



Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

ENVIRONMENT COMMITTEE MEETING Tuesday, May 20, 2025, 10:30 AM AGENDA

THE MEETING CAN BE ACCESSED AT <http://www.tinyurl.com/LVPC2025> OR VIA PHONE
610-477-5793 Conf ID: 651 626 091#.

Roll Call

Courtesy of the Floor

Committee Business:

1. *ACTION ITEM*: Holding Tank Ordinance Review – Upper Mount Bethel Township (CR)
2. *INFORMATION ITEM*: Greater Lehigh Valley Regional Climate Action Plan Status (SM)

Next Environment Committee Meeting
June 24, 2025, 10:30 AM



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May XX, 2025

Ms. Cindy Beck, Township Secretary
Upper Mount Bethel Township
387 Ye Olde Highway
PO Box 520
Mount Bethel, PA 18343

**Re: Holding Tank Ordinance
Upper Mount Bethel Township
Northampton County**

Dear Ms. Beck:

The Lehigh Valley Planning Commission (LVPC) will consider the proposed ordinance at its Environment Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). A follow-up letter will be sent if the Commissioners have any additional comments. The meetings are being held on:

- LVPC Environment Committee Meeting
 - May 20, 2025, at 10:30 AM
 - <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting
 - May 22, 2025, at 7:00 PM
 - <https://lvpc.org/lvpc-meetings>

The Township's proposed Holding Tank Ordinance is intended to include provisions that protect the quality and quantity of the water resources of Upper Mount Bethel Township by requiring permitting, installation and removal standards of holding tanks and administrative provisions to enforce the ordinance. The purpose of this ordinance is to establish procedures for the use, maintenance and removal of holding tanks when the Township and/or the Pennsylvania Department of Environmental Protection determine that the use of a holding tank is necessary, whether to abate a nuisance or public health hazard. This proposed ordinance also includes holding tank provisions and specifications that meet Act 537 – Pennsylvania Sewage Facilities Act, Chapter 73 requirements.

The Township created this proposed stand-alone ordinance, clarifying permitting requirements, obligations of the property owner, maintenance standards, holding tank standards as well as disconnection standards for when holding tank installation is necessary within the Township. This ordinance also applies to institutional, recreational or commercial establishments with a sewage flow of 800 gallons per day or less.

The following comments are provided to compliment and strengthen the Township's proposed ordinance:

The proposal includes definitions such as chemical toilet, composting toilet, privy, incinerating toilet and recycling toilet. However, regulations and standards for these terms are not included in the proposed ordinance. The LVPC recommends adding regulations or references for these retaining tank types to improve clarity and usability of the proposed ordinance.

The LVPC recommends that the Township cross-reference other Upper Mount Bethel Township ordinance chapters that include existing provisions related to holding tanks such as Chapter 244: Sanitary System to ensure consistency and usability across the Township's codes (of *FutureLV* Policy 1.4).

The LVPC recommends adding the terms, "Sewage Enforcement Officer" and their responsibilities, "Sewage" and "Act 537" to the definition section as they are referenced throughout this proposed ordinance.

Under Section 2B. Definitions, the sentence appears to be incomplete and should be corrected.

In summary, the proposed Holding Tank Ordinance helps promote sustainable stewardship of water resources (Policy 3.1) of *FutureLV: The Regional Plan* by ensuring proper wastewater management in areas where conventional systems are not feasible. The proposed ordinance includes wastewater and holding tank management standards that support the *FutureLV* action to "protect the quality and quantity of surface water and groundwater" (of Policy 3.2).

Municipalities, when considering ordinances and code amendments, 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 feel free to reach out if you have any questions.

Sincerely,

Corinne Ruggiero
Environmental Planner

cc: Nick Graziano, Manager, Upper Mount Bethel Township