



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, October 23, 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

1. Wilson Area Family Center (AM-C)

Chair's Report

1. LVPC Organizational Strategic Plan Adoption

Minutes

1. ACTION ITEM: Minutes and Review of Roll Call Actions of the September 25, 2025, Commission Meeting (CM)

Comprehensive Planning Committee:

1. ACTION ITEM: Plainfield Township – Zoning Ordinance Amendment – Waste Disposal Tonnage (JS)
2. ACTION ITEM: Plainfield Township – Land Use of Regional Significance – Grand Central Landfill East Expansion (JS, SMyerov)
3. ACTION ITEM: Summary Sheet (SMelnick)

Environment Committee:

1. ACTION ITEM: Whitehall Township – Park, Recreation & Open Space Plan Review (CM)
2. ACTION ITEM: Summary Sheet (SR)

Transportation Committee:

1. ACTION ITEM: Street Vacation Request – Salisbury Township (BB)
2. INFORMATION ITEM: Employment Centers Preview
 - a. Lehigh Valley Awards Gala (SP)

New Business:

1. INFORMATION/ACTION ITEM: National Community Planning Month (JS)

Executive Director's Report:

1. *INFORMATION ITEM*: Truck Parking Study Implementation (BB)
2. *INFORMATION ITEM*: Lehigh Valley General Assembly, October 30th @ 7pm, at the LVPC Offices

Monthly Reports:

1. *INFORMATION ITEM*: Quarter 3 Subdivision, Land Development, Stormwater and Municipal Ordinances/Plans Report (JS)
2. *INFORMATION ITEM*: Quarter 3 Highway Performance Monitoring System Traffic Count Report (BB)
2. *PACKET ITEMS*:
 - a. September Subdivision, Land Development, Stormwater and Municipal Ordinances/Plans Report
 - b. Highway Performance Monitoring System - Monthly Traffic Count Report

Communications and Engagement

1. *PACKET ITEM*: Morning Call Business Cycle Column
 - a. Published: September 28 - "Tracking road usage keeps Lehigh Valley moving along"
 - b. lvpc.org; mcall.com
 - c. Next column: November 9
2. *PACKET ITEM*: Monthly, Plan Lehigh Valley Talk Show on WDIY, Lehigh Valley Public Radio, 88.1
 - a. Air Date: October 6 - "Employment and Population Growth with Minsoo Park.
 - b. Next show – 6:30 pm, November 3
3. *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 October 28: Municipal Stormwater Facilities Program
 - Register at www.gis.penndot.gov/LTAP/ or by contacting Hannah Milagio at hmilagio@lvpc.org 610-264-4544

Next Lehigh Valley Planning Commission Meeting:

Thursday, November 20, 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 the Thursday, September 25, 2025, Meeting

The LVPC held a public meeting on Thursday, September 25, 2025. The meeting was advertised in the Lehigh Valley Press on January 8th, 2025.

LVPC Chair Chris Amato chaired the meeting.

Mr. Christian Martinez took Roll Call.

Members in Attendance:

Lehigh County

Michael Drabenstott, Bob Elbich, Sunny Ghai, Philip Ginder, Steve Glickman, Kent Herman, John Inglis, Stephen Repasch, Kevin Schmidt, Richard Molchany and Dennis Klusaritz

Northampton County

Christopher Amato, Scott Minnich, John Gallagher, Judith Haldeman, Steve Melnick, Armando Moritz-Chapelliquen, Jean Versteeg and Basel Yandem

Members Absent:

Lehigh County

Phillips Armstrong, Ron Beitler, Percy Dougherty, Matthew Tuerk, Jennifer Gomez, Diane Kelly, Christina Morgan, Santo Napoli and Owen O'Neil

Northampton County

Jessica Cope, Ken Kraft, Rachel Leon, Carl Manges, Lamont McClure, Edward Nelson, Salvatore Panto, Jr., J. William Reynolds, Andrew Elliott, Charles Elliott, John McGorry, Crystal Rose and Tina Smith

Staff Present: Becky A. Bradley, David Cohen, Jillian Seitz, Matt Assad, Susan Myerov, Christian Martinez, Corinne Ruggiero, Mackenzie Geisner, Subham Kharel, Clay Karnis, Minsoo Park, Tracy Oscavich, Denjam Khadka, Taylor Beasley, Chris Embert, Hannah Milagio, Evan Gardi and Samantha Pearson

Public Present: Amy Unger, Phil Gianfarco, Lauren Palmer, Meredith Hauck, Cathy Fletcher, Josh Rappaport, Joe Uliana and Ed Konjoyan

COURTESY OF THE FLOOR

Commissioner Moritz-Chapelliquen commented on how nice it is to meet in person and stressed the importance of the commission continuing to work together to better the region.

CHAIR'S REPORT

MINUTES

Chair Amato stated that the minutes of the Thursday, August 28, 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. Commissioner Klusaritz abstained.

COMPREHENSIVE PLANNING COMMITTEE

ACTION ITEM: Lehigh County Subdivision and Land Development Ordinance Amendment

Ms. Seitz presented a proposal to update Lehigh County's Subdivision and Land Development Ordinance. As the LVPC prepares to launch the new Online Submission Portal, the County's ordinance has to be updated to require electronic plan submission through the new portal; and remove or revise any existing requirement for submission of paper plans.

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

Commissioner Glickman asked if every municipality in the County has to submit through the e-plan portal, or if it only applies to the County SALDO communities. Ms. Bradley and Ms. Seitz confirmed that all plan submissions, regardless of municipality, must go through the e-plan portal.

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

ACTION ITEM: Northampton County Subdivision and Land Development Ordinance Amendment

Ms. Seitz presented a proposal to update Northampton County's Subdivision and Land Development Ordinance. As the LVPC prepares to launch the new Online Submission Portal, the County's ordinance has to be updated to require electronic plan submission through the new portal; and remove or revise any existing requirement for submission of paper plans.

Chair Amato called for a motion to accept the staff review. Commissioner Minnich made the motion, and Commissioner Moritz-Chapelliquen seconded the motion. Chair Amato asked for any comments or questions.

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

ACTION ITEM: Comprehensive Planning Committee Summary Sheet

Comprehensive Planning Committee Vice Chair Gallagher briefed the Commission on the Comprehensive Committee Summary Sheet that featured a zoning ordinance amendment from Hanover Township (NC) for the Aircraft Flightpath Highway Business District and a subdivision and land development ordinance update from Whitehall Township regarding recreation fees.

Chair Amato called for a motion to accept the summary sheet. Commissioner Ghai made the motion, and Commissioner Repasch seconded the motion. Chair Amato asked for any comments or questions and the Chair commented on poor air quality in the region and offered mitigation strategies for new development in the Aircraft Flightpath Highway Business District zone in Hanover Township (NC).

Chair Amato called for affirmative votes to accept the staff comments. Commissioners Ginder and Versteeg abstained.

ENVIRONMENT COMMITTEE

ACTION ITEM: Environment Committee Summary Sheet

Commissioner Repasch briefed the Commission on the Environment Committee Summary Sheet that featured the Lehigh County Authority Preliminary Capital Plan for 2026-2030 for its Allentown and Suburban Divisions and a Pennsylvania Utilities Commission review of an application for Comcast Cable Communications to install new underground communications infrastructure at Lehigh Drive in the City of Easton.

Chair Amato called for a motion to accept the staff review. Commissioner Moritz-Chapelliquen made the motion and Commissioner Drabenstott 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. Commissioners Ghai and Herman abstained from the Lehigh County Authority Capital Plan item.

TRANSPORTATION COMMITTEE

INFORMATION ITEM: US Route 22 Mobility, Safety and Congestion Management Plan RFP

Ms. Bradley informed the Commission regarding a request for proposals for a Mobility, Safety and Congestion Plan for US Route 22. Ms. Bradley directed anyone interested in the project to pennbid.net for further information.

