



Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

LEHIGH VALLEY PLANNING COMMISSION MEETING

Thursday, August 28, 2025, at 7:00 PM

Microsoft Teams

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

AGENDA

Roll Call

Courtesy of Floor

Chair's Report

1. Staff Introduction
 - a. Clay Karnis, GIS Planner

Minutes

1. *ACTION ITEM*: Minutes and Review of Roll Call Actions of the July 24, 2025, Commission Meeting (JD)

Comprehensive Planning Committee:

1. *ACTION ITEM*: Hanover Township (LC) – Land Use of Regional Significance – Lehigh Valley International Airport Runway 6-24 Rehabilitation Program (EG)
2. *ACTION ITEM*: Whitehall Township and City of Allentown – Land Use of Regional Significance – Riverside Drive Revised Plan (JS)
3. *ACTION ITEM*: City of Bethlehem – Land Use of Regional Significance – Commonwealth Charter Academy Cyber School (JD)
4. *ACTION ITEM*: Summary Sheet (SM)

Environment Committee:

1. *ACTION ITEM*: Summary Sheet (SR)

Transportation Committee:

1. *ACTION ITEM*: South Whitehall Township - Street Vacation Request (EG)

New Business:

1. *INFORMATION ITEM*: Industrial Land Use Guide Project Kick-Off (DC, FU, JS)
2. *INFORMATION ITEM*: Trail Gap Analysis (EG, CM)

Monthly Reports:

1. *INFORMATION ITEM*: Geospatial Land Development Trends, 2015-2025 (MG, SK)
2. *PACKET ITEMS*:

- a. July Subdivision, Land Development, Stormwater and Municipal Ordinances/Plans Report
- b. July Traffic Monitoring Report

Communications and Engagement

1. *INFORMATION ITEM*: New LVGA Training (MA)
 - a. September 10: Assessing Traffic Impacts in Your Community, 11 am-1 pm
 - b. September 11: Assessing Traffic Impacts in Your Community, 11 am-1 pm
2. *INFORMATION ITEM*: Big Check Presentation Events (MA)
 - a. September 4: Hellertown Borough at Detwiller Plaza, 1 pm
 - b. September 8: LANTA, 1 pm
 - c. Riverside Drive: TBD
3. *PACKET ITEM*: Morning Call Business Cycle Column
 - a. Published: August 17 - "Access and Security Celebrate Anniversaries, Shape Lehigh Valley Life"
 - b. lvpc.org; mcall.com
 - c. Next column: September 28
4. *PACKET ITEM*: Monthly, Plan Lehigh Valley Talk Show on WDIY, Lehigh Valley Public Radio, 88.1
 - a. Air Date: August 4 - "Social Security and the ADA: Two Parallel Programs with Nora Dowd Eisenhower"
 - b. Lvpc.org; wdiy.org/show/plan-lehigh-valley
 - c. Next show – 6:30 pm, August 4
5. *PACKET ITEM*: Lehigh Valley Government Academy
 - a. Local Technical Assistance Program (LTAP) In Person Classes held at the LVPC Conference Center, 615 Waterfront Drive, Suite 201, Allentown PA 18102
 - o August 19: Road Surface Management, 8 am to Noon
 - o October 14: Winter Maintenance, 8 an to Noon
 - Register at www.gis.penndot.gov/LTAP/ or by contacting Hannah Milagio at hmilagio@lvpc.org 610-264-4544
 - b. Pennsylvania Municipal Planning Education Institute (PMPEI) Zoning
 - o September 9, 16 and 23
 - o In Person Classes held at the LVPC Conference Center, 615 Waterfront Drive, Suite 201, Allentown PA 18102

Executive Director's Report:

1. *INFORMATION ITEM*: Strategic Plan – Consultant Presentation in September
2. *INFORMATION ITEM*: "But you can't feed your hunger and you ain't getting younger" --- Mimi and Richard Farina

Next Lehigh Valley Planning Commission Meeting:

In-Person at LVPC Conference Center
 Thursday, September 25, 2025, at 7:00 pm

The LVPC/LVTS website, www.lvpc.org, may be translated into multiple languages. Publications and other public documents can be made available in non-English languages and alternative formats, if requested.



