



Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

JOINT ENVIRONMENT AND COMPREHENSIVE PLANNING COMMITTEE MEETING

Tuesday, December 17th, 2024, 11:45 AM

AGENDA

THE MEETING CAN BE ACCESSED AT <https://tinyurl.com/LVPC2024> OR VIA PHONE 610-477-5793 Conf ID: 928 251 831#.

Roll Call

Committee Business:

1. *INFORMATION ITEM*: Liesel Gross, Lehigh County Authority Kline's Island Sewer System Update
2. *ACTION ITEM*: Upper Macungie Township – Land Development – Ocean Spray Wastewater Treatment Upgrade (JS, CR)

COMPREHENSIVE PLANNING COMMITTEE MEETING

Tuesday, December 17th, 2024, 12:00 noon

AGENDA

THE MEETING CAN BE ACCESSED AT <https://tinyurl.com/LVPC2024> OR VIA PHONE 610-477-5793 Conf ID: 928 251 831#.

Roll Call

Courtesy of the Floor

Committee Business:

1. *ACTION ITEM*: Williams Township – *Land Use of Regional Significance* – 40 Hilton St. and 840 Line St. Warehouse (JD)
2. *ACTION ITEM*: Lynn Township – *Zoning Ordinance and Map Update* (JS)
3. *ACTION ITEM*: Lynn Township – *Official Map* (JS)
4. *ACTION ITEM*: Bushkill Township – *Zoning Ordinance and Map Update* (JS)
5. *ACTION ITEM*: Bushkill Township – *Subdivision and Land Development Ordinance Update* (JS)
6. *ACTION ITEM*: City of Bethlehem – *Zoning Ordinance Amendment* – Health Care Adaptive Reuse (JS)
7. *DISCUSSION AND ACTION ITEM*: 2025 Comprehensive Planning Committee Meeting Calendar (JG)
8. *DISCUSSION AND POTENTIAL ACTION ITEM*: Nominations for 2025 Committee Chair and Vice Chair

Next Comprehensive Planning Committee Meeting:
Tentatively January 21, 2025, at 12:00 pm



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BECKY A. BRADLEY, AICP
Executive Director

December XX, 2024

Mr. Kal A. Sostarecz, Director of Community Development
Upper Macungie Township
8330 Schantz Road
Breinigsville, PA 18031

**Re: Ocean Spray Wastewater Treatment Upgrade – Land Development
Upper Macungie Township
Lehigh County**

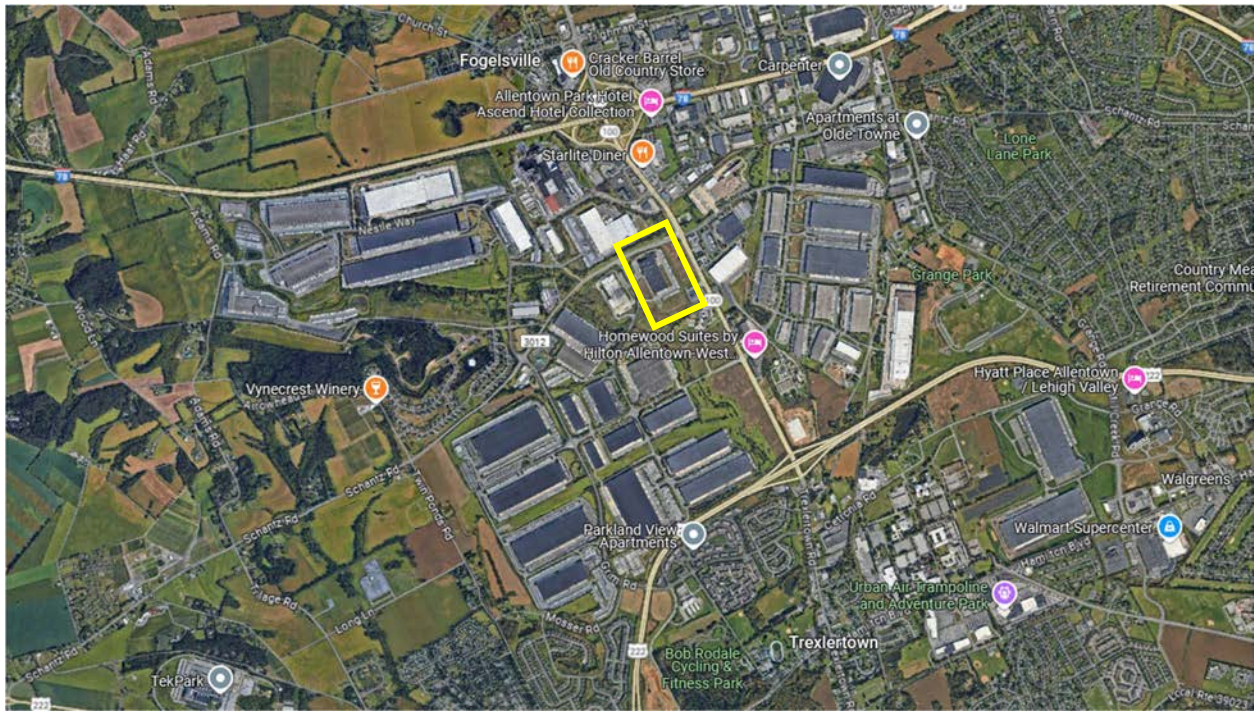
Dear Mr. Sostarecz:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Joint Environment and Comprehensive Planning Committee and Full Commission meetings. Discussion on agenda items primarily takes place during the Committee meeting, and we welcome your participation. Meeting information is available below:

- LVPC Joint Environment and Comprehensive Planning Committee Meeting
 - December 17, 2024, at 11:30 AM
 - <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting
 - December 19, 2024, at 7:00 PM
 - <https://lvpc.org/lvpc-meetings>

The application proposes to upgrade the existing Ocean Spray Wastewater Treatment with additional accessways and a stone bed for three shipping containers at 151 Boulder Drive (parcel number 546507138254). This system will provide pre-treatment of wastewater prior to its discharge to the existing Lehigh County Authority wastewater sewer system.

