

LEHIGH TOWNSHIP PLANNING COMMISSION

Minutes of September 8, 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 August 11, 2025, Planning Commission meeting. Cindy Miller seconded the motion. All voted aye. Motion carried.

TIME EXTENSION

XCF Holding, LLC, 1141 Quince Road, Preliminary/Final Plan: Expires: September 30, 2025, Extension request until: December 30, 2025

Joe Rentko was present to represent this time extension request.

Joe Rentko stated that they are still working through the NPDES process; the plan has been deemed administratively complete, and they are now working on the technical review which he is hoping to have a letter within the next week. There are also some LVPC stormwater comments that need to be addressed. This plan received conditional approval from the Planning Commission in July but the plan was not submitted to the Board of Supervisors for approval. The time extension request was revised to November 30, 2025, this will go before the Board of Supervisors (BOS) at their meeting on September 9, 2025. Joe Rentko stated that revised plans will be submitted for the October BOS meeting for their approval.

Cindy Miller made a motion to grant the time extension for this plan until November 30, 2025. Bill Jones seconded the motion. All voted aye. Motion carried.

ADVISORY TO ZONING HEARING BOARD

EuroMedics LLC, tenant of 4341 West Mountain View Drive, Walnutport, is requesting special exception approval for the expansion of an existing nonconforming use to include the restoration, recondition and service of European classic automobiles. The restoration and reconditioning of motor vehicles is not a permitted use in the A/RR zoning district. In the alternative, they are seeking a variance of the permitted uses in the A/RR zoning district.

Attorney Ronald Corkery, Daniel DeAngelo and Alexander Baksa, owners of EuroMedics were present to represent this discussion.

Attorney Corkery stated that the June 8, 2000, ZHB decision is provided which grants the expansion of a non-conforming use. The subject property currently is used to operate a used car sales business; conditions of the decision are: obtain a HOP, governmental approvals, no body work on site other than work necessary to ready a vehicle for sale, no sale of gasoline, no more than 33 vehicles parked on site, vehicles parked in specific areas, hours of operation limited to Monday through Saturday 9 am to 9 pm, no outside storage of parts, supplies or other related items to the used car sales business, parking area, other than the existing black-top, shall be in stone, any signage shall conform to the requirements of the Zoning Ordinance. A special exception is being requested to expand the non-conforming use to include restoration and service.

Daniel DeAngelo and Alexander Baksa currently run their LLC in Emmaus, which is located in a residential/commercial location that includes nearby apartments, a pizza restaurant and a bar. They have been in their current location for over two and a half years, and no complaints have been received. They have outgrown their current location and will be relocating to this property. The business specializes in air-cooled Volkswagen, Porsche, European and British cars. Short, long-term repairs and maintenance are done; projects range from one month to several months. There is no painting or body work done on vehicles, no oil changes, no state inspection, no gas sales, and no detailing.

There are no proposed additions to the building, general exterior repairs and lighting for safety will be installed, lifts, perimeter fencing and a security gate are being proposed. They can house 6-8 cars inside the building. Vehicles will be parked uniformly down the sides of the building and there will be no outside storage of parts. They do not operate a junk repair business. Towing services are provided for the current customer base or customers who are hesitant to have a service such as AAA or a towing service pick up their vehicle. There are 4 parking spaces to the front of the building which

includes a handicap spot. The existing signage on the front of the building will be used and there be no LED signs or flashing lights. The current lighting on the building will remain. Deliveries are from local parts stores via a hatchback or minivan. There will be a maximum of 4-5 employees. They will not exceed the maximum vehicles on site of 33 per the previous variance granted. The hours of operation are Monday through Friday 9 am to 5 pm, Saturday would be a private day.

Cindy Miller questioned if vehicles will be brought in via flatbed or driven in by the owner. Dan DeAngelo stated that most of the time the vehicles are either driven in or trailered in by the owners, or they do go and pick up vehicles with their tow truck. A clear entrance and exit will be maintained; the 4 parking spaces are paved, and the remainder of the site is stone. Todd Rousenberger questioned what type of security gate they are proposing. Dan DeAngelo it will be a metal cattle gate with a padlock to keep traffic from going to the rear of the property and for security purposes. The remainder of the perimeter fencing that is delapidated will be repaired. Todd Rousenberger questioned the parts sales. Dan DeAngelo stated that they have an online E-Bay store where they sell parts that they've received or already have. The parts are stored inside the building and are shipped out via UPS or FedEx. Cindy Miller questioned if any fluids will be removed from vehicles. Dan DeAngelo stated that any fluids removed from vehicles are recycled through a recycling company. Mike Muffley questioned if the parcel across the street is being used. Dan DeAngelo stated that they will not be parking cars there, it will remain grass.

Cindy Miller made a motion to send a recommendation letter to the Zoning Hearing Board stating: the Zoning Hearing Board shall determine whether this should be reviewed as a special exception or variance, automobile service shall be the use and limited to the previous conditions set in the Zoning Hearing Board decision dated June 8, 2000, the applicant shall demonstrate that the automobile service use would be equal or less intensive than the previous automobile sales use, no parking, storage of vehicles or signage shall be on tax parcel H2-17-11B, no fluids or materials shall be stored outside the building and be disposed of within applicable laws. Tim Bartlett seconded the motion. All voted aye. Motion carried.