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LEHIGH VALLEY PLANNING COMMISSION Minutes from Thursday, July 24, 2025, Meeting

The LVPC held a public meeting on Thursday, July 24, 2025. The meeting was advertised in the Lehigh Valley Press on January 8th, 2025.

LVPC Chair Dr. Chris Amato chaired the meeting.

Mr. Joey Dotta took Roll Call.

Members in Attendance:

Lehigh County

Ron Beitler, Bob Elbich, Sunny Ghai, Philip Ginder, Jennifer Gomez, Kent Herman, John Inglis, Richard Molchany, Christina Morgan, Santo Napoli, Stephen Repasch and Kevin Schmidt.

Northampton County

Christopher Amato, Andrew Elliott, Charles Elliott, Carl Manges, John McGorry, Steve Melnick, Armando Moritz-Chapelliquen, Tina Smith and Basel Yandem.

Members Absent:

Lehigh County

Phillips Armstrong, Percy Dougherty, Michael Drabenstott, Steve Glickman, Diane Kelly, Dennis Klusaritz, Owen O'Neil and Matthew Tuerk.

Northampton County

Jessica Cope, John Gallagher, Judith Haldeman, Ken Kraft, Rachel Leon, Lamont McClure, Scott Minnich, Edward Nelson, Salvatore Panto, Jr., J. William Reynolds and Jean Versteeg

Staff Present: Becky Bradley, Joey Dotta, Jill Seitz, Matt Assad, Susan Myerov, Enzo Fantozzi, Gio Rizkallah, Subham Kharel, Faria Umy, David Cohen and Jacob Engbert

Public Present: Amy Unger, Phil Gianficaro, Alan and Patti Shukaitis, Craig Beavers, Adrienne Fors, Debra, Brian, Lisa Rodger, Paul, Mary K. Riegel, Heather W., Robin Zmoda, Shelley, Jane Mellert, Jack Kmetz, Steve, Robert C Rute and Joseph Colosi.

COURTESY OF THE FLOOR

None

CHAIR'S REPORT

Chair Amato introduced three new members of the LVPC staff Jacob Engbert, Enzo Fantozzi, and David Cohen, AICP.

MINUTES

Chair Amato stated that the minutes of the Thursday, June 26, 2025, LVPC meeting are attached. Chair Amato asked for a motion to approve the minutes. Commissioner Repasch made a motion to approve the minutes and Commissioner Melnick seconded the motion.

Chair Amato asked for any comments or questions. There were none. The motion passed. Commissioners Andrew Elliott and Bob Elbich abstained.

COMPREHENSIVE PLANNING COMMITTEE

ACTION ITEM: Northampton Borough – Land Use of Regional Significance – Atlas Industrial

Mr. Dotta presented a proposal to construct a 350,400-square-foot industrial building with 307 parking spaces including loading dock and trailer storage spaces at 799 Smith Lane.

Chair Amato called for a motion to accept the staff review. Commissioner Ginder made the motion, and Commissioner Molchany seconded the motion. Chair Amato asked for any comments or questions. There was a brief discussion about further strengthening the recommendation in the letter to specify an end user for the site.

Commissioner Melnick made a motion to amend the letter to strengthen the language about identifying an end user. Commissioner Elbich seconded the amended motion. It was commented that the existing plastic recycling facility on the site can produce an odor that may be a nuisance to neighbors.

The motion with the amended language passed.

ACTION ITEM: Plainfield Township – Zoning Ordinance Amendment – Solid Waste Rezoning

Ms. Seitz and Ms. Myerov presented a review for a trio of solid waste zoning ordinance amendments for Plainfield Township. The application proposed to amend the Township Zoning Ordinance and Zoning Map pertaining to sanitary landfill facilities. The zoning ordinance amendments and zoning map amendment proposed to expand waste disposal land uses from the current zoned area and to regulating landfill land uses differently than current zoning allows, including review procedures and application requirements. Different aspects of the proposal aligned and conflicted with *FutureLV: The Regional Plan*.