Commissioner Minnich asked about the selection and bidding process for the project. Ms. Bradley clarified the process, explaining that proposals would be taken until 3 pm October 10, the project would be scheduled to begin in December and be completed a year later.

EXECUTIVE DIRECTOR'S REPORT:

Ms. Bradley introduced Lauren Palmer and Meredith Hauck, from EverStrive Solutions, to present an overview of the LVPC Strategic Plan.

The EverStrive Solutions team presented on the process behind the development of the strategic plan, the key research findings, the strategic pillars of the plan and previewed the implementation plan.

Commissioner Moritz-Chapelliquen emphasized the role of LVPC Commissioners as champions of the LVPC, building off a recommendation made in the strategic plan presentation.

MONTHLY REPORTS

Chair Amato notified the Commission that monthly reports are featured in each Commissioner's packet. Chair Amato asked for any comments or questions. There were none.

COMMUNICATIONS AND PUBLIC ENGAGEMENT:

INFORMATION ITEM: 2025 Lehigh Valley Awards Gala

Ms. Pearson shared that the 2025 Lehigh Valley Awards and Gala has been scheduled for December 3rd at Hotel Bethlehem. The celebration honors the region's most impactful planning, design, and community development achievements across Lehigh and Northampton counties. Ms. Pearson described the awards to be given out and their nomination process. Information was also provided about sponsorship availability and ticket reservations.

Chair Amato commended the addition of the Percy Dougherty Planning Award and celebrated his contributions to planning in the region.

INFORMATION ITEM: Big Check Presentations

Mr. Assad gave a recap of the media events held by the Lehigh Valley Transportation Study that distributed \$11.4 million in transportation funding at communities across the Lehigh Valley.

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, October 21 at 7 pm. Chair Amato then asked if there was a motion to adjourn the meeting and Commissioner Minnich made the motion. Commissioner Repasch seconded. The meeting was adjourned.

Submitted by:

Becky Bradley, AICP, Executive Director and Christian Martinez, Environmental Planner



Lehigh Valley Planning Commission

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BECKY A. BRADLEY, AICP
Executive Director

October XX, 2025

Ms. Paige Stefanelli, Manager
Plainfield Township
6292 Sullivan Trail
Nazareth, Pennsylvania 18064

**Re: Zoning Ordinance Amendment – Waste Disposal Tonnage
Plainfield Township
Northampton County**

Dear Ms. Stefanelli:

The Lehigh Valley Planning Commission (LVPC) will consider the 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
 - October 21, 2025 at 12:00 PM
 - <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting
 - October 23, 2025 at 7:00 PM
 - <https://lvpc.org/lvpc-meetings>

The proposal amends the Plainfield Township Zoning Ordinance pertaining to *Specific Standards for Conditional Uses – Sanitary Landfill Involving the Disposal of more than 100 tons of solid waste per day* (Section 27-320.1.22). The ordinance currently limits disposal to an average of 1,200 tons per day over any calendar month, with a maximum of 1,500 tons per day. The amendment increases these limits to an average of 2,750 tons per day over any calendar month, with a maximum of 3,000 tons per day, to reflect the landfill’s current operating volumes as permitted by the Pennsylvania Department of Environmental Protection (DEP).

This amendment aligns local regulations with existing DEP authorizations and aligns with *FutureLV: The Regional Plan* by ‘providing environmentally responsible and economical solid, electronic, and hazardous waste disposal and recycling’ (of Policy 3.2). Maintaining regulatory consistency with state oversight helps ensure the continued

safe and efficient operation of a regionally significant solid waste facility, contributing to 'the fiscal health and sustainability of municipalities' (of Policy 4.6).

Municipalities, when considering ordinances and 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 send a copy of any final amendments that are adopted, per the requirements of the MPC. 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: Amy Kahler, Township Administrative Assistant/Secretary.

DRAFT



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October XX, 2025

Ms. Paige Stefanelli, Manager
Plainfield Township
6292 Sullivan Trail
Nazareth, Pennsylvania 18064

**Re: Grand Central Landfill East Expansion – Land Use of Regional Significance
Plainfield Township
Northampton County**

Dear Ms. Stefanelli:

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
 - October 21, 2025 at 12:00 PM
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 - October 23, 2025 at 7:00 PM
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The application is considered a Land Use of Regional Significance under *FutureLV: The Regional Plan* in the Landfills and other Solid Waste Facilities category. The proposal consolidates 18 parcels into a 210.9-acre lot and expands the existing landfill located at 1963 Pen Argyl Road (parcel numbers E8 13 001, E8 13 002, E8 13 003, E8 13 004, E8 13 005, E8 13 006, E8 13 007, E8 13 008, E8 13 010, E8 13 011, E8 13 012, E8 13 013, E8 13 014, E8 13 14A, E8 13 015, E8 13 016, E8 13 16A and E8 13 017). The proposed landfill area is approximately 95 acres.

Background

The site proposed for landfill expansion is bounded by Pen Argyl Road to the west, Delabole Road to the south, Bocce Club Road to the north, and a rail right-of-way to the east. The existing landfill operation is to the west, Pen Argyl Borough is to the north, and exurban and agricultural areas are to the east and south.

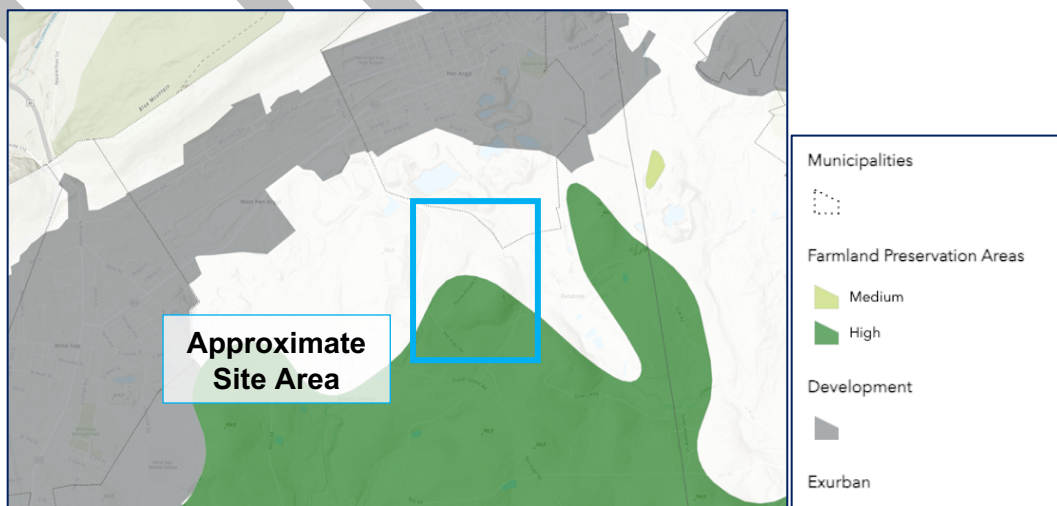


Vicinity Aerial – Google Imagery

Site Suitability

The northern half of the project site is designated as Exurban in the General Land Use Plan of *FutureLV: The Regional Plan*. *FutureLV* describes Exurban areas as generally lacking the characteristics necessary to support new development and are intended to remain in rural uses. However, the project site is directly adjacent to the existing landfill, which reflects that solid waste uses are already established in the immediate vicinity and that the area has previously accommodated this type of land use.

The southern portion of the site is designated as Farmland Preservation in the General Land Use Plan. The site also contains High and Medium Conservation Priority Natural Features including woodlands to the north and southeast, steep slopes to the south, and wetlands along Waltz Creek to the east (*FutureLV* Natural Resources Plan). Development within these areas conflicts with *FutureLV* objectives to ‘conserve and manage natural lands’ (of Policy 3.1).



