 2010-2020	
	2000	2010	2020	Number	Percent
Lehigh Township	9,728	10,526	10,774	248	2.4%
Northampton County	267,066	297,735	312,951	15,216	5.1%

Source: U. S. Census Bureau

Group quarters are places where people live or stay in a group living arrangement which are owned or managed by an entity or organization providing housing and/or services for the residents. Group quarters are not typical household-type living arrangements. Services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. People living in group quarters are usually not related to each other. Group quarters include such places as college residence halls, residential treatment centers, skilled-nursing facilities, group homes, military barracks, correctional facilities, and workers’ dormitories.

Information about the population in group quarters in the American Community Survey is only given at the state level. In 2018, the ACS 5-year estimates reported that 3.3 percent of Pennsylvania’s population lived in group quarters. The 2010 decennial census reported group quarters populations of 0.1 percent for Lehigh Township, 3.6 percent for Northampton County, and 3.3 percent for Pennsylvania.

The Census reported that the senior population of Lehigh Township grew faster than in both Northampton County and Pennsylvania. Township residents age 65 and older increased by 25.0 percent from 2010 to 2018 compared to 21.9 percent for the whole of Northampton County and 15.6 percent for Pennsylvania (Table A-2).

Table A-2
Population Age 65+, 2000–2018

	Population, Age 65+				
	Population			Change 2010-2018	
	2000	2010	2018	Number	Percent
Lehigh Township	1,335	1,634	2,042	408	25.0%
Northampton County	42,030	45,064	54,951	9,887	21.9%
Pennsylvania	1,919,165	1,929,744	2,229,861	300,117	15.6%

Source: U. S. Census Bureau

The median age is the number at which 50.0 percent of persons or households are older and 50.0 percent are younger. Based on median age, the population of Lehigh Township is older than both Northampton County and Pennsylvania (Table A-3). Furthermore, also based on median age, the population as a whole in all three geographies is aging.

From 2010 to 2018, the Lehigh Township population of African-American and other/mixed races decreased. The corresponding populations in Northampton County increased over the same

Table A-3
Median Age, 2000–2018

	Median Age (Years)			Change, 2010-2018	
	2000	2010	2018	Number	Percent
Lehigh Township	40.8	45.8	46.5	0.7	1.5%
Northampton County	38.5	40.2	42.1	1.9	4.5%
Pennsylvania	38.0	39.8	40.7	0.9	2.2%

Source: U. S. Census Bureau

period (Table A–4). Also from 2010–2018, the number of residents reporting themselves as Latino or Hispanic increased in both Lehigh Township and Northampton County. The two groups may overlap.

Table A-4
Population by Race and Ethnicity, 2010-2018

	Race												Latino or Hispanic			
	White				African-American				Other/Mixed							
	Number		Est. Change, 2010–2018		Number		Est. Change, 2010–2018		Number		Est. Change, 2010–2018		Number		Est. Change, 2010–2018	
	2010	2018	No.	Pct.	2010	2018	No.	Pct.	2010	2018	No.	Pct.	2010	2018	No.	Pct.
Lehigh Twp.	10,271	10,327	56	0.5%	7	0	(7)	(100.0)	194	105	(89)	(45.9)%	68	289	221	325.0%
Northampton Co.	259,359	259,902	543	0.2%	13,467	16,649	3,182	23.6%	24,710	25,423	713	2.9%	28,720	38,717	9,997	34.8%

NOTE: The significant increase in Latino-Hispanic residents reported for Lehigh Township in Table A–4 may be the result of sampling in the data sources.

Source: U. S. Census Bureau

The Lehigh Valley Planning Commission (LVPC) has prepared population projections for each of the municipalities in Lehigh and Northampton Counties. If the projections hold true, the population of Lehigh Township would grow to 12,451 by 2040, an increase of 16 percent (Table A–5). During the same period, LVPC projects the population of Northampton County to grow by 19 percent.