The project site is located in an existing commercial/industrial development positioned between two Post-War Centers, Fogelsville and Trexlertown, and less than 1 mile away from Interstate 78 a Regional Highway (*FutureLV: The Regional Plan Centers and Corridors Plan*).



Google Maps Aerial Imagery

The project coordinates infrastructure investments that support Centers and Corridors and match land use intensity with sustainable infrastructure capacity (of *FutureLV* Policies 4.6 and 1.1). Pre-treatment of wastewater is a requirement for discharge to the Lehigh County Authority wastewater sewer system, and the proposed pre-treatment system enables the continuation of operations at the existing facility. This proposal enhances growth by rooting economic development in the unique competitive advantages of the region (of Policy 4.1), and *FutureLV* encourages reinvestment in commercial areas to promote the fiscal health and sustainability of municipalities (Policy 4.6).

The applicant should ensure resources are in place for proper long-term maintenance and monitoring of the additional equipment associated with its wastewater treatment upgrade system in order to 'minimize environmental impacts of development to protect the health, safety and welfare of the public' and 'protect the quality and quantity of surface water and ground water' of *FutureLV: The Regional Plan* (Policy 3.2).

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Sincerely,



Corinne Ruggiero
Environmental Planner



Jill Seitz
Chief Community and Regional Planner

cc:

Ania Mikulska, Ocean Spray Project Engineer;
Timothy Casey, PE, Gilmore and Associates, Project Engineer/Surveyor;
Josh Baucom, Ocean Spray Plant Director;
David Alban, Jr., Township Engineer.



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BECKY A. BRADLEY, AICP
Executive Director

December 6, 2024

Ms. Melody Ernst, Manager
Williams Township
655 Cider Press Road
Easton, PA 18042

**Re: 840 Line Street and 40 Hilton Street Warehouse – Land Use of Regional Significance
Williams Township
Northampton County**

Dear Ms. Ernst:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). The meetings are to be held on:

- LVPC Comprehensive Planning Committee Meeting
 - o December 17, 2024, at 12:00 PM
 - o <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting
 - o December 19, 2024, at 11:00 AM
 - o <https://lvpc.org/lvpc-meetings>

The application is considered a Land Use of Regional Significance under *FutureLV: The Regional Plan* in the Warehouse, Logistics and Storage Facilities category. The project proposes to construct a 272,700-square-foot warehouse at 40 Hilton Street (parcel number M9 9 2C). A lot consolidation of four parcels to total 16.338 acres is proposed as well to facilitate the development (parcel number M9 9 2C, M9 9 2B, M9 9 2A, M9 9 2).

Background

There are two existing two-story buildings that are proposed to be demolished that contain active businesses. According to the Williams Zoning Map, the project parcel is zoned for General Industrial (GI) and borders Glendon Borough to the west and the City of Easton to the north.

Site Suitability

The project site is situated just north of Interstate 78 and approximately a half-mile from the nearest interstate entrance at Morgan Hill Road. The proposal supports a core strategy of *FutureLV: The Regional Plan* to increase density in urban areas using infill development (Density Special Section, page 71). According to the General Land Use Plan in *FutureLV: The Regional Plan*, this parcel is in a Development area and has most, or all the factors needed to support growth, such as sewer and transportation infrastructure capacity and contiguity to existing development. These areas can accommodate additional development and are appropriate for a variety of uses, including industrial development.

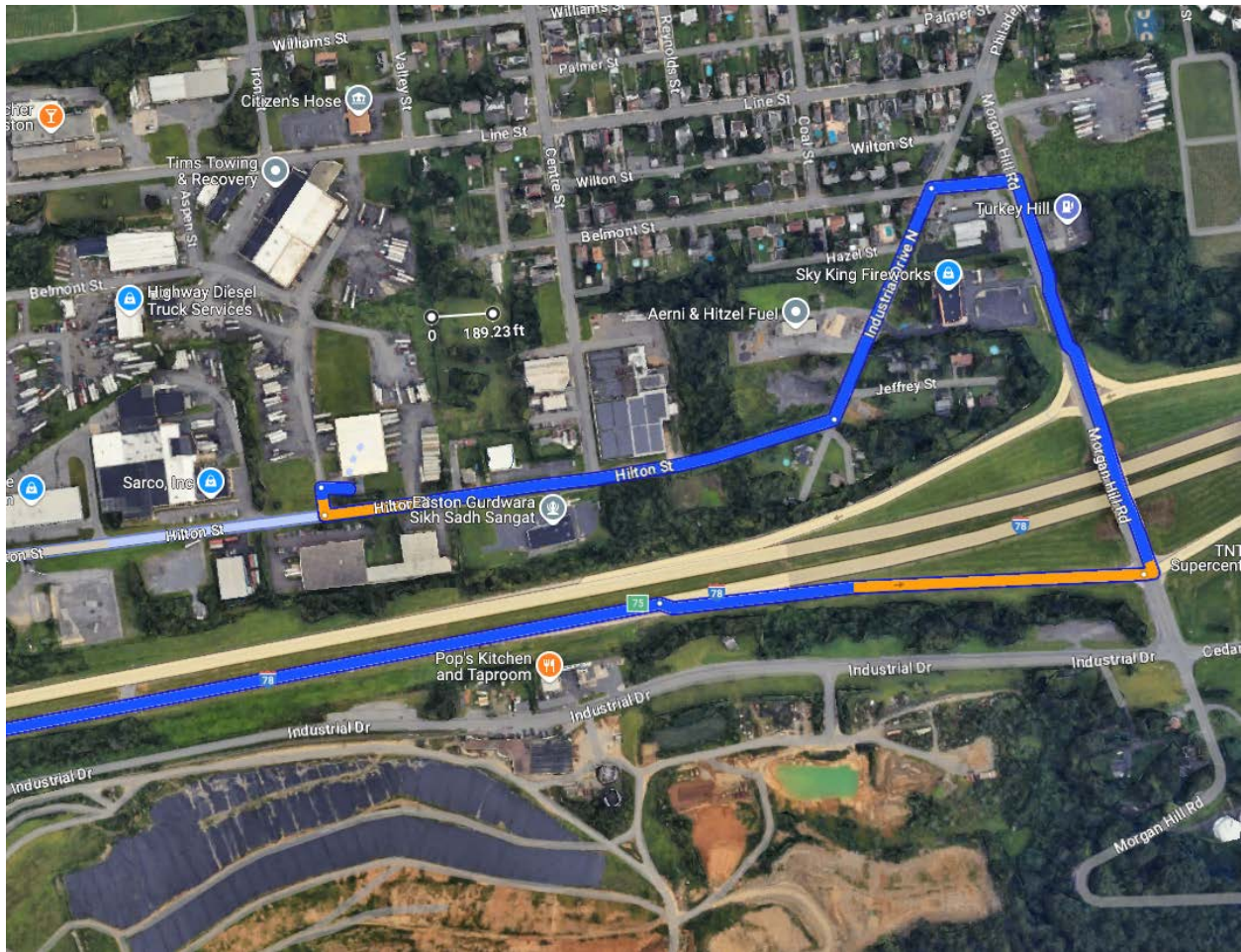
Proximate uses are primarily industrial with single-family properties to the east. It is recommended that adequate buffering from the residences to the east are accounted for to 'minimize impacts of Land Uses of Regional Significance' (of Policy 1.4). The adjacent land uses are similar to the proposed industrial property. The site's location near I-78 and the Chrin Brother's Sanitary Landfill makes it more appropriate for industrial uses rather than more community-oriented developments.