FutureLV General Land Use Plan

Environment

The project site contains approximately 111.9 acres of woodlands. The site plan indicates that approximately 54.7 acres of wooded areas will be removed and 57.2 acres will be retained in the development process. Delineated wetlands, which have been formally identified and mapped through field investigation as meeting federal and state criteria for wetlands based on their soils, vegetation, and hydrology, are also retained along the eastern side of the site, although portions of wetlands in the southern area extend into a Met-Ed easement.

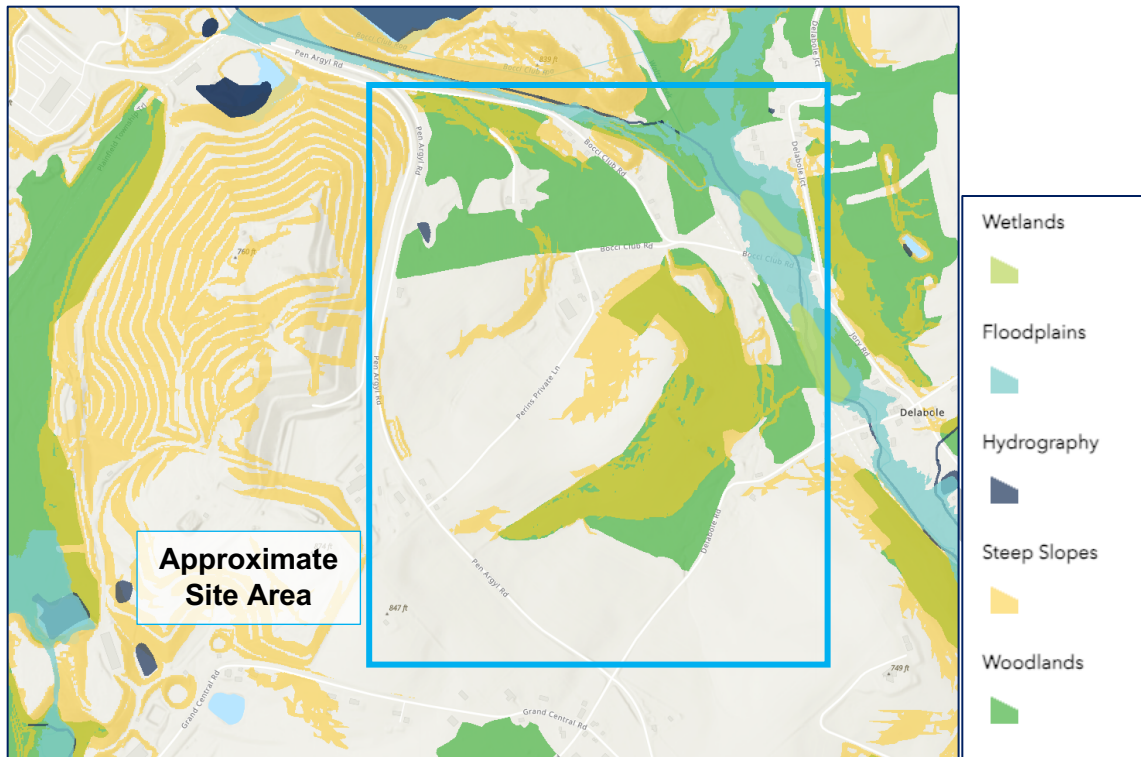
The Overall Site Plan shows that the proposed grass drive and berm on the northeast edge of the proposed landfill area to be 100 feet away from the delineated wetland boundary. The LVPC recommends ensuring that all land disturbance areas are at least 150 feet away from the exceptional value wetland boundary per Pennsylvania Riparian Buffer regulations Title 25, Chapter 102 (PA Title 25, § 102.14(a) (1)) (of *FutureLV* Policy 3.1).

The Township's recent rezoning of the site to Solid Waste Processing and Disposal District reflects an intent to facilitate expansion and continued operation of the existing landfill. The LVPC strongly recommends further 'preserving natural resources in the land development process' (of Policy 3.1) by reducing the extent of the proposed landfill area to avoid disturbance of steep slopes and additional woodland loss.

The LVPC recommends the Township pursue assurances that the proposed landfill area will not encroach on surrounding natural resources in the future. This can be accomplished by a land protection tool such as a conservation easement, land dedication, or memorializing agreements in the notes on recorded plans as to the limits of disposal.

The existing conditions map should specify the species and sizes of trees proposed for removal and include a summary table quantifying total removals. The landscaping plans should include a detailed summary of tree impacts and proposed replacement species and size. We recommend that the landscape plan be prepared by a licensed Landscape Architect to ensure professional oversight of design and compliance with Township standards.

The LVPC recommends that the Township not waive the street tree requirement. While there are currently existing trees along some of the roadway frontage, an arborist evaluation should verify whether the trees to be retained satisfy the intent of the ordinance. All proposed new plantings should prioritize native and climate-resilient species to 'preserve, protect and restore the natural environment to promote resiliency' (of *FutureLV* Policy 3.1). Additionally, the Township should confirm that all tree removal and replacement activities comply with the requirements of the Township Zoning Ordinance (Section 27-518), ensuring that landscape design contributes to long-term environmental quality and visual compatibility with the surrounding area.



LVPC Mapping of Existing Natural Features

Municipal and Regional Solid Waste Management

The proposal facilitates the continued operation of a regionally significant landfill, which aligns with the *FutureLV* objectives to ‘provide environmentally responsible and economical solid, electronic, and hazardous waste disposal and recycling’ (of Policy 3.2) and to ‘promote the fiscal health and sustainability of municipalities’ (of Policy 4.6).

Maintaining local solid waste disposal capacity provides opportunities to reduce the need for long-distance waste transport, which helps limit associated emissions from hauling vehicles and supports long-term fiscal sustainability through continued host fees and service stability.

Transportation

A traffic impact study (TIS) dated August 2025 was submitted with the application. Trip generation calculations within the TIS were based on field counts conducted along haul roads by the applicant. LVPC staff reviewed these calculations utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th edition ITE Land Use Code 170 “Utility”. The ITE Utility land use is defined as “a free-standing building that can house office space, a storage area, and electromechanical or industrial equipment that support a local electrical, communication, water supply or control, or sewage treatment utility”. Based on the ITE, the landfill currently generates approximately 177 trips per weekday, and the TIS indicates that the proposed expansion will not increase trip generation.

The project site is not located near major corridors. The LVPC strongly recommends that the applicant be required to prepare a truck routing and infrastructure viability plan to identify critical transportation infrastructure necessary for the safe and efficient operation of the facility. Maintaining the long-term viability of roadway assets is essential to both the project and

surrounding communities. Deterioration of the local road network due to heavy vehicle use over extended periods of time could necessitate detours, weight restrictions, or repair projects that would affect residents and businesses (of Policies 2.4 and 2.6).

Truck parking and passenger vehicle parking areas should be future-ready for electrification by including conduit and capacity for electric vehicle charging infrastructure (of Policies 2.5, 3.2 and 3.4). As machinery and fleet equipment transition toward electrification, early investment in infrastructure during this expansion phase will support long-term sustainability.

The LVPC also recommends providing on-site snow removal facilities in safe, designated areas. Pennsylvania law requires snow and ice removal from the tops of commercial vehicles, and facilities that accommodate this activity help ensure safe travel conditions and compliance (of *FutureLV* Policies 5.1 and 5.4).

The surrounding road network lacks multimodal infrastructure such as sidewalks, shoulders, or bike lanes. The Township is encouraged to conduct a Vulnerable Road User (VRU) assessment to determine potential interactions between non-motorized users and freight traffic, and to install appropriate signage or design features to enhance safety (of Policies 2.2 and 2.6).