**Table A-5
Population Projections**

	Population				Change, 2020–2040	
	2010 Census	2020 Census	2030 Projection	2040 Projection	Number	Percent
Lehigh Township	10,526	10,774	11,833	12,451	1,677	15.6%
Northampton County	297,735	312,951	347,494	372,793	59,842	19.1%

Source: U. S. Census Bureau, LVPC

HOUSING

The total number of housing units in Lehigh Township decreased by 4.0 percent from 2010 to 2018, according to U. S. Census data (Table A–6). During the same period, total housing units in Northampton County increased by 16,718 units (13.9 percent).

**Table A–6
Total Housing Units, 2000–2018**

	Total Housing Units			Change, 2010–2018	
	2000	2010	2018	Number	Percent
Lehigh Township	3,816	4,362	4,186	(176)	(4.0) %
Northampton County	106,710	120,363	123,428	16,718	13.9 %

Sources: U. S. Census Bureau

Households are housing units that are occupied, as opposed to vacant. From 2010 to 2018, the number of households in Lehigh Township declined slightly, while households in Northampton County increased slightly (Table A–7).

Questions about the types of housing units were not asked by the Census in 2010. Therefore, numbers of housing units in various types of structures is only reported in the ACS as estimates (Table A–8). The vast majority of units in both Lehigh Township and Northampton County are single-family structures. However, eight out of ten of the single-family units in Lehigh Township are detached structures, while less than 60 percent of the single-family units in the County are detached. In addition, almost 14 percent of homes in the Township are mobile homes, compared to only 2.2 percent of units in Northampton County.

Table A-7
Households (Occupied Housing Units)
Lehigh Township and Northampton County, 2000-2018

	Households			Change, 2010-2018	
	2000	2010	2018	Number	Percent
Lehigh Township	3,680	4,159	4,054	(105)	(2.6) %
Northampton County	101,541	113,565	114,123	558	0.5 %

Sources: U. S. Census Bureau

Table A-8
Units in Structure
Lehigh Township and Northampton County, Estimated 2018

Units in Structure	Lehigh Township		Northampton County	
	Number	Percent	Number	Percent
1, detached	3,361	80.3%	72,757	59.3%
1, attached	121	2.9%	24,394	19.9%
2	43	1.0%	5,706	4.6%
3-4	89	2.1%	4,684	3.8%
5-9	0	0.0%	3,855	3.1%
10-19	0	0.0%	2,612	2.1%
20 or more	0	0.0%	6,009	4.9%
Mobile home	572	13.7%	2,761	2.2%
Boat, RV, van, etc.	0	0.0%	84	0.1%
TOTAL	4,186	100.0%	122,862	100.0%

Source: U. S. Census Bureau

According to the 2018 ACS, Lehigh Township had a higher rate of owner-occupancy than both Northampton County and Pennsylvania (Table A-9). In Lehigh Township, almost nine out of 10 households are owner-occupied.

Table A-9
Housing Tenure
Lehigh Township, Northampton County, Pennsylvania, Estimated 2018

	Units		Percent	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
Lehigh Township	3,628	428	89.4%	10.6%
Northampton County	81,833	32,290	71.7%	28.3%
Pennsylvania	3,467,467	1,557,665	69.0%	31.0%

Source: U. S. Census Bureau

EMPLOYMENT

LVPC also prepares employment projections for two-county Lehigh Valley region. According to the LVPC projections, employment in Lehigh Township is expected to increase to 2,800 jobs by 2040 (Table A-10) – an increase of 68.1 percent from 2010 levels. In contrast, employment in Northampton County is projected to grow by only 32.7 percent by 2040.

Table A-10
Employment Projections – 2010–2040

	Employment				Change, 2010–2040	
	2010	2020	2030	2040	Number	Percent
Lehigh Township	1,666	2,287	2,594	2,800	1,134	68.1%
Northampton County	129,611	152,811	164,275	171,984	42,373	32.7%

Source: LVPC

Employment can also be described using data from the Census Bureau, which collects economic data on topics such as workers by occupation and workers by industry. Compared to both Northampton County and Pennsylvania, Lehigh Township residents have a higher share of jobs in sales/office and natural resources/construction/maintenance occupations. Township residents have a lower percentage of jobs in management/business/science/ arts and service occupations (Table A-11).