Transportation

There is a bus stop (ID 5325) for the Lehigh and Northampton Transportation Authority (LANTA) directly adjacent to the north of the project site on Line Street. The bus stop is on asphalt within a tight space between the curb and an existing fence. The LVPC recommends the internal sidewalk be connected throughout the site and be lengthened externally along the property frontage on Hilton Street and Line Street. This extension would facilitate sidewalk access to the site from this bus stop is strongly recommended to 'encourage enhanced transit connections to improve mobility and job access' (Policy 2.3). The LVPC recommends ensuring that bicyclists and pedestrians can safely access the site (Policy 2.2) with bicycle racks provided in a visible and secure location.

In addition to the recommended sidewalk, LANTA recommends including a 5'x8' concrete pad at the existing bus stop location to allow for a bus stop landing pad for proper boarding/alighting. There is potential for increased ridership at this site and the recommended pedestrian and transit infrastructure will 'increase social and economic access to daily needs for all people' (Policy 5.2). It is recommended the developer reach out to Molly Wood at mwood@lantabus-pa.gov to discuss any additional bus stop details.

There are five existing site accesses to the site, two from Hilton Street, two from Line Street, and one from Aspen and Belmont Street. The plan is proposing to remove all existing site accesses and create two new accesses on Hilton Street. It is recommended that an additional emergency access be included on the site plan near Line Street. The two access points on Hilton Street direct traffic away from nearby residential properties and instead to Industrial Drive onto Route 78. To further minimize freight transportation impacts, truck routing information and signage should be established for the best clarity for truck drivers. The below screenshot shows the GPS routing for someone driving towards the proposed project site.



Trucking Accommodations

The sizing of the trailer parking spaces are 55 feet in length whereas a connected tractor-trailer requires 70 feet of parking to safely park and allow movement of other vehicles around the parked vehicle. To ensure adequate turning radius and 'strengthen freight mobility,' truck parking spaces should be lengthened to 70 feet to accommodate connected tractor-trailers.

The accumulation of snow and ice on top of tractor-trailers poses a safety hazard to other vehicles on the roadway, potentially resulting in serious injury and death. The 2006 Pennsylvania Snow/Ice Removal Law requires the removal of snow and ice from all vehicles prior to leaving the site. The LVPC strongly recommends that freight centric facilities such as this proposal facilitate the installation of a snow-clearing tool at the site that would easily allow for truck drivers to clean off tractor-trailers to help 'provide a safe, well-maintained transportation network' (Policy 2.2). These snow removal devices are becoming more commonplace with recent land development construction and operations for freight facilities across the Lehigh Valley to assist drivers in compliance with state law.

The Traffic Impact Study (TIS) should better clarify the need for the additional 82 parking spaces proposed. Based on the municipal code of Williams Township, only 150 spaces are required. It is also unclear how the parking space per employee and parking space per company vehicle were determined with no end user identified in the TIS. These additional parking spaces create a stormwater concern regarding runoff and the amount of impervious surface on the property. This land cover could be used for other uses such as better sidewalk connectivity throughout the site, truck parking, or more landscaping to help mitigate and manage stormwater runoff created by the proposed building. The submitted plan does not match the TIS. The site plan shows 208 parking spaces while the TIS says 232 parking spaces.

Sustainable Systems

The LVPC encourages the developer to consider opportunities for incorporating sustainable energy systems that reduce overhead operational costs and 'minimize environmental impacts of development' (Policy 3.1), such as geothermal energy systems, solar panels and greywater reuse for irrigation and plumbing.

Electric vehicles are a growing trend among automotive manufacturers, and it is recommended that the employee parking lots include electric vehicle charging. Electric vehicles are becoming more common among medium- and heavy-duty vehicles and should be planned for to 'advance autonomous and electric vehicle technologies' (of Policy 2.5).

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Sincerely,



Joseph Dotta
Regional Planner



Evan Gardi
Transportation Planner

cc: Industrial VI Enterprises, LLC, Applicant; Dynamic Engineering, Project Engineer/Surveyor; Ronald Madison, P.E., Township Engineer.



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BECKY A. BRADLEY, AICP
Executive Director

December 6, 2024

Ms. Trish Burkhardt, Administrative Secretary
Lynn Township
7911 Kings Highway
New Tripoli, Pennsylvania 18066

**Re: Zoning Ordinance and Zoning Map Amendment
Lynn Township
Lehigh County**

Dear Ms. Burkhardt:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings will be virtual, and we encourage your participation. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

- LVPC Comprehensive Planning Committee Meeting
 - December 17, 2024 at 12:00 PM
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The application proposes to amend the Township's Zoning Ordinance and Zoning Map as an update following the recent adoption of the updated *Northern Lehigh Multi-Municipal Comprehensive Plan*. Lynn Township is one of six Northern Lehigh communities using a single consultant to simultaneously update their zoning ordinances in a coordinated effort, a strategic way to increase land use regulatory efficiency and ensure all land uses are provided for across the six municipalities. This approach fulfills a strategy of the Northern Lehigh Plan policy to 'continue and expand collaboration between communities and infrastructure partners' (*Plan NL* Policy 6.1). The process of updating municipal zoning ordinances and maps is also a key step leading up to the

creation and updates of other municipal regulatory documents such as official maps, subdivision and land development ordinances and Act 537 Sewage Management Plans.