The Lehigh and Northampton Transportation Authority (LANTA) currently does not provide service near the landfill site. The facility lies outside its service area, with existing LANTA routes operating along PA Route 512 in Wind Gap and Pen Argyl boroughs and along Main Street in Bangor Borough, west and north of the project area. LANTA does not have plans to extend service into the project vicinity. While fixed-route transit service is unlikely, coordination between the Township, the applicant, and LANTA is still encouraged to raise awareness of potential transportation needs for employees and to explore opportunities for future regional mobility connections (of Policy 2.2).

Emergency Access

The LVPC strongly recommends that the Township coordinate with local emergency service providers to ensure that fire, EMS, and police agencies are adequately prepared to serve the expanded facility and are familiar with site layout, access points, and emergency procedures (of Policies 2.2 and 5.1).

Community Health and Wellbeing

While solid waste disposal provides a vital regional service, *FutureLV* emphasizes minimizing exposure to environmental hazards and protecting community livability (Policy 3.2). The LVPC strongly recommends the Township ensure that air quality, groundwater, odor, and noise impacts are thoroughly evaluated and mitigated, especially for nearby residential areas, schools, and community facilities.

Ongoing public communication and transparent environmental monitoring must be included as conditions of approval to maintain community trust and support long-term health protection.

Regional Coordination

Given the landfill's proximity to Pen Argyl Borough and Washington Township, and its role as a primary solid waste facility serving Northampton County, the LVPC emphasizes that ongoing intergovernmental coordination is essential to managing regional impacts. *FutureLV*

calls for municipalities to “coordinate land use decisions across municipal boundaries” (Policy 1.4) to ensure that essential services and infrastructure are planned comprehensively. The Township is encouraged to work closely with its neighboring municipalities and the County to share data, align monitoring and mitigation measures, and address cross-boundary considerations related to transportation, environmental quality, and community health. Such coordination supports consistency in regional decision-making and upholds the shared responsibility to protect the public health, safety, and welfare. The LVPC has copied representatives of adjacent municipalities to further facilitate coordination (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 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. 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



Evan Gardi
Transportation Planner

cc: Amy Kahler, Township Administrative Assistant/Secretary; Louise Firestone, Wind Gap Borough Manager; Robin Zmoda, Pen Argyl Borough Manager; Sharon Cifuentes, Washington Township Secretary/Treasurer.



Project Review Summary Sheet

Comprehensive Planning Committee

Date: October 2025

Project	Municipality	Brief Statement of Purpose	LVPC Comment
Curative Amendment	North Whitehall Township	<i>Mechanics Shops as Home Based Businesses</i> – The Petitioner has submitted a challenge and curative amendment to the Zoning Ordinance of North Whitehall Township related to the use of a residential garage for the home occupation of auto repair. The petitioner operates a long-standing home-based mechanic’s business on a residential property within the Township’s Conservation Residential Zoning District, and seeks to continue this use through amendment of the ordinance.	The proposed curative amendment does not align with <i>FutureLV: The Regional Plan</i> , particularly policies calling for contextually situating land use and development to minimize impacts (of Policies 1.1, 3.2 and 5.4), preserving, protecting and enhancing natural resources (of Policy 3.1), and enhancing planning and emergency response efforts to protect public health, safety, and welfare (of Policy 5.1). The proposed curative amendment, if enacted, would create Township-wide inconsistencies and potential conflicts among residential land uses and is therefore not recommended for adoption.
Zoning Map Amendment	Whitehall Township	<i>810 Jefferson Street</i> – Proposes to rezone a 1.2-acre parcel from Office Park (OP) District to Regional/Community Commercial (C-2) District. The parcel is located in an area of transition between commercial and residential areas.	The Township should exercise caution in approving a zoning map amendment that would expand impactful by-right uses in a location immediately adjacent to existing homes. A more targeted approach to address the applicant’s site-specific needs would be to seek relief through the Zoning Hearing Board. This process would allow the Township to assess potential neighborhood impacts and minimize impacts of development (of Policy 3.2).



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Executive Director

October xx, 2025

Mr. Brandon Hibbler
Bureau Chief/Director of Recreation
Whitehall Township
3219 MacArthur Road
Whitehall, PA 18052

RE: Whitehall Township Draft Park, Recreation & Open Space Plan

Dear Mr. Hibbler:

The Lehigh Valley Planning Commission (LVPC) considered the subject plan at its Environment Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Both meetings were virtual, and occurred on:

- LVPC Environment Committee Meeting
 - October 21, 2025, at 10:30 AM
 - <http://www.tinyurl.com/LVPC2025>
- LVPC Full Commission Meeting
 - October 23, 2025, at 7:00 PM
 - <http://www.tinyurl.com/LVPC2025>

The Whitehall Township Draft Park, Recreation & Open Space Plan aims to reflect the Township's future vision of parks, recreation, and open space, "To provide parks and recreational opportunities that serve a variety of ages, abilities, and interests," as well as ensuring that, "[Parks and recreational opportunities] are physically and financially sustainable." The Plan has been developed during a time of population growth in Whitehall Township. The municipality grew 5% from 2010 to 2020 and is projected to add over 6,000 new residents by 2040, an increase of over 20% from 2020. At the same time, the region is experiencing elevated interest in parks, recreation and open space since the COVID-19 pandemic. Whitehall Township's population growth is also aging, and the Plan recognizes "The need to plan appropriately for parks and open space facilities for all age groups." The Whitehall Township Draft Park, Recreation & Open Space Plan provides beneficial updates to published parks and recreation mapping and data for the municipality and public, which will help the Township plan for and adapt to future needs from a growing population and evolving recreational preferences.

Elements of the draft plan consistent with relevant LVPC plans include, but are not limited to:

- Identifying key regional planning documents and their connections to Whitehall Township, including *FutureLV: The Regional Plan* and *Lehigh County Livable Landscapes*.
- Describing various funding sources to help with the implementation of the Plan (*Lehigh County Livable Landscapes*, Goal 6).
- Identifying, describing and mapping Whitehall Township's cultural and historical sites, as well as showing their proximity to trails (*Lehigh County Livable Landscapes*, Goal 5).
- Identifying and mapping roadway barriers to trail development and park access (*Lehigh County Livable Landscapes*, Goal 2).

- Utilizing parks and open space for stormwater management and water quality improvements (*FutureLV*, Policy 3.2).
- Identifying current private and public recreation programs, as well as current challenges and future actions and opportunities, to help enhance and diversify programming (*FutureLV*, Policy 5.3).

The LVPC recommends the following:

- In the “Existing Trails” map on page 49, including the multi-use trail along the Lehigh River, from the Township’s southern border to the Race Street bridge, which is proposed as a portion of the “Delaware and Lehigh National Heritage Corridor – Lehigh Valley Catalyst” project in *Walk/Roll LV*. The trail is also part of a successful US Department of Transportation Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant application for the Riverside Drive Multimodal Revitalization Corridor Project.
- Identifying additional potential connections between major trails in and around the Township, such as between the Ironton Rail Trail and Jordan Creek Greenway. One potential linkage between the trails is identified in *Walk/Roll LV* as Visionary Connection Map ID 20.
- Mapping the referenced open space parcels on page 44, which can help create a greenways and blueways network that promotes expansion and connection of preserved lands, as well as support future trail or other passive recreation development in these areas (*Lehigh County Livable Landscapes*, Goal 3).
- Identifying opportunities for park, recreation and open space access by utilizing LANTA routes (*FutureLV*, Policy 2.1).