Table A-11
Number of Workers by Occupation, Age 16 and Over, 2018

Occupation	Lehigh Twp.	Northampton Co.	Pennsylvania
Civilian employed population, age 16 and over	100.0%	100.0%	100.0%
Management, business, science, arts	30.5%	35.6%	38.2%
Service	14.4%	17.3%	17.4%
Sales and office	26.7%	23.4%	21.7%
Natural resources, construction, maintenance	12.9%	8.2%	8.2%
Production, transportation, material moving	15.5%	15.5%	14.5%

Source: U. S. Census, ACS, 2014–2018 five-year estimates

Workers (or jobs) by industry is another descriptive measure of economic activity (Table A-12). Compared to Northampton County and Pennsylvania, a higher percentage of Lehigh Township residents are employed in the following industries:

- Construction,
- Manufacturing,
- Wholesale trade,
- Transportation, warehousing, utilities, and
- Other services, except public administration.

Conversely, the Township has a lower percentage of residents than either the County or the State who are employed in the following industries:

- Agriculture, forestry, fishing, hunting, and mining,
- Retail trade,
- Information,
- Finance, insurance, real estate, rental, leasing,
- Professional, scientific, management, administration, and waste management services,
- Educational services, health care, social assistance,
- Arts, entertainment, recreation, accommodation, food services, and
- Public administration.

TRAVEL TO WORK

The American Community Survey estimates that Lehigh Township had an average of 5,073 workers age 16 and over in from 2014 to 2018 (Table A-13). Of this total, 89.7 percent drove to work alone, compared to 82.7 percent for Northampton County. Other observations about travel to work in Lehigh Township include:

Table A-12
Number of Workers by Industry, Age 16 and Over, 2018

Economic Sector	Lehigh Township		Northampton County		Pennsylvania	
	Number	Percent	Number	Percent	Number	Percent
Civilian employed population, age 16 and older	5,196	100.0%	148,960	100.0%	6,151,998	100.0%
Agriculture, forestry, fishing, hunting, and mining	18	0.3%	950	0.6%	83,646	1.4%
Construction	439	8.4%	8,622	5.8%	357,563	5.8%
Manufacturing	904	17.5%	20,829	14.0%	727,961	11.8%
Wholesale trade	282	5.4%	4,444	3.0%	169,187	2.7%
Retail trade	573	11.0%	17,698	11.9%	697,501	11.3%
Transportation, warehousing, utilities	331	6.4%	8,523	5.7%	336,972	5.5%
Information	75	1.4%	3,240	2.2%	102,804	1.7%
Finance, insurance, real estate, rental, leasing	269	5.2%	8,660	5.8%	397,588	6.5%
Professional, scientific, management, admin., and waste mgt. services	340	6.5%	13,224	8.9%	636,276	10.3%
Educational services, health care, social assistance	1,153	22.3%	38,295	25.7%	1,590,166	25.9%
Arts, entertainment, recreation, accommodation, food services	402	7.7%	13,452	9.0%	516,476	8.4%
Other services, except public administration	248	4.8%	6,213	4.2%	288,748	4.7%
Public administration	162	3.1%	4,810	3.2%	247,110	4.0%

Source: U.S. Census, ACS, 2014–2018, five-year estimates

- The number and percentage of workers traveling to work in cars, trucks, and vans — both alone and in carpools — declined slightly from 2010 to 2018 in Lehigh Township.
- The number and percentage of workers traveling to work on public transportation (excluding taxicabs) increased from 2010 to 2018, both in Lehigh Township and in Northampton County.