WAIVER REQUEST FROM LAND DEVELOPMENT REQUIREMENTS

1097 Blue Mountain Drive, Danielsville. Timothy & Heather Faust, to consolidate parcels H3-18-5A and H3-18-5C

Tim Faust was present to represent this discussion.

Tim Faust is looking to combine both parcels, which are on one deed

already. A land development requirement waiver letter is needed to consolidate the lots. There is nothing on the 7-acre parcel except the fence. The 4-acre parcel contains the barn and attached butcher shop, smoke shack and a single-family dwelling. Mike Muffley stated that because there is one deed listing the two parcels, the deed governs, and this is considered one lot. The County needs to update their records to show this as one lot; as far as he is concerned, this is one lot. Tim Faust stated that it is his understanding that he needs a letter from the Township to provide for the County. Cindy Miller stated that David Backenstoe looked at everything and suggested that they do a consolidation plan. Mike Muffley stated that he will discuss this with David Backenstoe prior to tomorrow night's BOS meeting. A new signed and sealed boundary survey with a new legal description will need to be created; a new map will need to be recorded with the County along with the corrected deed.

Cindy Miller made a motion to send a letter to the Board of Supervisors recommending they issue a letter to the application stating that this is not considered a subdivision and the County can consolidate the parcels. Bill Jones seconded the motion. All voted aye. Motion carried.

GENERAL BOARD DISCUSSION

There was no Board discussion at this time.

PUBLIC COMMENT

Attorney Matt Goodrich of Bethlehem was present representing the owners of 3054 A & S LLC, former Tony's Garage property, 4828 Lehigh Drive (4828 N. Cypress Road). This property was previously before the Planning Commission and granted a waiver from the full land development review since there was no change to the footprint of the buildings or interior. The use of the automotive repair garage has been eliminated. The property has existing fueling stations and a convenience store. Since this property never had an HOP, this was one of the requirements. With the current topography and layout of the property, they would not be able to meet the HOP requirements as noted in the paperwork supplied by the district 5 representative from PennDOT. The cost would be in excess of \$150,000 and would take roughly 12-18 months. Attorney Goodrich spoke with Attorney Corriere and Mike Muffley, and they felt it would be a good place to start and show that this is holding up the process. Attorney Goodrich feels that it was not the intention of the Township to have this level of involvement by PennDOT for approval of this project. Mike Muffley stated that PennDOT will be concerned with the two driveways that are wider than what they are supposed to be. He suggested that Attorney Goodrich reach out to the Northampton County level permit manager and potentially have a site visit.

PennDOT may have them install additional curbing or delineators to limit the entrances in order to meet the traffic requirements. This is an existing property that has been in operation for many years, there won't be a crash history so they will take that into consideration as well. Mike Muffley also noted that since there is access from North Cypress, they could abandon the access on Route 248 (Lehigh Drive). Cindy Miller stated that she lives on North Cypress Road, and it is difficult to pull out onto Lehigh Drive, it is not a good idea and will create accidents. Mike Muffley stated that this along with the poor site distance could be a good argument with PennDOT. Mike Muffley stated that if they can demonstrate that their use is less intensive and provide trip generation numbers to PennDOT. When the opportunity opens up for the Township to provide commentary, he would be available for input.

Frank Craig was present to discuss the property located at 4818 Lehigh Drive, Walnutport. He is interested in purchasing the property, which has a residential home with a detached garage. The property is located in the General Commercial Zone. He would like to run a small part-time, no impact, home business which refurbishes 2-3 jockey trucks a month. The existing 15' x 30' detached garage would be removed and replaced with a 40' x 70' pole building. He spoke with Scott Brown who stated that this would be a second principal use on the property, this is permitted but does require land development. He is looking for a recommendation to not have to go through the land development process. Mike Muffley stated that there is the potential to increase impervious cover, there may be stormwater implications, buffer requirements, which would need to be addressed through the land development process, unless there is a strong argument to waive the land development process. Frank Craig stated that they are going to increase the impervious coverage by .05% with the garage, replacing one building with a larger building. The driveway will come off of North Cypress Road. Todd Rousenberger stated that from the information provided, land development would be required. Mike Muffley stated that a grading plan would be required. Cindy Miller stated that the part of North Cypress Road that he will use to access the property is a mess and this area is a nice residential area. The neighbors are going to be questioning what is going on with all the truck traffic. Frank Craig stated that this will be a no impact business. If the Board says that land development is required, he will not purchase the property due to time constraints. Michael Corriere stated that the MPC for approval of the land development plan is 90 days, unless extensions are needed. If the plan is approved on the first submission submitted to the Planning Commission, it then goes to the Board of Supervisors for their review and approval. Once the plan is approved by the Township it then gets recorded at the County courthouse. Mike Muffley stated that the Township needs an opportunity to fully review what is being proposed and this is done through the land development process.

ADJOURN

Cindy Miller made a motion to adjourn. Tim Bartlett seconded the motion.
All voted aye. Motion carried.