

# LEHIGH TOWNSHIP AD HOC COMMITTEE

Minutes of January 24, 2024

Present: Bill Hart (via phone)  
Bill Jones  
Katherine Mack  
Cindy Miller  
Todd Rousenberger  
Kristin Soldridge  
Charlie Schmehl, Urban Research and Development Corp.  
Liz Amato, Zoning Officer  
Michael Corriere, Solicitor  
Lori Lambert, Planning & Zoning Secretary  
Mike Muffley, Township Engineer

Absent: David Shulman

Kristin Soldridge made a motion to waive the reading of the minutes and approve the minutes from the December 27, 2023, Ad Hoc meeting. Cindy Miller seconded the motion. All voted aye. Motion carried.

Charlie Schmehl stated that the finalized Comprehensive Plan has been brought to the Township, a copy needs to be sent to the LVPC and a PDF copy will be emailed to the Township.

There were 2 changes to the Zoning Map:

- The property adjacent to the Borough of Walnutport, now shown as A/RR, with option of TND.
- The southern part of Pennsville will be treated differently than VR, because of slopes and narrowness of roads. It is zoned as VR-1, standards will be developed.
- The property on Birch Road has not been changed at this time, the property owner will be attending the meeting next month to discuss options.

Charlie Schmehl provided Ordinance No. 2023-02, Cluster Development and a draft of Traditional Neighborhood Development (TND) Overlay District (Option).

Resort Commercial (RC)

- Mainly a one acre to two-acre district which allows a mix of some commercial uses. Primarily designed to serve people who are traveling to and from the ski resort.
- Single family detached dwellings should be added.
- Drop the lot size for a commercial use or residence from 2 acres to 1 acre if there is on-lot septic.
- Charlie Schmehl will look at the Pennsville area to see if RC would be suitable.

- RC may be suitable on Cherryville Road, old Gourmet Chalet property.
- C. (3) fast-food restaurants should be removed.

#### Planned Resort Residential Community Zone (PRRC)

- This zone is the Jaindl project on Seminary property.
- (b). [4] (which may include detached cottages/lodges) should be removed.
- (b) [8] Public and/or private school. The NOTE: should be removed from this section. This should also be removed from conditional use Section C. (12).
- C. (2) the verbiage needs to be changed.
- C. (8) (which may include detached cottages/lodges) should be removed.

#### Neighborhood Commercial Zone (NC)

- Designed for smaller lots with housing. Not suitable for auto repair, gas stations and heavier commercial uses.
- C. (4) Communication antennas, towers, and equipment verbiage should be removed from NC and where it is listed in all other zoning districts.
- C. (2) Remove automobile sales.

#### Agriculture/Rural Residential Zone (A/RR)

- C. (2) Bed-and-breakfasts should be removed.
- Crops/trees should be kept out of clear sight triangle; letter could be sent to property owner notifying them of legal liability.

#### General Commercial (GC)

- Allows a very wide range of commercial uses; auto sales, hotels and motels, gas stations, drive thru restaurants, shopping center.
- C. (16) (17) and (18), pertaining to medical marijuana should be removed.
- (6) (b) side yard setbacks, residential setbacks to a GC use should be increased.
- (7) maximum permitted height should be increased to 45 feet.

#### Business Park District (BP)

- Current district is Office Business and proposed to be changed to BP. Allow for light industrial uses, C.(11) (d.-i.) have been added.
- Warehouses not permitted.
- C.(1), Café should be removed.

#### Industrial/Commercial District (I/C)

- The industrial categories will be updated by using the North American Industrial Classification Code System.
- This is a small intensive district. It is the area west of Route 145, North of Walnutport.
- Truck terminals, truck stops, marijuana growers, mining, warehousing, gas wells, slaughter houses, billboards.
- Logistics center should be added to this zone and restrict from all other zones.
- Care facilities, personal care facilities, nursing homes or the like should be removed from this zone.
- C. (25) Cannabis Business Establishment should be removed.
- C. (4) Commercial day-care facilities should be removed.
- B. (21) group home, add "within an existing dwelling".

#### Blue Mountain Conservation District (BMC)

- 10-acre zoning district, a majority of district is State Game Lands.
- D. (1) communication towers, antennas and equipment needs to be removed.
- East of Blue Mountain Drive, 2-3 properties labeled as A/RR and should be changed to BMC.
- B. (7) (c), verbiage for beekeeping should be changed (same language as proposed in A/RR).

Add into the Zoning Ordinance: An open air non-conforming use cannot expand.

#### Ordinance 2023-02, Cluster Developments

- Currently requires 30 acres, discuss reducing the acreage requirement to 10 acres.
- Cluster would work in areas where you are in reach of the public sewer system.
- Standard dwelling density, natural density and normal density should be changed to non-cluster (sometimes called conventional development).

#### Traditional Neighborhood Development Overlay District (Option) TND

- Committee should review handout (Draft 1/24/24) for next month's meeting.
- Average of 4 homes per acre.
- Allows singles, twins and townhouses.
- Allows 10% of the property to be commercial.
- Promotes garage doors and driveways to not take up the front yard.
- Encourages alleys.
- Standards for architectural controls that the developer establishes.

The landowner for the property on Route 145 and Birch Road will be in next month to discuss options for the property including TND.

The next meeting will be held on Wednesday, February 28, 2024, at 6:00 pm.

Cindy Miller made a motion to adjourn. Kristin Soldridge seconded the motion. All voted aye. Motion carried.