Table A-13
Travel to Work – 2010, 2018

Means of Travel to Work	Northampton County				Lehigh Township			
	2010		2018		2010		2018	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total	137,388	100.0%	146,233	100.0%	5,537	100.0%	5,073	100.0%
Car, truck, or van - drove alone	113,483	82.6%	120,935	82.7%	4,812	86.9%	4,550	89.7%
Car, truck, or van - carpoled	12,228	8.9%	9,944	6.8%	448	8.1%	320	6.3%
Public transportation (excluding cab)	1,923	1.4%	2,778	1.9%	22	0.4%	30	0.6%
Cab, motorcycle, bicycle, walked, or other	4,396	3.2%	6,142	4.2%	78	1.4%	51	1.0%
Worked at home	5,358	3.9%	6,434	4.4%	177	3.2%	122	2.4%

Source: U. S. Census Bureau,

The mean (average) travel time to work in 2010 was 27.5 minutes for Northampton County workers, compared to a slightly higher 28.0 minutes in 2018. The mean travel time to work for Lehigh Township workers was 33.1 minutes in 2018, or 18.2% higher than the countywide figure.

EDUCATION

According to the American Community Survey 2014–2018 5-Year Estimates, Lehigh Township had a higher percentage of high school graduates than either Northampton County or Pennsylvania (Table A-14). The Township also had a higher percentage of college graduates age 18-24 than in Northampton County as a whole. Among the population age 25 and older, Lehigh Township had a lower percentage of residents with college degrees than both Northampton County and Pennsylvania.

Table A-14
Percent of Population by Educational Attainment, 2018

	Lehigh Township	Northampton County	Pennsylvania
Population, age 18–24			
Less than high school graduate	7.7%	7.9%	11.9%
High school graduate (incl. equivalency)	45.2%	30.1%	33.5%
Some college or associate’s degree	37.1%	52.3%	42.0%
Bachelor’s degree or higher	10.1%	9.6%	12.6%
Population, 25 years and older			
Less than 9 th grade	1.8%	3.1%	3.3%
9 th to 12 th grade, no diploma	7.9%	6.3%	6.5%
High school graduate (incl. equivalency)	39.2%	34.8%	35.1%
Some college, no degree	17.3%	17.3%	16.0%
Associate’s degree	8.2%	9.2%	8.3%
Bachelor’s degree	19.0%	18.5%	18.6%
Graduate or professional degree	6.5%	10.7%	12.1%
High school graduate or higher	90.3%	90.6%	90.2%
Bachelor’s degree or higher	25.5%	29.2%	30.8%

Source: U. S. Census, ACS 5-year estimates

INCOME

The most common measure of income is the median. By definition, exactly 50.0 percent of residents or households earn an annual income above the median, and 50.0 percent earn below the median. From 2010 to 2018, incomes in Lehigh Township increased by 5.0 percent (Table A-15). Income in Lehigh Township increased much faster than in Northampton County and Pennsylvania from 2000 to 2010. However, income in the Township grew at a slower rate than in the County and State from 2010 to 2018.

The 2006–2010 ACS five-year estimates indicated that 1.3 percent of Lehigh Township families had incomes below the poverty level, compared to 6.3 percent of families in County. Eight years later, the ACS estimated that 4.4 percent of Township families lived below the poverty line, compared to 6.4 percent of families in the County.

Table A-15
Median Annual Household Income, 2000–2018
Lehigh Township, Northampton County, and Pennsylvania

	Median Annual Household Income (dollars)			Change			
				2000–2010		2010–2018	
	2000	2010	2018	Number	Percent	Number	Percent
Lehigh Twp.	\$48,263	\$67,698	\$71,064	\$19,435	40.3%	\$3,366	5.0%
Northampton Co.	\$45,234	\$58,762	\$67,565	\$13,528	20.7%	\$8,803	15.0%
Pennsylvania	\$40,106	\$50,398	\$59,445	\$10,292	18.1%	\$9,047	18.0%

Notes: Data for 2000 is based on the decennial census, in which a 100% response is reported. However, questions about income were not asked in the 2010 census. The Census' annual American Community Survey (ACS) program asks questions based on a sampling, which may have a higher margin of error than decennial censuses.