The LVPC has been in communication with Whitehall Township and their consultant, HRG, to provide edits and recommendations for the Plan. The LVPC is supportive of the Township as it looks to implement its Park, Recreation & Open Space Plan and continues to be available as a resource to assist the Township in the implementation process. The Plan is a critical tool to provide parks and recreational opportunities for a variety of people in a physically and financially sustainable manner in Whitehall Township, aligning with the Township’s comprehensive plan, *Lehigh County Livable Landscapes* and *FutureLV: The Regional Plan*.

If you have any questions regarding the content of this letter, please do not hesitate to contact us.

Sincerely,



Christian Martinez
Environmental Planner



Susan Myerov, AICP
Director of Environmental Planning



Project Review Summary Sheet

Environment Committee

Date: October 2025

Project	Municipality	Brief Statement of Purpose	LVPC Comment
Application to Renew Approval of Existing Wastewater Treatment Plant and Discharge (DRBC Review)	Heidelberg Township	Application by Lehigh County Authority to renew approval of existing 60,000 gallons per day (gpd) Heidelberg Heights wastewater treatment plant and discharge. The current average monthly flow to the plant is approximately 48,000 gallons per day. No modifications to the plant are proposed.	Aligns with <i>FutureLV</i> action to 'protect the quality and quantity of surface water and groundwater' (of Policy 3.2).
Application to Approve Groundwater Withdrawal Modification of Existing Well and of Existing Non-Contact Cooling Water Discharge (NCCW) (DRBC Review)	Lower Nazareth Township	Application by FedChem, LLC to approve an existing groundwater withdrawal of up to 19.28 million gallons per month (mgm) from Well W-001 and the resulting non-contact cooling water discharge from the applicant's manufacturing facility. The withdrawal and discharge rates are increases from the amounts of 15.72 mgm described and approved in the previous docket from 1971. The increase in allocation is to match existing water usage at the docket holder's facility and approved in the Pennsylvania Department of Environmental Protection's issued NPDES permit for this site. The current discharge from the plant is 562,000 gallons per day. No expansion or modification of the facility is proposed. DRBC estimates that the project withdrawals used for the purpose of non-contact cooling, result in negligible consumptive use of the total water use.	Aligns with <i>FutureLV</i> action to 'protect the quality and quantity of surface water and groundwater' (of Policy 3.2).



Lehigh Valley Planning Commission

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Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
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BECKY A. BRADLEY, AICP
Executive Director

Planning for the Future of Lehigh and Northampton Counties at 615 Waterfront Drive, Suite 201, Allentown, PA 18102 ■ (610) 264-4544 ■ lvpc@lvpc.org ■ www.lvpc.org

October 16, 2025

Kerry Rabold
Planning & Zoning Officer
Salisbury Township
2900 South Pike Avenue
Allentown PA 18103
krabold@salisburylehighpa.gov

RE: **Street Vacation Petition
Portion of unopened E. Trout Street between S. Gilmore Street. and S. Halstead Street.
Salisbury Township, Lehigh County**

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 were virtual, and held on:

- LVPC Transportation Planning Committee Meeting
 - October 24, 2025 at 5:30 PM
- LVPC Full Commission Meeting
 - October 24, 2025 at 7:00 PM

Ms. Rabold,

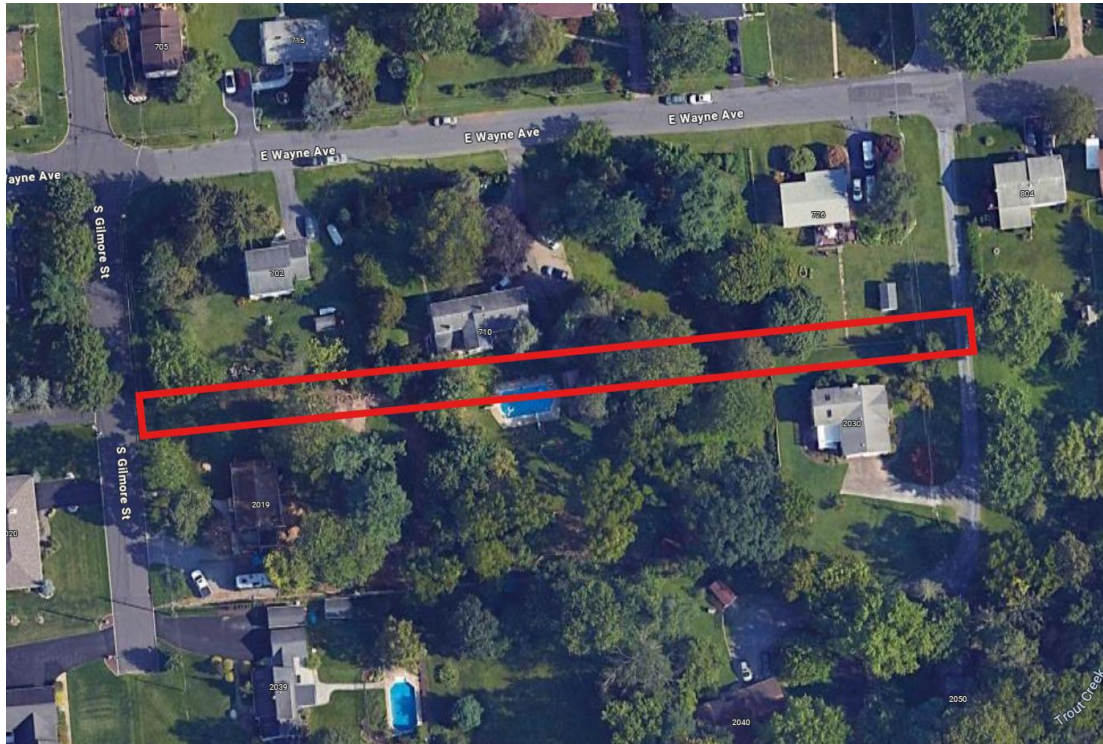
The proposed street vacation petition was reviewed for recommendations under Section 304 of the Pennsylvania Municipalities Planning Code, and for general consistency with the goals, policies and actions of *FutureLV: The Regional Plan*.

The proposed street vacation application was submitted by Salisbury Township on behalf of Victor Santiago of 710 E. Wayne Avenue, Allentown, PA 18103. The proposed request to vacate the rights of way for a portion of unopened E. Trout St. between S. Gilmore Street and S. Halstead St. in the Township. The petitioner currently has ownership of property on the North side of the area of rights of way for E. Trout Street. The petitioner has also received agreement from the surrounding property owners of:

- 702 E. Wayne Avenue
- 2019 S. Gilmore Street
- 726 E. Wayne Avenue
- 2030 S. Halstead Street

These properties abut the E. Trout Street rights of way.

The proposed location does not have any infrastructure currently built and has existing property including an in-ground pool and fencing in the rights of way as shown in the Vacation Exhibit provided by the township. The proposed location is in a residential area connected to the existing streets of S. Gilmore St. and S. Halstead St. Both are low-volume roads and are posted as No Outlet, Dead-End Streets.