The proposed Zoning Ordinance and Map align with numerous goals and policies of *FutureLV: The Regional Plan* as well as the *Northern Lehigh Multi-Municipal Comprehensive Plan*. The influence of these plans in the development of the code are apparent in the close correlation between the documents and serve to “coordinate land use decisions across municipal boundaries” (of *FutureLV* Policy 1.4).

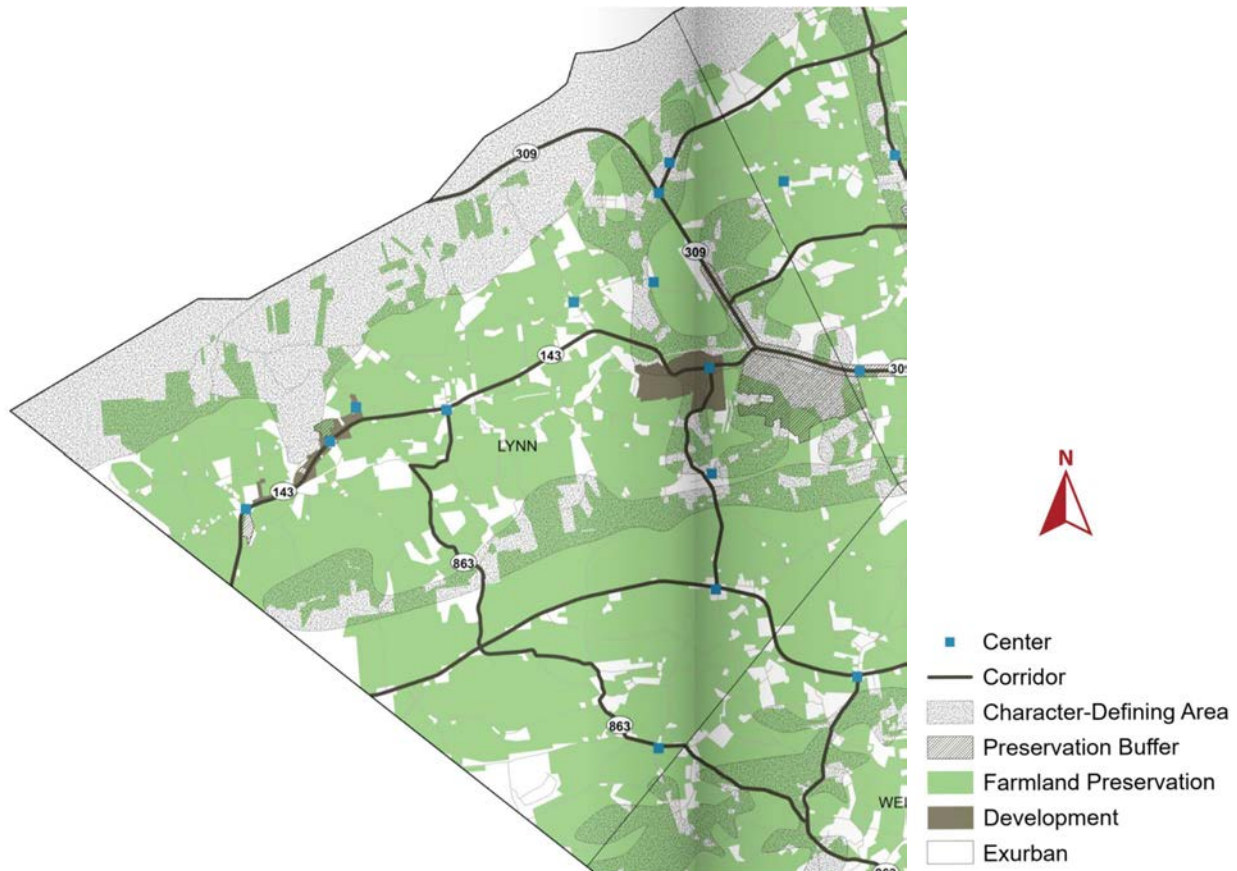
The following comments are provided to compliment and strengthen the Township’s thorough reworking of its zoning ordinance and map:

Zoning Map

The Township’s proposed Zoning map includes an area to be zoned Village Center at New Tripoli, an Exurban Center identified in the *PlanNL* Centers and Corridors Plan. The Village Center Zoning District permits a variety of commercial and community-supportive uses as well as a range of residential uses. This aligns with the Centers and Corridors Plan of Plan Northern Lehigh, which specifies that Exurban Centers can provide for limited development in a scale that mirrors the existing character of a village, including small-scale commercial, residential, community-based services and local exurban-based business (landscaping operations, car dealerships, etc.).

The area along Route 309 is proposed to be zoned General Commercial/General Industrial. Route 309 is identified as a Regional Corridor in the *PlanNL* Centers and Corridors Plan. Regional Corridors carry a high amount of mixed-transportation traffic and are largely for local and sub-regional mobility. The proposed zoning designation supports directing growth to adequate transportation infrastructure (of *PlanNL* Policy 2.1).

Three areas of the Township are identified as Rural Village – the Exurban Centers of Wanamakers and Lynnport along Route 143, and the Lynnvill Crossroads Village. The northernmost area of the Township is to be zoned Blue Mountain Preservation, and the remainder of the Township is to be zoned Agriculture Preservation. Much of the Township also falls within the Environmental Protection Overlay, as the Township contains many areas of sensitive natural features such as waterways, woodlands, steep slopes that are extremely susceptible to the impacts of development and are essential to the character, cultural and recreational identity of the Northern Lehigh area and Lehigh Valley as discussed in *Plan Northern Lehigh*.