Chair Amato called for a motion to accept the staff review. Commissioner Manges made the motion, and Commissioner Molchany seconded the motion. Chair Amato asked for any comments or questions.

Several members of the public spoke about their concerns about whether the landfill is to be expanded. Quality of life factors like air quality, odor and truck traffic were discussed. Several Commissioners commented to commend the LVPC staff on their thorough review and for incorporating many of the concerns brought up during Tuesday's Comprehensive Planning Committee meeting.

Chair Amato called for affirmative votes to accept the staff comments. The motion passed.

ACTION ITEM: Comprehensive Planning Committee Summary Sheet

Comprehensive Planning Committee Chair Melnick briefed the Commission on the Comprehensive Committee Summary Sheet that featured zoning ordinance amendments for Heidelberg Township, East Allen Township, and Lower Saucon Township, and an official map proposal for Bath Borough.

Chair Amato called for a motion to accept the summary sheet. Commissioner Molchany made the motion, and Commissioner Morgan seconded the motion. Chair Amato asked for any comments or questions. There were none.

Chair Amato called for affirmative votes to accept the staff comments. The motion passed.

ENVIRONMENT COMMITTEE

ACTION ITEM: Environment Committee Summary Sheet

Commissioner Repasch briefed the Commission on Environment Committee's business that included a wastewater treatment plant and discharge renewal for the Li'l Wolf Mobile Home Park wastewater treatment plant in North Whitehall Township.

Chair Amato called for a motion to accept the summary sheet. Commissioner Repasch made the motion, and Commissioner Morgan seconded the motion. Chair Amato asked for any comments or questions. There were none.

Chair Amato called for affirmative votes to accept the staff comments. The motion passed.

TRANSPORTATION COMMITTEE

INFORMATION ITEM: Priority Climate Action Plan for Transportation

Decarbonization Implementation

Ms. Bradley introduced the Priority Climate Action Plan for Transportation Decarbonization Implementation which lays out a roadmap to reduce transportation-related carbon emissions from Lehigh Valley's transportation system. Ms. Urmey highlighted the allocations by federal fiscal year, the project selection process, and some previous projects that were selected to receive funding.

Chair Amato asked for any comments or questions. There were none.

INFORMATION ITEM: Walk/Roll LV: Active Transportation Plan & Future LV: The Regional Plan Implementation

Ms. Bradley briefed the Commission on the *Walk/Roll LV Plan* and project funding updates. Ms. Urmey explained the project selection process and the Transportation Alternatives Set-Aside (TASA) funding details. The final project list was adopted by the Lehigh Valley Transportation Study (LVTS) Coordinating Committee on June 18th, 2025. Community Bike Works and Coalition for Appropriate Transportation both received TASA funding for the 2025 federal fiscal year. The Cities of Allentown, Bethlehem and Easton all received TASA funding for 2026 federal fiscal year. The Commission was then invited to grant presentation events for the remainder of TASA funding recipients.

Chair Amato asked for any comments or questions. There were none.

NEW BUSINESS:

INFORMATION ITEM: It's Regional Plan Update Time Again! Preparations Underway and What to Expect Next

Ms. Bradley updated the Commission on progress being made to prepare to update the regional comprehensive plan. Data updates and determining the overall project selection process for the Metropolitan Transportation Plan are both in the works. Ms. Bradley then briefly went over the schedule for updates throughout the rest of 2025.

Chair Amato asked for any comments or questions. There were none.

MID-YEAR REPORTS

INFORMATION ITEM: Mid-Year Subdivision, Land Development, Stormwater and Municipal Ordinances/Plans Report

Ms. Seitz briefed the Commission on the activity LVPC saw in the first half of 2025. There was 75 subdivisions, 163 development plans, 77 stormwater management reviews and 26 municipal ordinances and maps for a total of 341 reviews. Ms. Myerov noted that stormwater management reviews have leveled compared to this time last year. There is also a trend in decades-old stormwater projects being modified or redeveloped and moving forward in the review process. Additionally, there were more solar array projects as stormwater management measures for these uses are continuing to evolve.