Sources: 2000: U. S. Census, 2000 decennial census (Summary File 3)
2010, 2018: U. S. Census, American Community Survey 5-year estimates

C. Historic Resources of Lehigh Township

The Lehigh Township Historical Society (LTHS) website (www.lehightownshiphistoricalsociety.org) is still under construction. The site has a map of the Township from 1874. The Township is composed of five distinct villages: Berlinsville, Cherryville, Danielsville, Pennsville, and Treichlers.

The LTHS website also has information about the following historic sites in the Township:

- Lehigh Township Historical Centre (formerly known as the Trading Post restaurant as part of Indian Trail Park — rebuilt and reopened in 2007)
- St. Paul's One-Room Schoolhouse at 780 Almond Road in Walnutport, also known as the Indianland School, was built in 1865 at the end of the Civil War.
- Seven cemeteries:
 - Berlinsville Cemetery, near 4686 Poplar Dr.
 - Cherryville Cemetery, near 4142 Lehigh Dr.
 - Danielsville Union Cemetery, 1067 Blue Mountain Dr.
 - Indianland/Fairview Cemetery, 755 Almond Rd.
 - Indianland/St. Paul's UCC "Old Cemetery", Maple Drive near the intersection with Almond Rd.
 - Pennsville Cemetery - set back from the road at 840 Walnut Drive
 - St. Nicholas Catholic Cemetery - behind the church at 4112 West Mountain View Dr.

D. Compatibility with Zoning of Adjacent Municipalities

Lehigh Township is bordered by six municipalities, which are (clockwise from north):

- Lower Towamensing Township (Carbon County), over the Blue Mountain,
- Moore Township (Northampton County),
- Allen Township (Northampton County),
- North Whitehall Township (Lehigh County), across the Lehigh River,
- Washington Township (Lehigh County), across the Lehigh River, and
- Walnutport Borough (Northampton County).

The following information identifies the zoning district and significant zoning characteristics for areas immediately surrounding Lehigh Township.

Lower Towamensing Township

The Blue Mountain provides a substantial border with Lower Towamensing Township, particularly since much of the mountain is in public ownership, and the steep slopes greatly limit the development potential along the border. On the Lower Towamensing side of the mountain, land is zoned R-P Rural Preservation and R-C Rural Conservation. The R-P Rural Preservation district is mostly undeveloped and that is wooded and steeply sloped and requires a large lot size. The R-C Rural Conservation district includes the Blue Mountain Resort, and allows the ski resort, a hotel and associated residential uses.

Moore Township

Moore Township adjoins Lehigh Township for the entire length of Lehigh Township's eastern border. Moving southward from the Appalachian Trail atop Blue Mountain, Moore Township zoning districts adjoining Lehigh Township are:

- BMC Blue Mountain Conservation — The minimum lot size is 10 acres. Uses in the BMC, Appalachian Trail Overlay, and LC districts are very limited to preserve environmental characteristics.
- Appalachian Trail Overlay District — The overlay district provides additional protection for the Appalachian Trail itself.
- LC Limited Conservation — The LC district includes the 100-year floodplain at the base of Blue Mountain, extending southward to Mountain View Drive.
- RA Rural Agricultural — The RA district extends southward to the floodplain of Hokendauqua Creek, and has a one acre minimum for homes.
- LC Limited Conservation — Another LC district is the 100-year floodplain of Hokendauqua Creek, and has a three acre minimum for homes.
- RA Rural Agricultural — Another RA district extends southward to the VC Village Commercial district of Pennsville.

- VC Village Commercial — The VC Village Commercial district denotes the Village of Pennsville and has a one acre minimum lot size for homes in most cases.
- RA Rural Agricultural — The land from the VC Village Commercial district southward to the Lehigh Township/Moore Township line is also zoned RA Rural Agricultural.