Plan Northern Lehigh Future Land Use Plan

The proposed zoning map aligns with the General Land Use Plan of *Plan Northern Lehigh* by directing growth towards areas identified for Development and within the Preservation Buffer, where small-scale, community-supportive and contextually appropriate development may occur. The remainder of the Township is primarily identified for preservation or as Exurban, where very little development should occur (*PlanNL Future Land Use Plan*).

Ordinance Administration

The purpose of the Township's proposed Ordinance, as specified in Section 27-103, is to protect the established character, promote appropriate use of land, secure safety from fire, flooding and other danger, prevent traffic congestion, and to guide orderly development in accordance with the Northern Lehigh Multi-Municipal Comprehensive Plan.

The provisions included in the proposed Ordinance align with the Pennsylvania Municipalities Planning Code (MPC), Article VI that grants powers to municipalities to enact, amend and repeal zoning ordinances to regulate the use of land and structures and to implement comprehensive plans (of *FutureLV Policy 1.4*).

The proposed table of permitted uses summarizes permitted land uses and regulations by zoning district, which increases the usability and ease of navigating the ordinance and is a best practice in regulating land uses (of *FutureLV* Policy 1.4).

Housing Attainability

The proposal allows a diverse range of housing types primarily in the Village Center and Rural Village Zoning Districts, which serves to ‘diversify the price points and types of available housing’ (of *FutureLV* Policy 4.5). Directing housing variety to centers intended for a greater degree of development aligns with *FutureLV* as a way of accommodating growth while retaining rural character, farmland and open space and preventing sprawl (of *FutureLV* Policy 3.1 and the Crossroads Village Concept).

When considering the scale and density of development, municipalities must ensure that proper utility and emergency services infrastructure is available to promote safe and secure community design (of *FutureLV* Policy 5.1). The LVPC commends the Township for including a requirement that multifamily dwellings must be served by public water and public sewer facilities, which serves to ‘match development intensity to sustainable infrastructure capacity’ (of *FutureLV* Policy 1.1).

Economy

A variety of community-supportive commercial uses and businesses are permitted in the proposed Village Center, Rural Village and General Commercial/General Industrial zoning districts, which provide opportunities for the local economy and support access to daily needs for all people (of *FutureLV* Policy 5.4).

The proposed ordinance allows for agriculture-supportive land uses that leverage the Township’s agricultural areas, create economic opportunities for farmers and support agriculture as essential to the regional economy (of *FutureLV* Policy 4.4). These provisions also support objectives of *Plan Northern Lehigh* which direct communities to ‘encourage and promote farmers’ markets and agri-manufacturers, selling local farm products in a coordinated regional value-added effort’ and to strengthen the ‘maker’ and ‘micro-manufacturing economy’ (*Plan NL* Policy 1.4).

Environment

Northern Lehigh is the largest area of natural and geographic assets in Lehigh County and contains some of the Lehigh Valley’s most significant environmental assets (*PlanNL* Page 15). The Township’s proposed zoning ordinance and map reflect a preference to retain and preserve natural features and open space (of *PlanNL* Policy 3.1).

The LVPC encourages the Township to create and implement a municipal riparian buffer ordinance. This may be incorporated as a stand-alone ordinance or included as a specific environmental protection area with protection criteria for areas along the Maiden Creek Headwaters. Additional guidance can be found in LVPC’s *Riparian and*

Wetland Buffers Guide/Model Regulations document, and the LVPC is available as a resource to support the Township in future environmental protection efforts (of *FutureLV* Policy 3.2). Watercourses should also be considered as protected areas in §402.

Under §27-402 Environmental Protection Areas, regulations for areas of steep slope states “No development shall be planned on slopes of 25 percent or greater”. The provided definition for steep slopes in the ordinance is “slopes in excess of 15 percent” (§27-901, Definitions). The LVPC recommends clarifying the regulations regarding development of steep slopes between 15% and 25% and if the prohibition of development include slopes in excess of 15%.

Transportation

Standards in the proposed ordinance related to the transportation network serve to ‘provide a safe and well-maintained transportation infrastructure network’ (of *Plan NL* Policy 5.2). Aligning the permitted uses of zoning districts with their Place Type designations in the Centers and Corridors Plan helps ensure that the intensities of vehicles moving between place types are in line with the Corridor Types that connect them (of *PlanNL* Policy 5.2).

Minor Ordinance Text Comments

In the proposed Land Use Tables (§27-311), the acronyms for uses ‘CAO’ and ‘CAFO’ should be spelled out to increase users’ understanding of the ordinance.

The proposed zoning map includes a Regional Use Overlay, Environmental Protection Overlay and two flood overlays. However, the proposed Zoning Ordinance text also references a Mixed Use Residential Neighborhood Overlay and Age Qualified Community Overlay. These additional Overlays do not appear to be included on the zoning map and should be clarified.

In §303.4, no special exception uses are listed in Table 1. §303.4 can be deleted or should be clarified.

Overall, the process by which Lynn Township and the five other Northern Lehigh Communities have negotiated land uses and coordinated the development of their zoning ordinances is a best practice for efficient development and land use management practices that are responsive to regional needs. The Township’s proposed Zoning Ordinance and Map directly support the achievement of the Township’s goals as outlined in the *Northern Lehigh Multi-Municipal Comprehensive Plan*. The LVPC continues to be available as a partner and resource to support the community achieving their goals.

Municipalities, when considering ordinances and official maps, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the

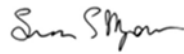
Pennsylvania Municipalities Planning Code (MPC) [Article I§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC.

The LVPC has copied representatives of the *Northern Lehigh Multi-Municipal Comprehensive Plan* to 'coordinate land use decisions across municipal boundaries' (Policy 1.4). If you have any questions regarding the content of this letter, please do not hesitate to call.