Aerial view of the area petitioned to be vacated in red, courtesy of Google Maps



View of area petitioned to be vacated from S. Gilmore St. in red, also showing utility pole, courtesy of Google Maps

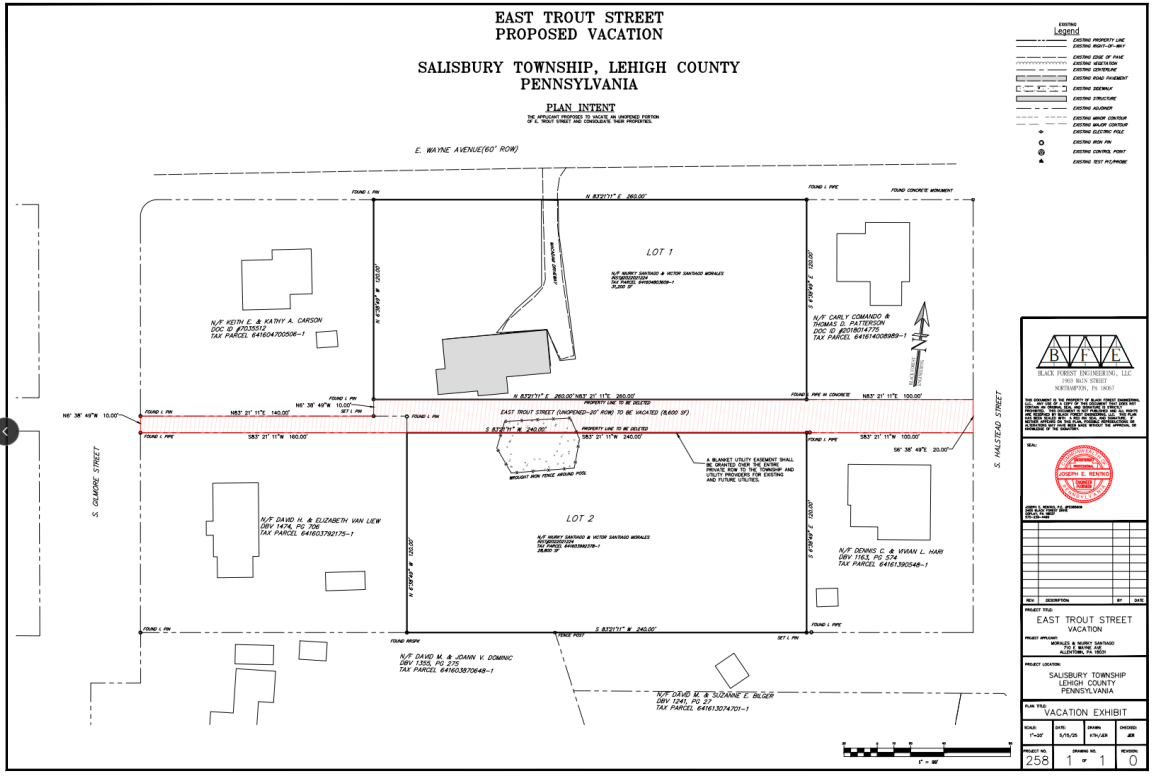
If the petition is granted by Salisbury Township, it is recommended that the utilities intersecting the proposed street vacation remain accessible in the event of maintenance or repair. This ensures maintenance of essential power, telecommunications, emergency services or other utilities required to sustain the public health, safety and welfare of the community. It is also recommended that any emergency access to utilities and to access properties be maintained to ensure proper response by emergency services personnel. Both utility and emergency services needs and access related to this street vacation petition support *FutureLV: The Regional Plan* policy 5.1 to “Promote safe and secure community design and emergency management”.

The LVPC appreciates Salisbury Township’s consideration of the goals and policies of *FutureLV: The Regional Plan* related to the street vacation petition for a portion of E. Trout St. In this case, the petition appears to support the use of underutilized property generally (*FutureLV* Policy 5.4).

It is also recommended that if the township grants the petition to vacate, that the township communicate with and notify the LVPC of the potential change. Please feel free to reach out with any questions or concerns you may have regarding the LVPC review.



Evan Gardi
Transportation Planner



Street Vacation Exhibit Engineering Plan, Courtesy of Salisbury Township



Area petitioned to be vacated, courtesy of Lehigh County GIS

**2025
LEHIGH VALLEY
AWARDS
GALA**

**WEDNESDAY
DECEMBER 3rd**
4–7pm | Hotel Bethlehem

This celebration honors the region's most impactful planning, design, and community development achievements across Lehigh and Northampton counties.

2025 AWARDS

**1ST ANNUAL
Percy Dougherty
Planning Award**

**Lehigh Valley
Award**

**Community of
Distinction Award**

GALA SCHEDULE

4PM
Networking Cocktail
Reception

5PM
Keynote Speech
and Dinner

6PM
Awards
Presentation

**RESERVE YOUR SPOT
TODAY**
tinyurl.com/lvpcgala2025





2025 LEHIGH VALLEY AWARDS GALA

TITLE SPONSOR: \$7,500

*only one available

Logo on awards screen, event signage, print program, web + social media
5 minutes at the podium during awards ceremony
Web + social media recognition
Reserved table with prime seating + 8 event tickets

PARTNER SPONSOR: \$5,000

*only one available

Partner in one award category + co-presentation of award
Logo in print program, event signage, web + social media
Recognition during awards ceremony award
Reserved table with prime seating + 8 event tickets

REFRESHMENTS SPONSOR: \$3,000

Logo in print program, event signage, web + social media
Recognition during awards ceremony
Branded signage at bar carts
Reserved half table with prime seating + 4 event tickets

GOLD SPONSOR: \$2,000

Logo in print program, event signage, web + social media
Recognition during awards ceremony
Reserved half table with prime seating + 4 event tickets

SUPPORTING SPONSOR: \$1,000

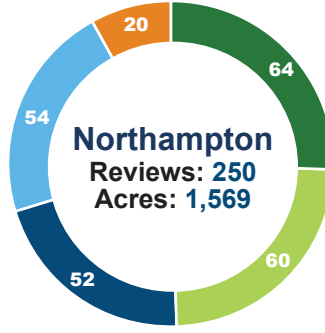
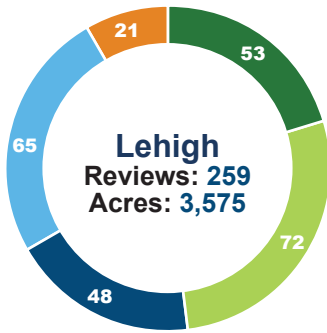
Logo in print program, web + social media
2 event tickets

Support the return of the Lehigh Valley Planning Commission's Annual Awards Gala.
Become a sponsor for the ceremony on December 3, 2025 from 4pm to 7pm.

Please contact spearson@lvpc.org to sponsor by November 18, 2025.

Hotel Bethlehem is located @ 437 Main Street Bethlehem, PA 18018.

PLAN ACTIVITY BY COUNTY



REGIONAL TOTALS*

100
Subdivision/Lot Line Adjustments
249
Development
119
Stormwater Management
41
Municipal Ordinances, Maps and Plans
5,145
Acres
<small>*Includes preliminary and final plans</small>