Chair Amato asked for any comments or questions. There were none.

INFORMATION ITEM: Mid-Year Industrial Market Report

Dr. Kharel presented an analysis of industrial market trends through the first half of 2025. Data going back to quarter one of 2023 was used to contextualize the analysis and additional research was used to ground the report. Overall, both net absorption and new construction declined in the Lehigh Valley. This trend reflects a broader market realignment following the surge in activity during the pandemic and a subsequent cooling period as the market moves toward equilibrium.

Mr. Dotta provided a national perspective and noted that nationwide trends reflect some of the changes the Lehigh Valley is experiencing.

Chair Amato asked for any comments or questions. There were none.

INFORMATION ITEM: Mid-Year Traffic Monitoring Report

Mr. Fantozzi presented a six-month traffic volume update for four of the Lehigh Valley's major roads based on Pennsylvania Department of Transportation data. The six-month trend and year-over-year comparison was reported for Route 33 between Newburg Road and State Route 248, Route 309 just south of Route 378, Route 22 between Airport Road and Lehigh River Bridge, Route 22 east of the 33 and 22 Interchange. Truck traffic was included for Route 33 and Route 22.

Chair Amato asked for any comments or questions. There were none.

EXECUTIVE DIRECTOR'S REPORT:

Ms. Bradley updated the Commission on the expected timeline for the LVPC Strategic Plan.

COMMUNICATIONS AND PUBLIC ENGAGEMENT:

Chair Amato notified the Commission that items for communications and public engagement are featured in the meeting packet.

Chair Amato asked for any comments or questions. There were none.

ADJOURNMENT:

Chair Amato stated that the next LVPC meeting will be on Thursday, August 28th at 7 pm. Chair Amato then asked if there was a motion to adjourn the meeting and Commissioner Molchany made a motion to adjourn. The meeting was adjourned.

Submitted by:

Becky Bradley, AICP, Executive Director and Joey Dotta, Regional Planner



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August 19, 2025

Lee Rackus, Planning, Zoning & Development Bureau Chief
Whitehall Township
3219 MacArthur Road
Whitehall, PA 18052

Jennifer Gomez, AICP
Director of Planning & Zoning
City of Allentown
435 Hamilton Street
Allentown, PA 18101

**RE: Riverside Drive Revised Plans – Land Use of Regional Significance
Whitehall Township and City of Allentown
Lehigh County**

Dear Ms. Rackus and Ms. Gomez:

The application is considered a Land Use of Regional Significance under *FutureLV: The Regional Plan* in the Major Redevelopment category. 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 primarily takes place during the Committee meeting. Both meetings will be virtual and held on:

- LVPC Comprehensive Planning Committee Meeting
 - August 26, 2025 at 12:00 PM
 - <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting
 - August 28, 2025 at 7:00 PM
 - <https://lvpc.org/lvpc-meetings>

The application proposes to construct a new local road and multi-use trail along former railroad right-of-way between Furnace Street in the City of Allentown and Wood Street/Lehigh Avenue in Whitehall Township, approximately 2.3 miles (parcel numbers 640746335876, 640747104161, 640738706988, 640739333753, 640820766814, 640821390309, 640823417857, 640824645120, 640815791987 and 640806671365).

The proposal extends Riverside Drive from Furnace Street to Wood Street, connecting to the Route 22 interchange at Fullerton Avenue, with additional links to Jordan Drive and Kimmet Avenue. A paved shared-use path for walking and biking is also proposed parallel to the road, separated by a five-foot landscaped buffer with streetlights and street trees; where Riverside Drive meets Wood Street at Route 22, the path transitions to gravel, extending north past Bridge Street/Race Street to connect with Lehigh Avenue, and offering a potential future link to the Ironton Rail Trail at Water Street, while also serving as an emergency access road.

The LVPC previously reviewed a version of the plans in a letter dated May 15, 2024. After notable revisions, the plans have been provided to LVPC for review.