Sincerely,



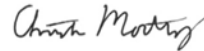
Jill Seitz
Chief Community and Regional Planner



Susan Myerov
Director of Environmental Planning



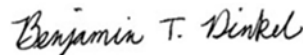
Corinne Ruggiero
Environmental Planner



Christian Martinez
Environmental Planner



Brian Hite
Transportation Planner



Ben Dinkel
Transportation Planner

cc: Dawn Didra, Heidelberg Township Secretary, Administrator and Zoning Officer; Jill Seymour, Lowhill Township Secretary; Wade Marlatt, Washington Township Manager; Brian Carl, Weisenberg Township Manager; Jeralyn Schoch, Slatington Borough Mayor; Carolyn Yagle, Environmental Planning & Design, Project Consultant



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Executive Director

December 6, 2024

Ms. Trish Burkhardt, Administrative Secretary
Lynn Township
7911 Kings Highway
New Tripoli, Pennsylvania 18066

**Re: Official Map
Lynn Township
Lehigh County**

Dear Ms. Burkhardt:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings will be virtual, and we encourage your participation. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

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The application proposes to establish the Lynn Township Official Map. Official Maps are implementation tools that support the community's vision outlined in the comprehensive plan by identifying locations of existing and planned public lands and facilities such as transportation infrastructure, parks and trails, and open space. An official map expresses a municipality's interest in acquiring lands for public purposes sometime in the future, and the creation of the map serves to notify the public of this interest. The LVPC encourages municipalities to adopt official maps as a way of fulfilling the intent of *FutureLV: The Regional Plan* to coordinate efficient development processes (Policy 1.4), and to provide an avenue for a municipality to promote its fiscal health and

sustainability (of Policy 4.6). The creation of an Official Map is also a key recommendation of the Northern Lehigh Multi-Municipal Comprehensive Plan (*Plan NL* Policy 2.3) and supports the future update of municipal regulatory documents such as Subdivision and Land Development Ordinances and Act 537 Sewage Management Plans.

The Township's Draft Official Map identifies Municipal, County and County Authority-owned lands, lands owned by the State including State Gameland and Fish and Boat Commission land and federally owned land as well as community amenities such as schools and designated emergency shelter locations. Mapping these features serves to preserve recreational, cultural, historical and scenic assets (of *FutureLV: The Regional Plan*, Policy 3.1, 4.2 and 5.4 and *Plan NL* Policies 3.4 and 4.1).

The LVPC recommends the Township consider incorporating the following additional items to build upon the Draft Official Map:

- The LVPC recommends the Township include symbology for existing, proposed and conceptual trails. The *Plan Northern Lehigh* Parks, Recreation, Open Space and Scenic Plan identifies an Open Trail along the northern border of the Township (the Appalachian National Scenic Trail) and Conceptual Trails from Ontelaunee Road near Leaser Lake towards the east and others south of Kings Highway (Route 143).
- The LVPC encourages the Township to identify transportation improvement projects that can be submitted to the Lehigh Valley Transportation Study for inclusion in the Long-Range Transportation Plan (LRTP) to support use of transportation funds to maximize available financial resources and support the fiscal health and sustainability of the Township (of *FutureLV: The Regional Plan*, Policy 2.6 and 4.6 and *Plan NL* Policy 5.2). For example, Route 100 Betterment Project is currently featured in the LRTP as an unmet need.

Incorporation of these features can support the Township further in achieving its desired community vision as identified in the Northern Lehigh Multi-Municipal Comprehensive Plan.

Municipalities, when considering ordinances and official maps, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC.

The LVPC has copied representatives of the Northern Lehigh Multi-Municipal Comprehensive Plan to further 'coordinate land use decisions across municipal boundaries' (Policy 1.4). If you have any questions regarding the content of this letter, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jill Seitz', with a stylized flourish at the end.

Jill Seitz

Chief Community and Regional Planner

cc: Dawn Didra, Heidelberg Township Secretary, Administrator and Zoning Officer; Jill Seymour, Lowhill Township Secretary; Wade Marlatt, Washington Township Manager; Brian Carl, Weisenberg Township Manager; Jeralyn Schoch, Slatington Borough Mayor; Carolyn Yagle, Environmental Planning & Design, Project Consultant



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BECKY A. BRADLEY, AICP
Executive Director

December XX, 2024

Ms. Belinda Roberts, Manager
Bushkill Township
1114 Bushkill Center Road
Nazareth, PA 18064

**Re: Zoning Ordinance Update
Bushkill Township
Northampton County**

Dear Ms. Roberts:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings will be virtual, and we encourage your participation. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

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The application proposes to amend the Township's Zoning Ordinance following the recent adoption of the updated *Nazareth Area Multi-Municipal Comprehensive Plan*. The updates to the ordinance include modernization of definitions and additional provisions to align with goals, policies and actions outlined in the *Nazareth Area Multi-Municipal Comprehensive Plan*. The proposal improves clarity and usability of the Ordinance and demonstrates evolution and adaptability of government (of *FutureLV* Policy 1.1).

The proposal adds mixed-use building as a permitted use in the Village (V) and General Commercial/Industrial (GC/I) Zoning Districts. The proposed definition of mixed-use building allows community-supportive commercial uses and residential uses in a single building on one lot, with commercial on the first or second floors and residential on upper floors. The LVPC recommends specifying a maximum residential density for mixed-use buildings based on the availability of sewer and water utility services. For example, the number of units permissible when no public sewer is available or proposed should be limited to an amount appropriate for on-lot systems. The scale and density of development permitted by the ordinance should be determined based on proper utility and emergency services infrastructure availability to promote safe and secure community design (of *FutureLV* Policy 5.1).

The proposal adds certain freight-based land uses (Warehouse, Wholesale, Storage or Distribution Use, Trucking Company Terminals) having less than 25,000 square feet gross floor area as a use permitted by right in the General Commercial/Industrial Zoning District, and adds those uses having greater than 25,000 square feet gross floor area as a special exception use. The proposal also includes additional requirements for these uses, including requirements for building height, buffering and landscaping, queueing management, access to certain roadways of particular classification, and traffic impact studies. These additional requirements support best practices in designing and managing freight-based land uses (of *FutureLV* Policy 2.4) and align with the *NazPlan* recommendation to update ordinances to reflect new emerging trends for warehousing construction (of *NazPlan* Policy 6.2).

Municipalities, when considering ordinances and official maps, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC.

