



CHRISTINA "TORI" MORGAN
Chair

ARMANDO MORITZ-CHAPELLIQUEN
Vice Chair

PHILLIPS ARMSTRONG
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

TRANSPORTATION PLANNING COMMITTEE MEETING
Thursday, August 27, 2026, at 5:30pm
Virtual Meeting Agenda

Roll Call

Courtesy of the Floor

Committee Business

1. *ACTION ITEM*: Emmaus Borough – Street Vacation – Perkiomen Street
2. *PACKET ITEM*: Highway Performance Monitoring System: Monthly Traffic Report (JE)

Adjournment

Next Transportation Committee Meeting:

In-Person Meeting
Thursday, September 24, 2026, at 5:30 pm
LVPC Conference Center
615 Waterfront Dr, Allentown, PA, 18102



Lehigh Valley Planning Commission

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August 27, 2026

Shane M., Pepe
Borough Manager
Borough of Emmaus
28 S. 4th Street
Emmaus, PA 18049

RE: **Street Vacation Petition
Portion of Perkiomen Street Between South Second Street and South Mountain
Street
Borough of Emmaus, Lehigh County**

Dear Mr. Pepe,

The Lehigh Valley Planning Commission (LVPC) will consider the subject street vacation petition at its Transportation 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 held on:

- LVPC Transportation Committee Meeting
 - August 27, 2026 at 5:30 PM
- LVPC Full Commission Meeting
 - August 27, 2026 at 7:00 PM

The proposed street vacation petition was reviewed under Section 304 of the Pennsylvania Municipalities Planning Code, and for general consistency with the goals, policies and actions of *FutureLV: The Regional Plan*.

The street vacation petition was submitted by Christopher M. McLean of Fitzpatrick, Lentz & Bubba on behalf of CSW Furnace Street Emmaus, L.P. The proposed request is to vacate the right-of-way for an unopened 24,591 square foot segment of Perkiomen Street located between South Second Street and South Mountain Street in the Borough of Emmaus. The petitioner currently has ownership of property on the north, west, and south sides of the area of right-of-way for the unopened street. A section of the petitioner's property immediately north of the unopened street is deed-restricted permanent open space. Two additional property owners; Daniel F. and Kathryn Williams, 480 S. 2nd Street, Emmaus, PA 18049; and Christopher D. Romig and B.J. Lutte, 450 S. 2nd Street, Emmaus, PA 18049. The Borough Solicitor should be consulted to ensure that if these property owners also agree coordinate should the vacation petition be granted by Emmaus.

The petitioner has requested the street vacation because they intend to further develop their property with an additional multi-family residential building and associated improvements.

Unopened Perkiomen Street does not appear to have any public utilities built through the proposed vacation location. However, the proposer should coordinate with the Borough and any utilities known to exist in the area for confirmation. The proposed vacation location is undeveloped woodland in a residential area (shown in the aerial photo with parcel boundaries below), with single family homes to the north, south, and east and the petitioner's multi-family residential development to the west. For reference, a Preliminary/Final Overall Record Plan of the petitioner's development that identifies the proposed vacation location was provided to the LVPC by the petitioner and is provided below the signature block of this letter.



Both adjoining properties would retain their existing access to South Second Street. The deed-restricted open space is located between the unopened street segment and South Second Street, which would restrict the ability of the Borough to connect the unopened street segment with South Second Street.

This letter is related to the street vacation petition only and any changes to the approved Iron Works Apartment development plan, including stormwater designs, will need to be resubmitted to the LVPC for review.