Traffic and Network Mobility

In its previous review, the LVPC noted that constructing Riverside Drive with a shared-use trail supports *FutureLV* by expanding safe, multimodal transportation options (Policy 2.1) and addressing limited City–Township connections with infrastructure that improves mobility and safety (Policy 2.2). The project enhances north-south access, supports emergency response, and includes trail segments designed for emergency vehicle use, aligning with goals for secure community design and emergency management (Policy 5.1).

Speed humps have been added to the revised plans in different segments along the Riverside Drive corridor, which align with *FutureLV* by providing a safe transportation network (of Policy 2.2). The corridor is lengthy and straight which can often lead to vehicle operators reaching higher speeds. Speed humps reduce the overall speed of the corridor increasing safety for all users. Signage should accurately reflect the location of these infrastructures.

The LVPC recommends considering a raised intersection at Riverside Drive and Kimmet Avenue would align with the speed hump additions as well as increase safety for the crossing infrastructure and proposed bus stops at the intersection.

The straightening and reconfiguration of the Wood Avenue access to the Riverside Drive project is an improvement from the previous plan by reducing the chance for driver confusion and conflict from the previous configuration with a curve in the road. It also creates a better sight triangle for vehicles coming from Riverside Drive. For emergency vehicles, the removal of a roadway curve allows easier access to the Riverside Drive corridor.

The addition of a parking lot at the intersection of Wood Avenue and 2nd Street provides access to the multi-use path along Riverside Drive. It is recommended that an Americans with Disabilities Act (ADA) compliant crosswalk and related curb cuts from the parking lot across 2nd Street to the existing sidewalk infrastructure be implemented to ensure safe and convenient access for pedestrians (of Policy 5.1).

Multimodal Access and Placemaking

The paved shared-use path proposed along the length of Riverside Drive and the continuation of the path beyond the end of the roadway align with *FutureLV* by supporting mobility, transportation accessibility, air quality, safety and economic competitiveness, all things that are essential to quality of life for residents and visitors (of Policies 2.2, 4.1, 5.2 and 5.3). The inclusion of enhanced crosswalk markings and ADA-accessible curb cuts also increase access to daily needs for all people (Policy 5.2).

The LVPC encourages further considerations to include additional amenities supporting alternative transportation modes along the Riverside Drive trail. Bicycle racks should be included in well-lit locations. Benches should also be considered along the paved portion of the shared-use path to provide resting areas.

As part of the Riverside Drive Plan, the LVPC encourages installation of distinctive neighborhood signage that reflects and uplifts the unique identity, history, and character of the surrounding community. Thoughtfully designed gateway signs, wayfinding markers, or interpretive displays can serve multiple purposes: reinforcing a sense of place, and 'promoting development that complements the unique history, environment, culture and needs of the Valley' (of Policy 5.4).

Transit Connections

The Lehigh and Northampton Transportation Authority (LANTA) currently provides public transportation near the proposed roadway along North Front Street in the City of Allentown, continued to Fullerton Avenue in Whitehall Township. LANTA has long-term plans to ultimately provide service on the Riverside Drive corridor. Since the time of the previous review, the plans have been updated to address prior comments by providing a 5-foot concrete bus stop landing pad, pedestrian connection between the proposed shared use path and proposed roadway curbs, and ADA curb ramps, which facilitate the extension of transit service in the future. These transit-supportive design features align with *FutureLV* by 'improving connections between mass transit and walk/roll infrastructure' (of Policy 2.3). The LVPC supports and encourages continued coordination with LANTA as project development continues.

Street Trees

The revised application removes approximately 30 proposed street trees along the two-mile road and trail corridor from the previously removed plan. The LVPC recommends reconsideration of this change, and that any existing and originally proposed trees be retained wherever possible to preserve the significant benefits they provide to community residents and the Township and City as a whole. While a substantial number of street trees are still proposed on the current plan set, maximizing opportunities for street trees provides direct benefits to the Township and City by helping to manage stormwater and reduce infrastructure costs, improve air quality and public health, and support higher property values and a stable tax base (of *FutureLV* Policies 4.6 and 5.3).