The LVPC has copied representatives of the *Nazareth Area Multi-Municipal Comprehensive Plan* to 'coordinate land use decisions across municipal boundaries' (Policy 1.4). If you have any questions regarding the content of this letter, please do not hesitate to call.

Sincerely,



Jill Seitz

Chief Community and Regional Planner

cc: Gary Asteak, Asteak Law Offices; Bradford T. Flynn, Bath Borough Manager; John Defassio, Chapman Borough Secretary; Mark Hudson, Hanover Township Manager; Lori Stauffer, Lower Nazareth

Township Manager; Stephen Nowroski, Moore Township Manager; Paul Kokolus, Nazareth Borough Secretary/Treasurer; Candace Keller, Stockertown Borough Secretary/Treasurer; Mark Saginario, Tatamy Borough Manager; Lisa Klem, Upper Nazareth Township Manager

DRAFT



DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

December XX, 2024

Ms. Belinda Roberts, Manager
Bushkill Township
1114 Bushkill Center Road
Nazareth, PA 18064

**Re: Subdivision and Land Development Ordinance Update
Bushkill Township
Northampton County**

Dear Ms. Roberts:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings will be virtual, and we encourage your participation. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

- LVPC Comprehensive Planning Committee Meeting
 - o December 17, 2024 at 12:00 PM
 - o <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting
 - o December 19, 2024 at 11:00 AM
 - o <https://lvpc.org/lvpc-meetings>

The application proposes to amend the Township's Subdivision and Land Development Ordinance to align with the recently adopted *Nazareth Area Multi-Municipal Comprehensive Plan*. The updates to the ordinance include cleanup and modernization of terms and phrases, which improves clarity and usability of the Ordinance and demonstrate evolution and adaptability of government (of *FutureLV* Policy 1.1) and the addition of provisions to align with goals, policies and actions outlined in the *Nazareth Area Multi-Municipal Comprehensive Plan*.

The proposal adds a requirement that plans shall be forwarded to the Township Environmental Advisory Committee (Section 502.B). Incorporating the Township's Environmental Advisory Committee into the subdivision and land development review process helps ensure that natural resources are preserved in the land development process and that environmental impacts of development are minimized (of FutureLV Policies 3.1 and 3.2). The LVPC notes that the Township website refers to the Environmental Advisory 'Council', while the term 'Committee' is used in the proposal, and recommends clarifying the terminology for consistency.

The proposed requirement that all streets and driveways shall meet the specified line of sight distance requirements serves to provide a safe, well-maintained transportation network (of *FutureLV* Policy 2.2).

Throughout the Township's existing ordinance, the LVPC is referred to as the Joint Planning Commission (JPC). The Township should ensure that all JPC references are revised to refer to LVPC.

Overall, the Township's proposed Subdivision and Land Development Ordinance Update aligns with *FutureLV: The Regional Plan* because the application of modern land development regulation practices promotes an efficient development process responsive to regional needs (of Policy 1.4) and substantially advances several *NazPlan* and *FutureLV* goals and policies related to natural resource conservation, strategic development to accommodate growth and high-quality community design.

Municipalities, when considering ordinances and official maps, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article I§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC.

The LVPC has copied representatives of the *Nazareth Area Multi-Municipal Comprehensive Plan* to 'coordinate land use decisions across municipal boundaries' (Policy 1.4). If you have any questions regarding the content of this letter, please do not hesitate to call.

Sincerely,



Jill Seitz

Chief Community and Regional Planner

cc: Gary Asteak, Asteak Law Offices; Bradford T. Flynn, Bath Borough Manager; John Defassio, Chapman Borough Secretary; Mark Hudson, Hanover Township Manager; Lori Stauffer, Lower Nazareth Township Manager; Stephen Nowroski, Moore Township Manager; Paul Kokolus, Nazareth Borough Secretary/Treasurer; Candace Keller, Stockertown Borough Secretary/Treasurer; Mark Saginario, Tatamy Borough Manager; Lisa Klem, Upper Nazareth Township Manager

DRAFT



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Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

December 11, 2024

Ms. Darlene Heller, Director of Planning and Zoning
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018

**Re: Zoning Ordinance Amendment – Health Care Adaptive Reuse
City of Bethlehem
Lehigh and Northampton Counties**

Dear Ms. Heller:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings will be virtual, and we encourage your participation. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments.

Meeting participation details are below:

- LVPC Comprehensive Planning Committee Meeting
 - o December 17, 2024 at 12:00 PM
 - o <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting
 - o December 19, 2024 at 11:00 AM
 - o <https://lvpc.org/lvpc-meetings>

The application proposes to amend the City of Bethlehem Zoning Ordinance to add Health Care Adaptive Reuse as a use permitted by right in the Single Family Residential (RS) and High Density Residential (RT) Zoning Districts, with provisions allowing adaptive reuse of existing institutional uses. According to the proposed ordinance, the Health Care Adaptive Reuse provisions are intended to allow certain portions of existing health care buildings to be converted to different health care uses, and that the provisions shall only apply to a lot occupied by an existing lawful Assisted Living Facility or Personal Care Home within the RS and RT Zoning Districts.

The proposal to allow conversion of an existing medical facility into another type of medical facility, whether entirely or a portion of a building, may be suitable to the City's planning objectives and potentially increase access to daily needs of all people (of *FutureLV* Policy 5.2). Adaptive reuse of existing buildings in developed areas is generally encouraged to support the evolution of business and community needs through efficient development patterns (of *FutureLV* Policy 1.1). However, the suitability of proposals to convert land uses should be determined on a case-by-case basis as outlined through appropriate processes established by the City's Zoning Ordinance and the Pennsylvania Municipalities Planning Code. For example, Article 1323 of the City's Ordinance contains Procedures and Controls Governing Non-Conformities, and states that a non-conforming use may be changed to another non-conforming use through the special exception process before the Zoning Hearing Board, among other conditions (Section 1323.07).

