

# **WASHINGTON TOWNSHIP, LEHIGH COUNTY**

## **PLANNING COMMISSION**

### **MEETING MINUTES – MARCH 30, 2026**

Planning Commission Members in Attendance: Chairman, David Lear; Robert Herzog, Gary Van Norman, Chris London, Brian Hoffman & Todd Lichtenwalter.

Absent: Vice-Chairman, Andrew Mack

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; Brad Rock, Lehigh Engineering; Eric Britton, and several members of the public who did not sign in.

Chairman David Lear called the meeting to order at 7:02 PM.

**Re-Organization:** Robert Herzog made a motion, duly seconded by Gary Van Norman, to continue the same line of officers for the Planning Commission for 2026; David Lear, Chairman; Vice-Chairman, Andrew Mack; Duane A. Dellecker, Secretary. All in favor, motion carried.

A motion was made by Brian Hoffman, duly seconded by Todd Lichtenwalter, to approve the minutes of the November 24, 2025, meeting as presented. All in favor. Motion carried.

#### **Old Business:**

1. **Docket # unknown – Village at Old Post – 3267 Old Post Road**  
Additional information is required to meet the conditions of approval. The Township Engineer will research the file for outstanding issues.
2. **Docket #2024-07 – 4310 Best Station Road – Minor Subdivision Plan**  
The Planning Commission conditionally approved this plan in July 2024. The sewage facilities planning module has been executed. A septic easement is still required as one of the open conditions of approval. A time extension was granted by the Board of Supervisors till 5/12/26.
3. **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.
4. **Docket #2025-09 – Sorrentino – 3349 Old Post Road – Land Development Plan**  
The application was rejected by the Board of Supervisors on 1/06/26. A zoning hearing is scheduled for April. Once adjudicated, a new plan submittal will be required.
5. **Docket #2025-10 – 8123 PA Route 873 – Lot Consolidation/Land Development Plan**  
The application was withdrawn on 1/9/26. The Zoning Officer met the developer on location to discuss procedures to revise plans in order to construct a strip mall.

#### **New Business:**

6. **Docket #2026-01 – 3957 Mountain Road – Britton - Lot Line Adjustment Plan**  
The applicant proposes to adjust the lot line between two existing lots. The applicant was represented by Brad Rock, Project Manager, Lehigh Engineering Associates.

Written comments from the Township Engineer and Zoning Officer were presented. The Zoning Officer explained that this application proposes two (2) options for the lot line adjustment, and suggested Option "A" as preferred. Brad Rock explained that both properties will utilize the same driveway, being relocated to the east side of the property, and asked for several waivers and a letter of support for the zoning hearing board. A motion was made by Chris London, duly seconded by Brian Hoffman, to conditionally approve the plan subject to the Engineer and Zoning Officer review letters, and to send a letter of support to the zoning hearing board for Option "A". All in favor. Motion carried.

There being no further business, a motion was made by Robert Herzog, duly seconded by Gary Van Norman, to adjourn. All in favor. Motion carried. The meeting was adjourned at 7:35 PM.

Respectfully submitted,

Duane A. Dellecker, BCO  
Zoning Officer/Planning Director