Stormwater Review

The project site is located within the Catasauqua and Little Lehigh Creek Watersheds. These watersheds have fully implemented Act 167 Stormwater Management

Ordinance. Because this is a Pennsylvania Department of Transportation project, stormwater management review is still required but is deferred until design is complete that supports the project moving towards construction. Note that the plans cannot be recorded until stormwater requirements are met.

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 I§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.

The LVPC has copied representatives from adjacent municipalities to 'coordinate land use decisions across municipal boundaries' (of Policy 1.4).

Please feel free to reach out if you have any questions.

Sincerely,



Evan Gardi
Transportation Planner



Jill Seitz
Chief Community and Regional Planner

cc: Christine Frey, Pennsylvania Department of Transportation, Applicant; Chris Stanford, Michael Baker International, Project Engineer; Frank Clark, Whitehall Township Engineer; David Petrik, City of Allentown Deputy Director of Public Works; Jesse Sadiua, City of Allentown Chief Planner; Brandon Jones, City of Allentown Planner; Rick Molchany, Lehigh County Director of General Services; Molly Wood, LANTA Planner/Land Use Specialist; Garrett Cook, Lehigh County Conservation District; Antone Pierucci, Delaware & Lehigh National Heritage Corridor Executive Director; Cathy Fletcher, City of Bethlehem Planning Director; Kerry Rabold, Salisbury Township Administrative Assistant; Shane Pepe, Emmaus Borough Manager; David Manhardt, South Whitehall Township Director of Community Development; Melissa Wehr, Hanover Township Manager; Glenn Eckhart, Catasauqua Borough Manager; Peter Paone, President, North Catasauqua Borough Council; LeRoy E. Brobst, Manager, Northampton Borough; Tiffany Benson, Coplay Borough Secretary/Treasurer; Randy Cope, North Whitehall Township Manager



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August xx, 2025

Ms. Cathy Fletcher, Director of Planning and Zoning
City of Bethlehem
10 E Church St
Bethlehem, PA 18018

**Re: Commonwealth Charter Academy – Land Use of Regional Significance
City of Bethlehem
Lehigh County**

Dear Ms. Fletcher:

The subject application is considered a Land Use of Regional Significance, as 'All' Education Facilities are considered land uses of regional significance in FutureLV: The Regional Plan (page 147). 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.

- LVPC Comprehensive Planning Committee Meeting
 - August 26, 2025, at 12:00 PM
 - <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting
 - August 28, 2025, at 7:00 PM
 - <https://lvpc.org/lvpc-meetings>

The application proposes the conversion of a 46,670-square-foot building into office space for teachers and staff of a cyber charter school at 2200 West Broad Street. The existing building will remain and surrounding parking improvements are proposed. According to the submitted application, there will be full interior renovation of the building along with structural repairs to the exterior. A lot consolidation of two parcels is also proposed in conjunction with this application (Parcel Identification Number 641758491179 and 641758795207).

Site Suitability

The redevelopment proposal serves to 'expand access to education and job training' (of Policy 4.1) and invests in schools located along corridors (of Policy 4.3). The addition of bicycle parking on the site plan supports a safe, healthy, inclusive and livable

community (*FutureLV: The Regional Plan*, Goal 5). Additionally, the area contains existing multimodal infrastructure, and the site is served by the Lehigh and Northampton Transportation Authority (LANTA) with a pair of bus stops along W Broad Avenue.

The LVPC recommends that educational institutions incorporate environmentally sensitive building and landscape design, such as green roofs or solar panels. This would increase the cost-effectiveness of building operation and further academic endeavors related to these technologies, while enhancing the campus setting, demonstrating environmental leadership within the region, and 'reducing climate change impacts through mitigation and adaptation' (of Policy 3.4).

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,

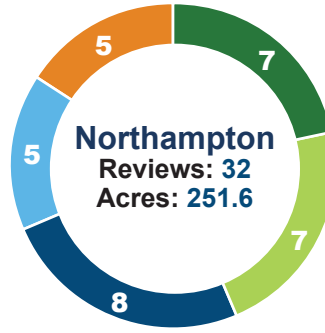
A handwritten signature in black ink, appearing to read "Joseph Dotta". The signature is fluid and cursive, with a stylized "J" and "D".