Following existing processes to deviate from what the zoning ordinance allows is a better practice for municipal sustainability than amending the City's Ordinance to accommodate the intent of a single applicant (of *FutureLV* Policy 4.6). The City's Ordinance already includes definitions and provisions for a variety of uses similar to the description of the proposed Health Care Adaptive Reuse, such as Treatment Center, Assisted Living Facility and Personal Care Home, and creating a new use and provisions specific to the adaptive reuse of these uses would be a departure from the current organization of the ordinance. For these reasons, the proposal does not align with *FutureLV*, and LVPC discourages the City from enacting the ordinance amendment as proposed. Maintaining a consistent process for regulating land uses is a best practice for local governance and is essential to all users understanding and navigating the City's regulations (of *FutureLV* Policy 1.4).

Municipalities, when considering ordinances and official maps, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article I§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jill Seitz', with a stylized flourish at the end.

Jill Seitz
Chief Community and Regional Planner

cc: Tad Miller, City Clerk



2025 LVPC MEETINGS

The following is the schedule of regular monthly meetings and all Committee meetings of the Lehigh Valley Planning Commission. LVPC Comprehensive Planning and Environment Committee meetings will all be held virtually via Microsoft Teams. LVPC Transportation Committee and Full Commission meetings will be held virtually in January, February, April, May, July, August, October and November. In-person participation for virtual meetings may be requested; requests should be made to planning@lvpc.org or 610-264-4544.

LVPC Transportation Committee and Full Commission meetings will be held in-person in March, June, September and December at the LVPC Office at 615 Waterfront Drive, Suite 201, Allentown, PA 18102.

LVPC – meets the 4th Thursday of every month at 7:00 PM. Except November & December.

Comprehensive Planning Committee – meets the Tuesday immediately preceding LVPC meeting dates at 12:00 PM.

Environment Committee – meets the Tuesday immediately preceding LVPC meeting dates at 10:30 AM.

Transportation Committee – meets the Thursday immediately preceding LVPC meeting dates at 5:30 PM.

These meetings can be accessed at www.tinyurl.com/LVPC2025 or by phone at 610-477-5793 ID: 651 626 091#.

Lehigh Valley Planning Commission Meetings

Meets on the 4th Thursday of every month at 7:00 PM. *Except November and December. **Meetings attendance will be in-person only with extenuating circumstances accommodated.

Thursday	January 23, 2025	7:00 PM
Thursday	February 27, 2025	7:00 PM
Thursday	**March 27, 2025	7:00 PM
Thursday	April 24, 2025	7:00 PM
Thursday	May 22, 2025	7:00 PM
Thursday	**June 26, 2025	7:00 PM
Thursday	July 24, 2025	7:00 PM
Thursday	August 28, 2025	7:00 PM
Thursday	**September 25, 2025	7:00 PM
Thursday	October 23, 2025	7:00 PM
*Thursday	November 20, 2025	7:00 PM
*Thursday	**December 18, 2025	11:00 AM

Environment Committee

Meets on the Tuesday preceding Full Commission meetings at 10:30 AM.

Tuesday	January 21, 2025	10:30 AM
Tuesday	February 25, 2025	10:30 AM
Tuesday	March 25, 2025	10:30 AM
Tuesday	April 22, 2025	10:30 AM
Tuesday	May 20, 2025	10:30 AM
Tuesday	June 24, 2025	10:30 AM
Tuesday	July 22, 2025	10:30 AM
Tuesday	August 26, 2025	10:30 AM
Tuesday	September 23, 2025	10:30 AM
Tuesday	October 21, 2025	10:30 AM
Tuesday	November 18, 2025	10:30 AM
Tuesday	December 16, 2025	10:30 AM

Comprehensive Planning Committee

Meets on the Tuesday immediately preceding LVPC meeting dates at 12:00 PM. meeting date.

Tuesday	January 21, 2025	12:00 PM
Tuesday	February 25, 2025	12:00 PM
Tuesday	March 25, 2025	12:00 PM
Tuesday	April 22, 2025	12:00 PM
Tuesday	May 20, 2025	12:00 PM
Tuesday	June 24, 2025	12:00 PM
Tuesday	July 22, 2025	12:00 PM
Tuesday	August 26, 2025	12:00 PM
Tuesday	September 23, 2025	12:00 PM
Tuesday	October 21, 2025	12:00 PM
Tuesday	November 18, 2025	12:00 PM
Tuesday	December 16, 2025	12:00 PM

Transportation Committee

Meets on the Thursday of LVPC meeting dates at 5:30 PM. *Except December. **Meetings attendance will be in-person only with extenuating circumstances accommodated

Thursday	January 23, 2025	5:30 PM
Thursday	February 27, 2025	5:30 PM
Thursday	**March 27, 2025	5:30 PM
Thursday	April 24, 2025	5:30 PM
Thursday	May 22, 2025	5:30 PM
Thursday	**June 26, 2025	5:30 PM
Thursday	July 24, 2025	5:30 PM
Thursday	August 28, 2025	5:30 PM
Thursday	**September 25, 2025	5:30 PM
Thursday	October 23, 2025	5:30 PM
*Thursday	November 20, 2025	5:30 PM
*Thursday	**December 18, 2025	9:30 AM

Executive Committee

Meets on the third Thursday of every month at 1:00 PM. *Except June and December

Thursday	January 16, 2025	1:00 PM
Thursday	February 20, 2025	1:00 PM
Thursday	March 20, 2025	1:00 PM
Thursday	April 17, 2025	1:00 PM
Thursday	May 15, 2025	1:00 PM
*Thursday	June 26, 2025	1:00 PM
Thursday	July 17, 2025	1:00 PM
Thursday	August 21, 2025	1:00 PM
Thursday	September 18, 2025	1:00 PM
Thursday	October 16, 2025	1:00 PM
Thursday	November 20, 2025	1:00 PM
*Thursday	December 11, 2025	1:00 PM

The LVPC Executive Committee handles the administrative matters of the Commission and also holds regular monthly meetings. Executive Committee Meetings are hybrid and all Commission Members of the Executive Committee are encouraged to attend in-person. In-person attendance will occur at 615 Waterfront Drive, Suite 201, Allentown, PA 18102. Please reach out at planning@lvpc.org or 610-264-4544 for further information.

These meetings can be accessed at www.tinyurl.com/LVPCEC2025 or by phone at 610-477-5793 ID: 787 444 527#.