RESIDENTIAL DEVELOPMENT

3,697 Total Units



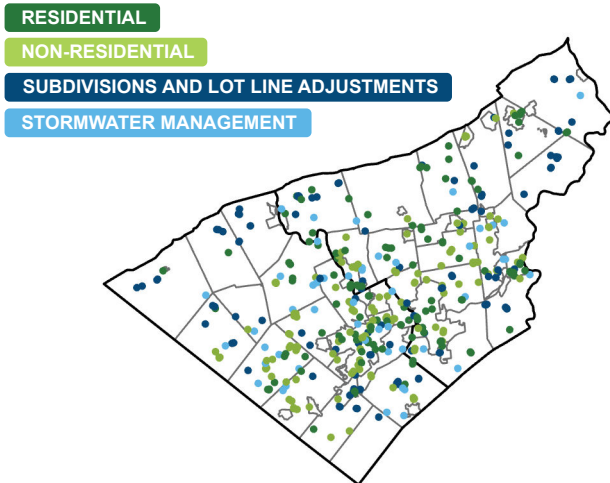
NON-RESIDENTIAL DEVELOPMENT

5,001,630 Total Square Feet

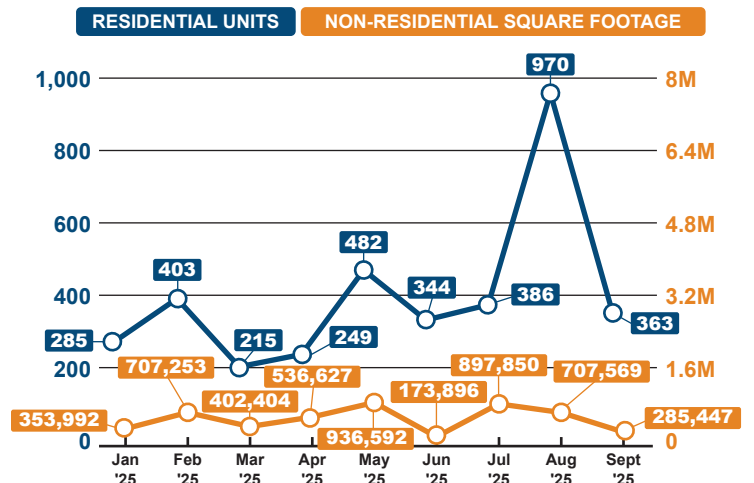


*Warehouse is a subset of Industrial

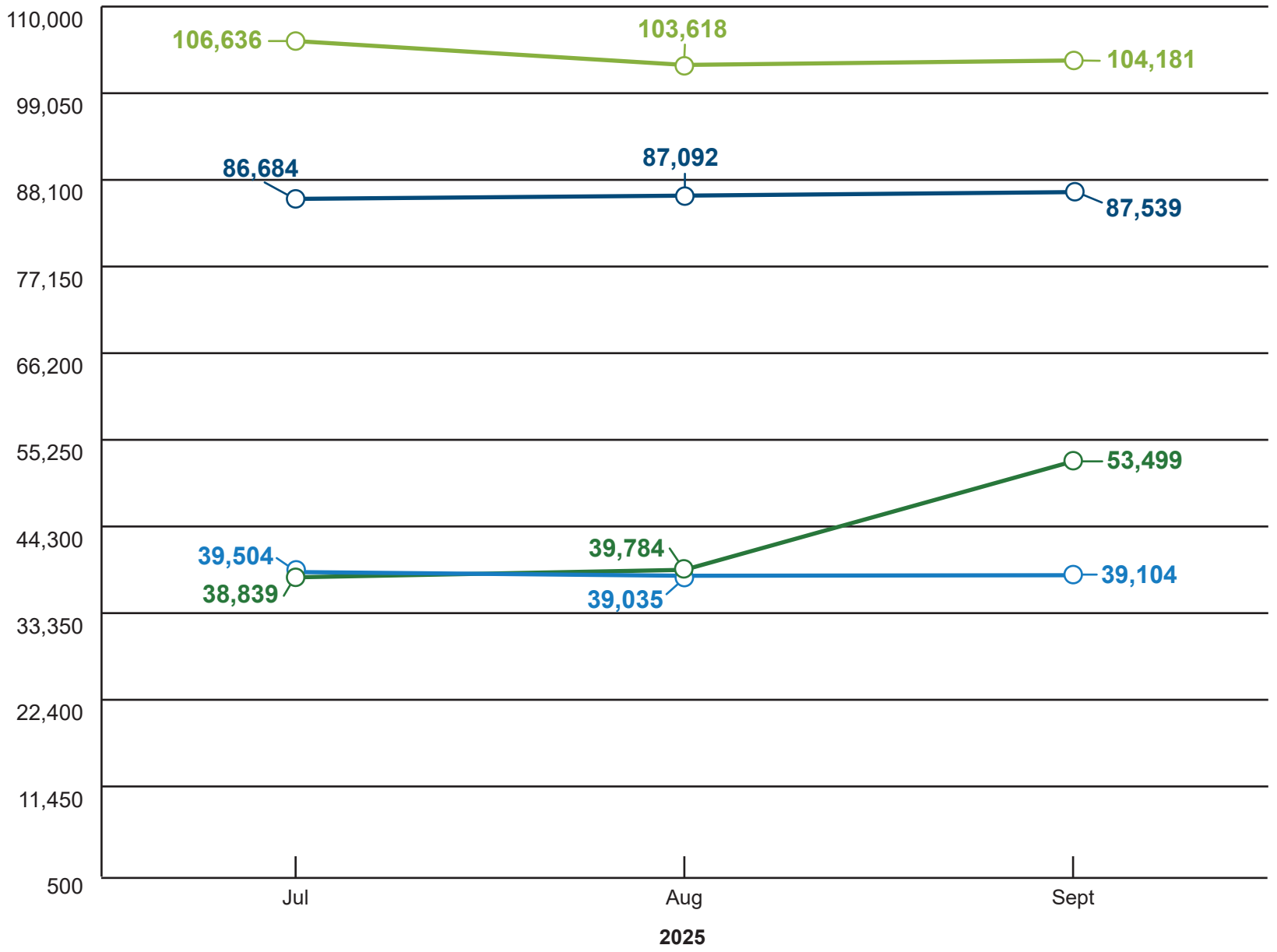
LOCATION OF DEVELOPMENT



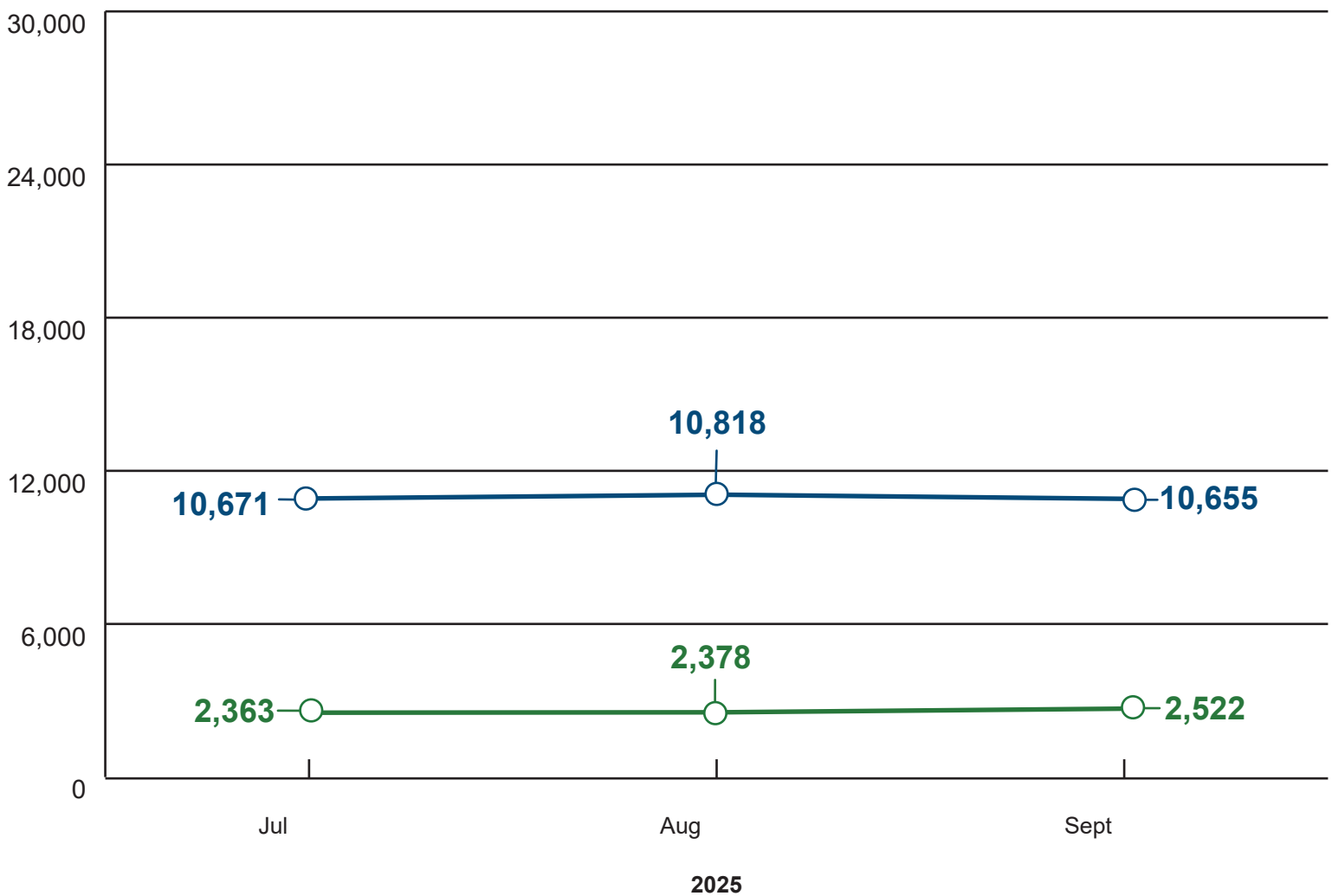
YEAR-TO-DATE (YEAR-TO-YEAR)