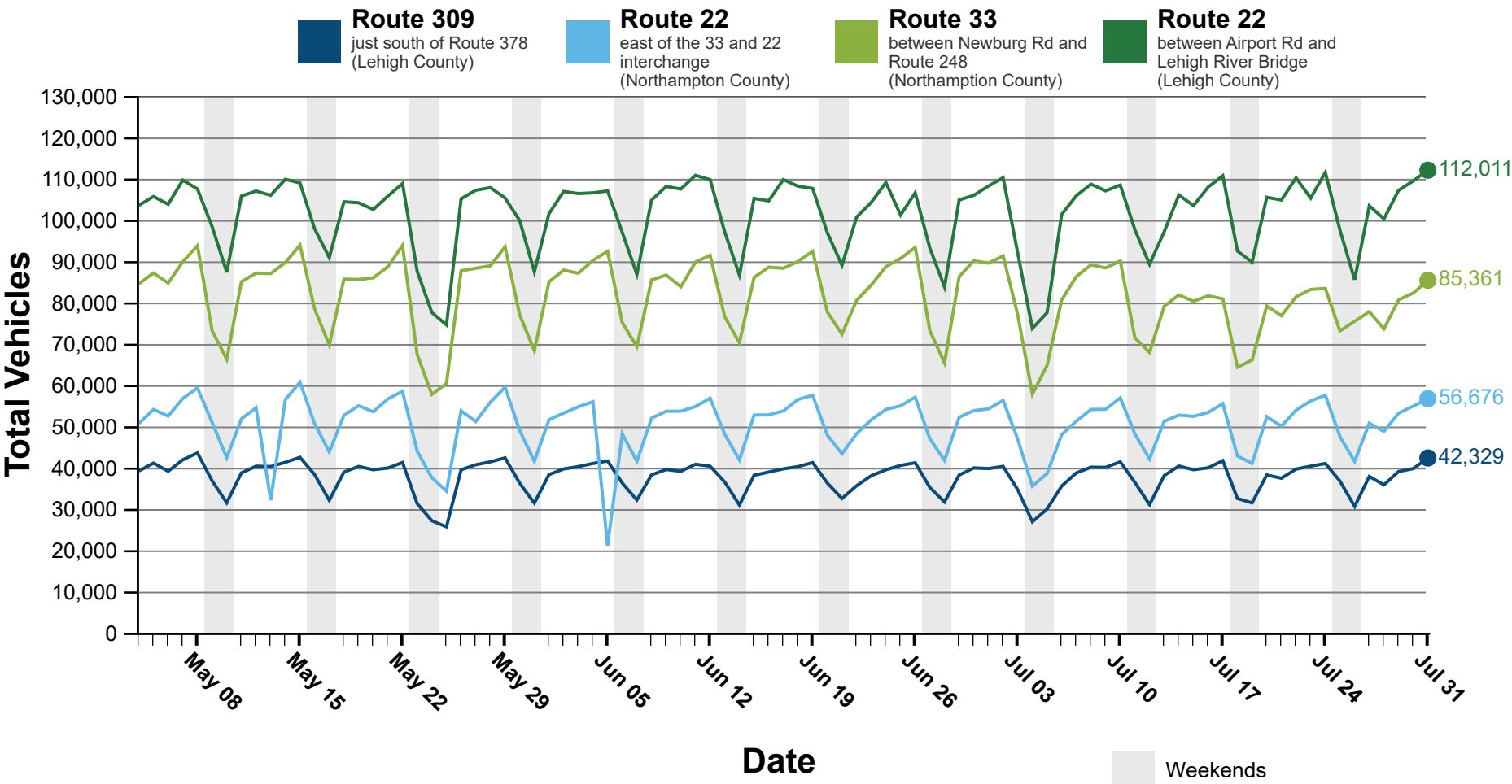
If the Borough of Emmaus grants the petition to vacate a copy of the action, including limits, should be sent to the LVPC. Please feel free to reach out with any questions or concerns you may have regarding the LVPC review.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven M. Weber". The signature is fluid and cursive, with a long horizontal stroke at the end.

