

WASHINGTON TOWNSHIP, LEHIGH COUNTY

PLANNING COMMISSION

MEETING MINUTES – APRIL 27, 2026

Planning Commission Members in Attendance: Chairman, David Lear; Vice-Chairman, Andrew Mack; Robert Herzog, Gary Van Norman, Chris London, Brian Hoffman, & Todd Lichtenwalter.
Absent: None

Also present were Township Supervisor Tom Dengler, Township Manager Wade Marlatt, Township Zoning Officer/Planning Director, and Township Engineer Matt Evans. Members of the public present were: Linda Marlatt; Maureen Fleishman, and several members of the public who did not sign in.

Chairman David Lear called the meeting to order at 7:00 PM.

A motion was made by Todd Lichtenwalter, duly seconded by Robert Herzog, to approve the minutes of the March 30, 2026, meeting as presented. All in favor. Motion carried.

Old Business:

1. Docket # unknown – Village at Old Post – 3267 Old Post Road

The Township Engineer reported he spoke with the developer's engineer, Bud Newton, and that several items were still needed to meet the conditions of approval. Outstanding issues include the Sewage Facilities Planning Module, a declaration dealing with the HOA infrastructure maintenance, and cost estimates for the developers' agreement.

2. Docket #2025-08 – Grant Street Townes – Phase 2 – 4-Lot Subdivision Plan

The time extension request was approved by the Board of Supervisors till 7/31/26. Revised plans were received. Written comments from the Township Engineer and Zoning Officer were presented. At the written request of the applicant, the docket was tabled.

New Business:

3. Docket #2026-02 – 4810 Hilldale Road – Atiyeh – Sketch Plan – 3-Lot Subdivision

The applicant proposes a minor subdivision and requested a sketch plan review. No representative was present to discuss this plan. Written comments from the Township Engineer and Zoning Officer were presented. The commission recommends possible adjustments to the lot line between Lots #1 and #2 to accommodate the placement of a dwelling and on-lot septic on areas of less than 15% slopes for Lot #1. As this is a sketch plan, no motion was required.

There being no further business, a motion was made by Gary Van Norman, duly seconded by Brian Hoffman to adjourn. All in favor. Motion carried. The meeting was adjourned at 7:17 PM.

Respectfully submitted,

Duane A. Dellecker, BCO
Zoning Officer/Planning Director