Joseph Dotta
Regional Planner

cc: Strada Architecture, LLC, Applicant; Stahl Sheaffer Engineering, Inc, Project Engineer/Surveyor; Commonwealth Charter Academy; Record Property Owner; Craig Peiffer, City of Bethlehem Assistant Director.

July 2025

PLAN ACTIVITY BY COUNTY



REGIONAL TOTALS*

8
Subdivision/Lot Line
Adjustments

28
Development

10
Stormwater
Management

6
Municipal Ordinances,
Maps and Plans

378.4
Acres

**Includes preliminary and final plans*

RESIDENTIAL

NON-RESIDENTIAL

SUBDIVISIONS AND LOT LINE ADJUSTMENTS

STORMWATER MANAGEMENT

MUNICIPAL ORDINANCES, MAPS AND PLANS

RESIDENTIAL DEVELOPMENT

386 Total Units



79

SINGLE-FAMILY
DETACHED



8

TOWNHOUSES



293

APARTMENTS



6

TWINS



0

ASSISTED-
LIVING



0

MANUFACTURED
HOMES



0

CONDOS

NON-RESIDENTIAL DEVELOPMENT

897,850 Total Square Feet



16,732

COMMERCIAL



56,189

RETAIL



52,477

PUBLIC/
QUASI-PUBLIC



688,100

INDUSTRIAL



667,400

WAREHOUSE*



84,382

OFFICE



0

TRANSPORTATION



0

AGRICULTURE



0

RECREATIONAL

**Warehouse is a subset of Industrial*

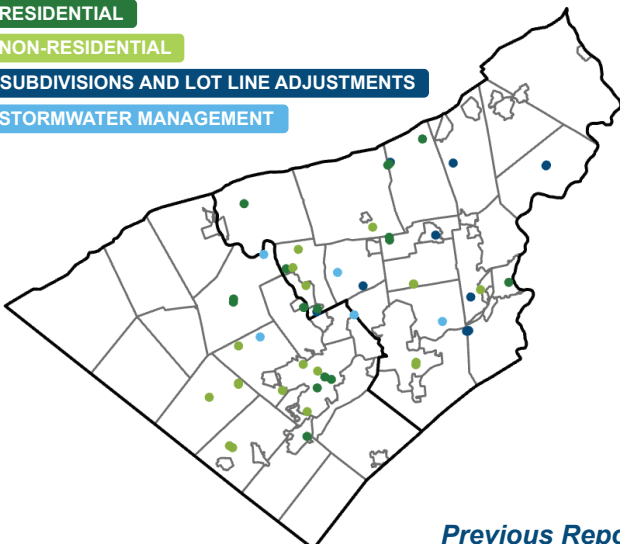
LOCATION OF DEVELOPMENT

RESIDENTIAL

NON-RESIDENTIAL

SUBDIVISIONS AND LOT LINE ADJUSTMENTS

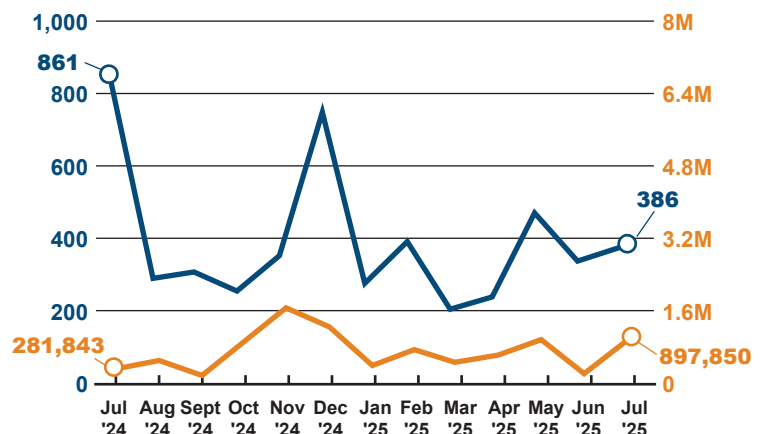
STORMWATER MANAGEMENT



YEAR TO DATE (YEAR TO YEAR)