Allen Township

The entire area adjacent to Lehigh Township is zoned R Rural, with the exception of one large parcel between Valley Road and Farmhill Road which is zoned A Agricultural. Selected uses permitted by right in the R Rural district include:

- single-family detached dwellings,
- places of worship,
- cemeteries,
- horse riding academy,
- flea market,
- vineyard and a variety of agricultural uses,
- a variety of farming uses, and
- bed and breakfast inns.

Uses in the A Agricultural district are very similar to those in the R Rural district, except that additional uses need conditional use approval. Minimum lot sizes in the A Agricultural district are:

- ten acres for farming and animal husbandry,
- six acres for kennels and stables,
- one acre minimum/two acre maximum for single-family detached dwellings, with a maximum of one dwelling per 30 acres, and
- one acre for all other uses,

North Whitehall Township

Across the Lehigh River from Lehigh Township, the entire border within North Whitehall is zoned CR Conservation Residential. Minimum lot size for all lots in the CR district is two acres. The main uses allowed in the CR district are agricultural uses and single-family detached dwellings. In addition, golf courses and plant nurseries are allowed.

Washington Township

Washington Township is separated from Lehigh Township by the Lehigh River. From the border with North Whitehall Township to the border with the Borough of Walnutport, zoning districts in Washington Township which border Lehigh Township are R Rural and RES Residential.

The permitted by right in the R Rural district include agriculture, animal husbandry, and single-family detached dwellings. Most uses require a one acre minimum lot size, except larger acreages are required for many livestock and animal uses.

The RES Residential district allows single-family detached dwellings, single-family semi-detached (twin) dwellings, single-family attached dwellings (townhomes), and multi-family dwellings. The minimum lot sizes in the Residential district vary by use, including

- 10,000 square feet for single-family detached dwelling,
- 6,000 square feet for single-family semi-detached dwelling,
- 2,800 square feet for single family attached dwelling, and
- One acre for multi-family dwellings.

Walnutport Borough

Lehigh Township borders Walnutport Borough on three sides. From the southeast corner of the Borough, Township, and River moving northward, the Borough zoning districts are:

- RC Recreation Conservation – Uses permitted by right include Cemetery, Publicly-owned and operated recreation, Crop farming, and Nature Preserves. A minimum lot size is not provided.
- R-1 Low Density Residential – This district mainly allows single family detached dwellings, with a minimum lot size of 12,000 square feet.
- GC General Commercial – This district allows a wide range of commercial uses, plus single-family detached or twin dwellings. Age-restricted dwelling units in the GC district shall have a minimum lot size of 2,400 square feet per unit. Other allowed uses require a minimum lot of 3,000 square feet.
- TCB Town Commercial/Business – This district allows for most types of commercial uses, plus most types of housing. The minimum lot size, per unit, in the TCB district is, generally:
 - 5,000 square feet for single-family detached units,
 - 3,000 square feet for twins,
 - 3,000 square feet for end unit townhouses,
 - 3,500 square feet for other townhouses,
 - 3,000 square feet for apartments that are unrestricted, and
 - 2,400 square feet for apartments restricted by age (55 and older) or physical disability,
 - 8,000 square feet for most other uses.

The remaining segments of the Walnutport/Lehigh border moving northward are zoned GC, R-1, and RC, respectively

Washington Township

North of Walnutport Borough, two zoning districts in Washington Township (Lehigh County) border Lehigh Township, across the Lehigh River. Moving northward, the districts are GI General Industrial and BM Blue Mountain Preservation.

- GI General Industrial – The GI General Industrial district extends from the Borough of Slatington across the Lehigh River from Lehigh Township northward to the base of Blue Mountain. The district mainly allows industrial uses, offices, agricultural uses, wholesale sales and auto repair, with a two acre lot size.
- BM Blue Mountain Preservation – This district includes the Blue Mountain and mainly allows single family detached houses, agricultural uses, and greenhouses with a 10 acre minimum lot size.