

Lynn Township Planning Commission  
Harold Handwerk, Chairman, 8669 Kistler Valley Road, Kempton, PA 19529  
Willard Dellicker, Secretary, 7770 Sechler Road, New Tripoli, PA 18066

December 16, 2025 – Meeting Minutes – Lynn Township Municipal Building  
Lynnport, PA 18066

The regular meeting of the Lynn Township Planning Commission was called to order at 7:00 PM by Vice Chairman Larry Bachman. The following members were present: Larry Bachman, Willard Dellicker, Jake Moyer, Fritz Najarian, and Perry Long. Harold Handwerk and Amanda Dietrich were absent. Trish Burkhardt (recording secretary) and Karl Scherzberg (Township Engineer) also attended.

Minutes

Willard Dellicker made a motion to accept as completed and dispense with the reading of the minutes of the November 18, 2025 Planning Commission meeting. Jake Moyer seconded the motion and the motion carried.

Bryan Gibson- Holbens Valley Rd- Continued Feasibility Review

Brad Rock of Lehigh Engineering and Bryan Gibson were present for a feasibility recommendation which had been tabled due to the subdivision being deferred to the Zoning Hearing Board for a ruling on a variance. The de minimus variance relief was granted for the variance request on October 28<sup>th</sup>, 2025 for a 1.002-acre lot. Karl Scherzberg explained that not much changed with his comment letter dated 12/11/2025 and that they will need to comply with the 2 Highway Occupancy Permits that were granted by PennDOT. Fritz Najarian announced that the Board of Supervisors unanimously voted at their 12/11/25 meeting to appeal the decision based on the 10% Rule to the Court of Appeals within the allotted timeline. The appeal has not yet been filed yet by the solicitor so he could not expand on the specifics. Brad Rock was disappointed that the Solicitor was not present as he had requested. Secretary Trish Burkhardt did not recall the request and Karl stated that he spoke to Attorney Marc Fisher who needs direction from the Board to attend. Discussion as to what to do next ensued. Perry Long made the motion to recommend the plan presented tonight proceed to the next step since no legal action has yet been filed. Willard seconded since it will just mean that it comes back before the Planning Commission under the SALDO portion of the review. A vote was held with Larry, Willard, and Perry in favor. Fritz Najarian and Jake Moyer abstained from voting. The motion carried.

June Dirany- Brobst Hill Rd- 2<sup>nd</sup> Preliminary/Final Review

Mike Madtes began the discussion with the finding that the adjoining neighbor was not willing to sign off on the remaining subdivision right. He was not sure how to proceed and questioned if they should appeal for a variance for a lot smaller than the minimum lot size. The parent tract has 1.43 acres remaining for the 2 parties involved and both parties now wish to retain that right to the remaining subdivision acreage. Karl explained that both of his Preliminary/Final comment letters stated to add the calculation of remaining subdividable acreage on the plan which was discussed at the Feasibility Review. Fritz Najarian stated the general consensus has been first come first served for subdivision rights with the 10% Rule. The Township has no procedure in place to disallow the initial submission. The competing land owner would have to file some legal claim to the subdividing rights. Mike showed how they could reduce the proposed lot to accommodate a variance for the minimum lot size. Fritz then proposed if the remaining subdivision should be split in half or if it should be dependent on each property's percentage of the original tract. Fritz also reminded that the applicant still needs to provide the deed in effect in 1982 which would have been created from the 1981 subdivision or a notation from that plan. Karl's 12/10/2025 comment letter is still missing items #2,3,5, and #6 just needs a note on the plan indicating compliance needed for stormwater if they go over the allotment. The still unaddressed SALDO comments #7,8,9, and 10 are needed. However, #10 would not apply if a pin certification is provided. And finally, #12,13, and 14 also still need compliance, with the 10% Rule in #13 being the biggest issue.

Perry questioned if it was the Township's responsibility to become arbitrator when there is a private disagreement between land owners. He proposed the Planning Commission should act on the plan currently

before them. Willard Dellicker made the motion to approve the three waivers to submit as a Preliminary/ Final plan, to defer grading until the time of the development submittal, and to defer the Erosion and Sediment plan also until submission of the building application. Larry Bachman seconded and all were in favor. Willard Dellicker then made the motion to recommend an approval to the Board of Supervisors based on the plan presented once the comments from KCE's 12/10/25 letter is fulfilled. Jake Moyer seconded and all were in favor.

Carl & Jenny Miller- Lochland Rd- 1<sup>st</sup> Preliminary/Final Review

Jared Hermany of Hanover Engineers presented on the expansion of the area for the existing driveway and removal of 2 acres from one lot to be consolidated into the farm lot previously presented during the feasibility review. He explained they met with Farmland Preservation last week and are aware of the wording that must be added to the plan and deed for compliance. Jared then addressed Karl's Township Engineer comment letter dated 12/12/2025. The waiver requests for the Preliminary/ Final review, grading contours, erosion and sediment plan, and the right of way dedication are included directly on the plan that was provided. The LVPC letter had just arrived today. The certification will be signed and sealed. There will be no deed restrictions. Jared explained he will speak with the SEO to confirm there is no sewage planning needed. Jared will also be setting the pins and providing the certification. The recreation fees would not pertain as they are not creating a new lot. Jared stated they have no issue complying with all the comments. Willard Dellicker made a motion to approve the four waiver requests. Larry Bachman seconded and all were in favor. Willard Dellicker then recommended approval of the plan to the Board of Supervisors based on completion of the stipulations in the comment letter. Jake Moyer seconded and all were in favor.

Public Comment

None

Other Business

None

Adjournment

Fritz Najarian made the motion to adjourn at 7:52 PM. Jake Moyer seconded and the motion carried.

Sincerely,

Trish Burkardt, Recording Secretary

- Cc. Harold Handwerk, Larry Bachman, Willard Dellicker, Perry Long, Frederick Najarian, Amanda Dietrich, Jake Moyer  
Karl Sherzberg, Township Engineer  
Atty. Marc Fisher, Township Solicitor  
Brian Dietrich, Ron Jerdon  
Tammy White, Secretary/Treasurer to the BOS