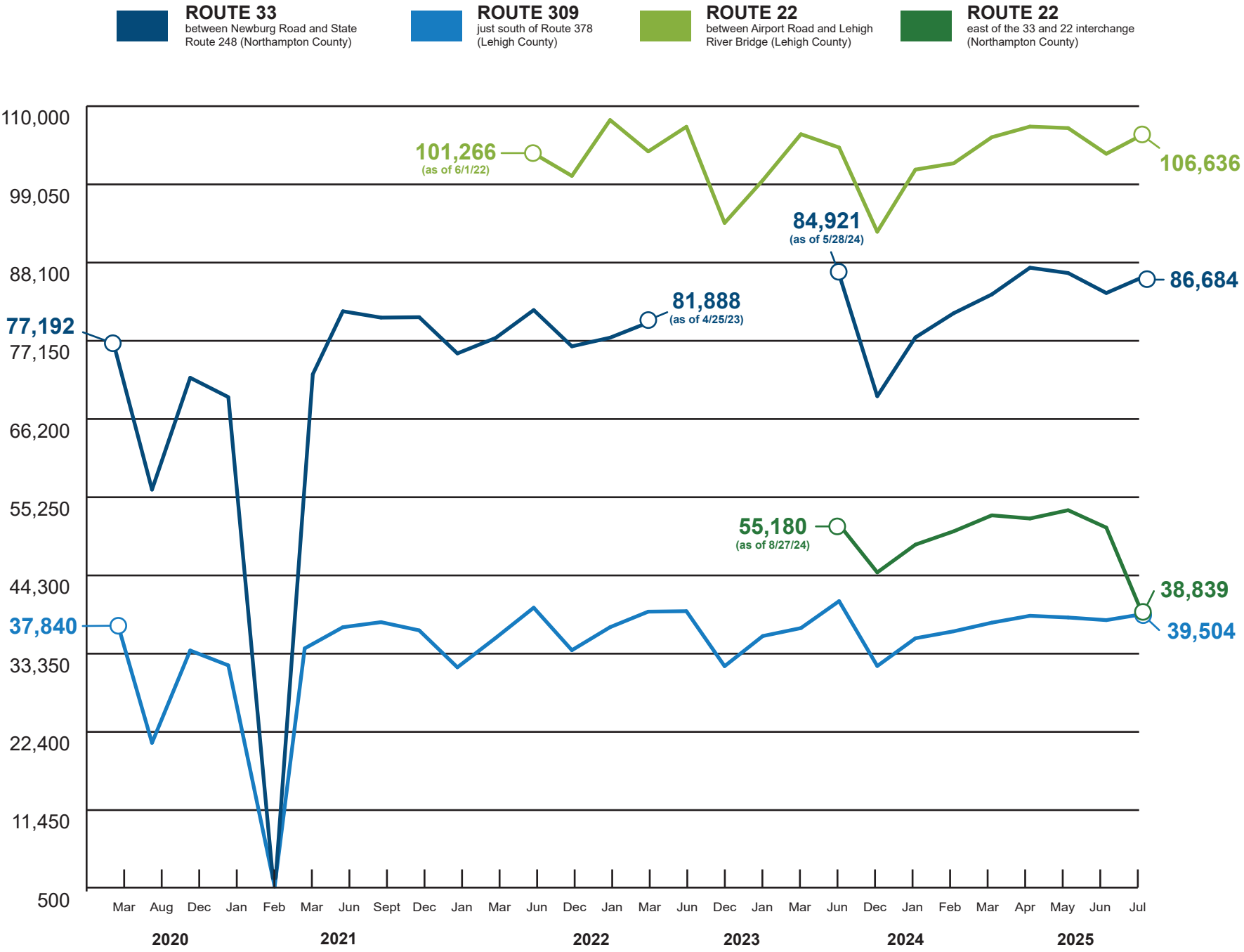
RESIDENTIAL UNITS

NON-RESIDENTIAL SQUARE FOOTAGE



Previous Reports at lvpc.org/subdivision-data

TOTAL VEHICLE TRAFFIC



TOTAL TRUCK TRAFFIC