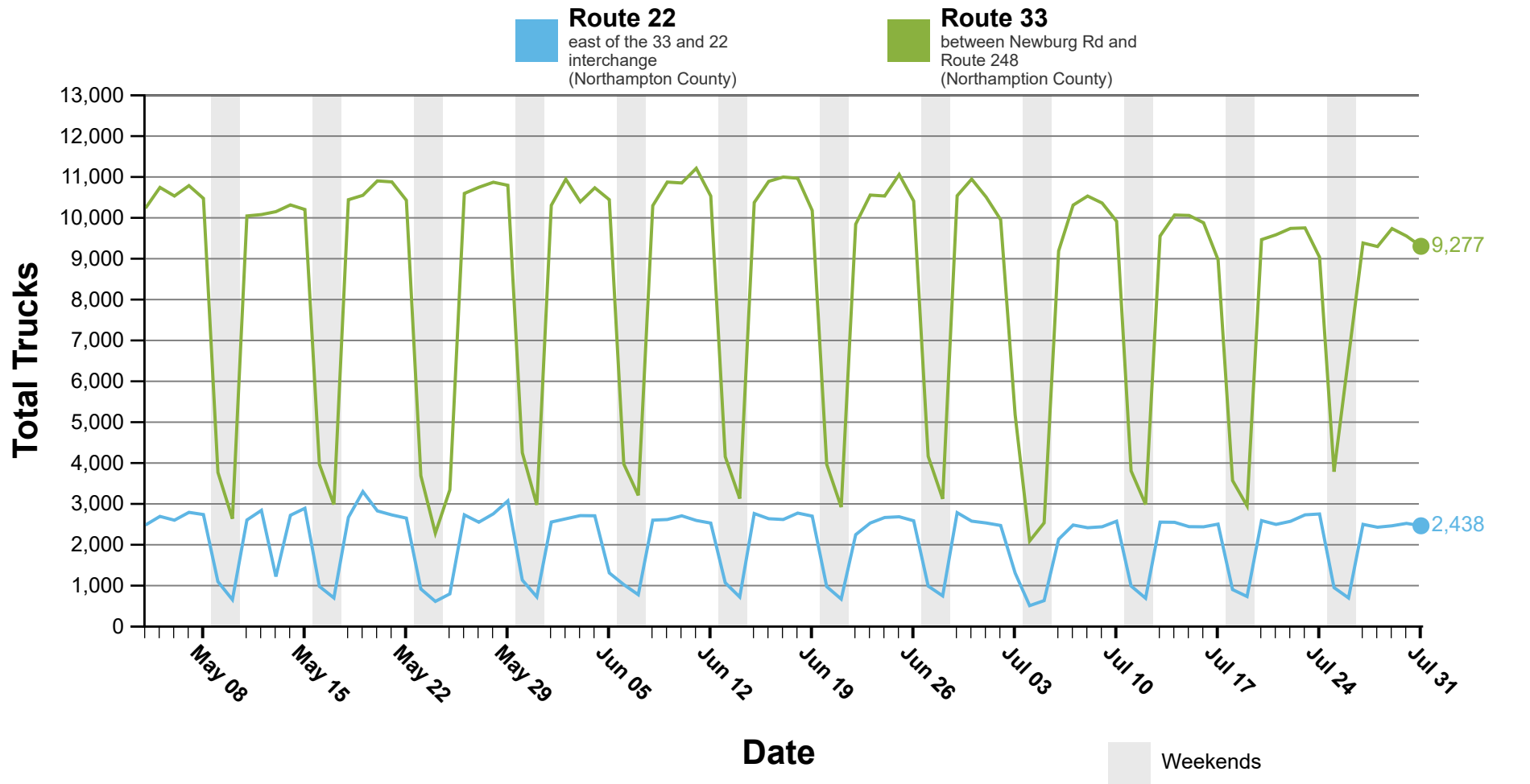
Steven M. Weber, AICP
Director of Transportation Planning

Traffic Volumes Throughout the Lehigh Valley



**Data from May/04/2026 - Jul/31/2026 at daily intervals*

Truck Volumes Throughout the Lehigh Valley



*Data from May/04/2026 - Jul/31/2026 at daily intervals