TOTAL VEHICLE TRAFFIC



TOTAL TRUCK TRAFFIC



PLAN ACTIVITY BY COUNTY



REGIONAL TOTALS*	
7	Subdivision/Lot Line Adjustments
23	Development
12	Stormwater Management
4	Municipal Ordinances, Maps and Plans
656	Acres

*Includes preliminary and final plans

RESIDENTIAL DEVELOPMENT

363 Total Units

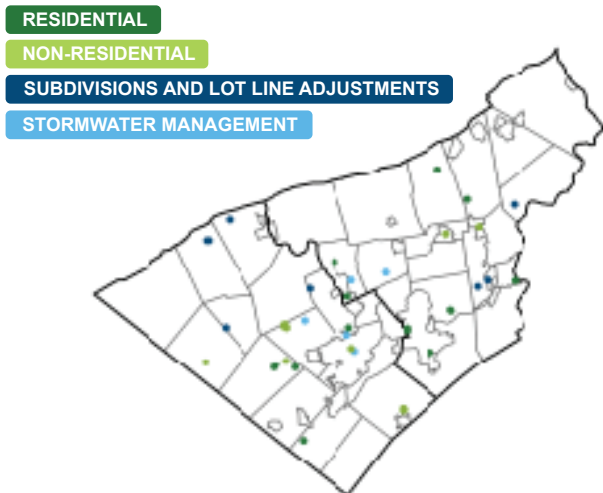


NON-RESIDENTIAL DEVELOPMENT

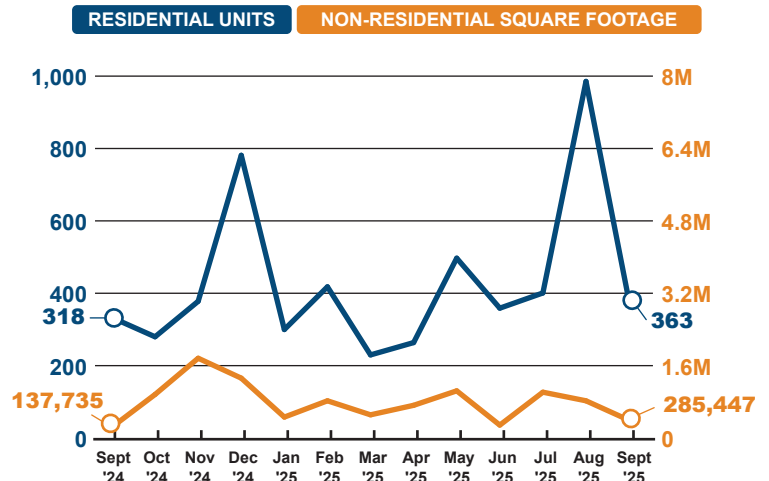
285,447 Total Square Feet



LOCATION OF DEVELOPMENT

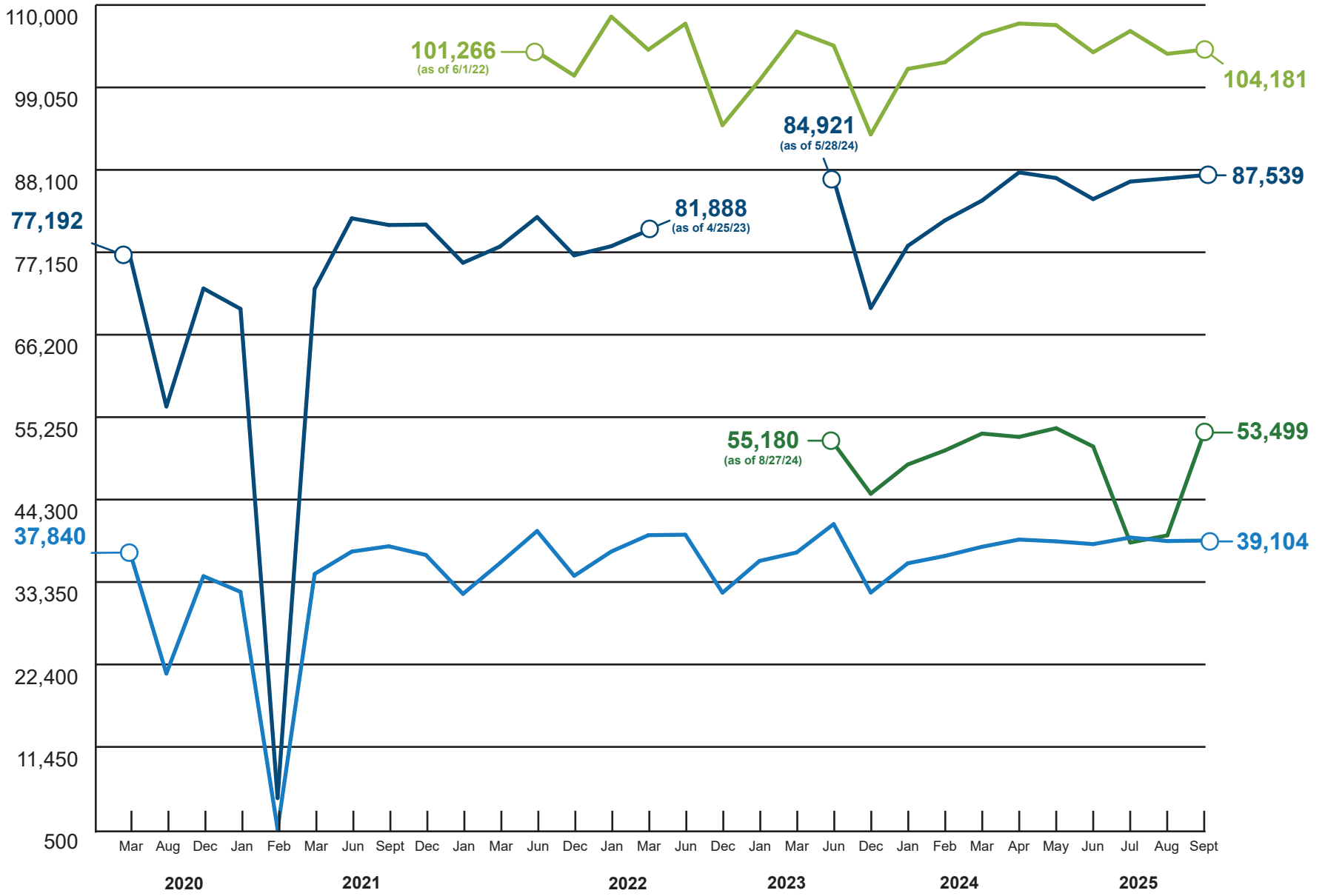


YEAR-TO-DATE (YEAR-TO-YEAR)



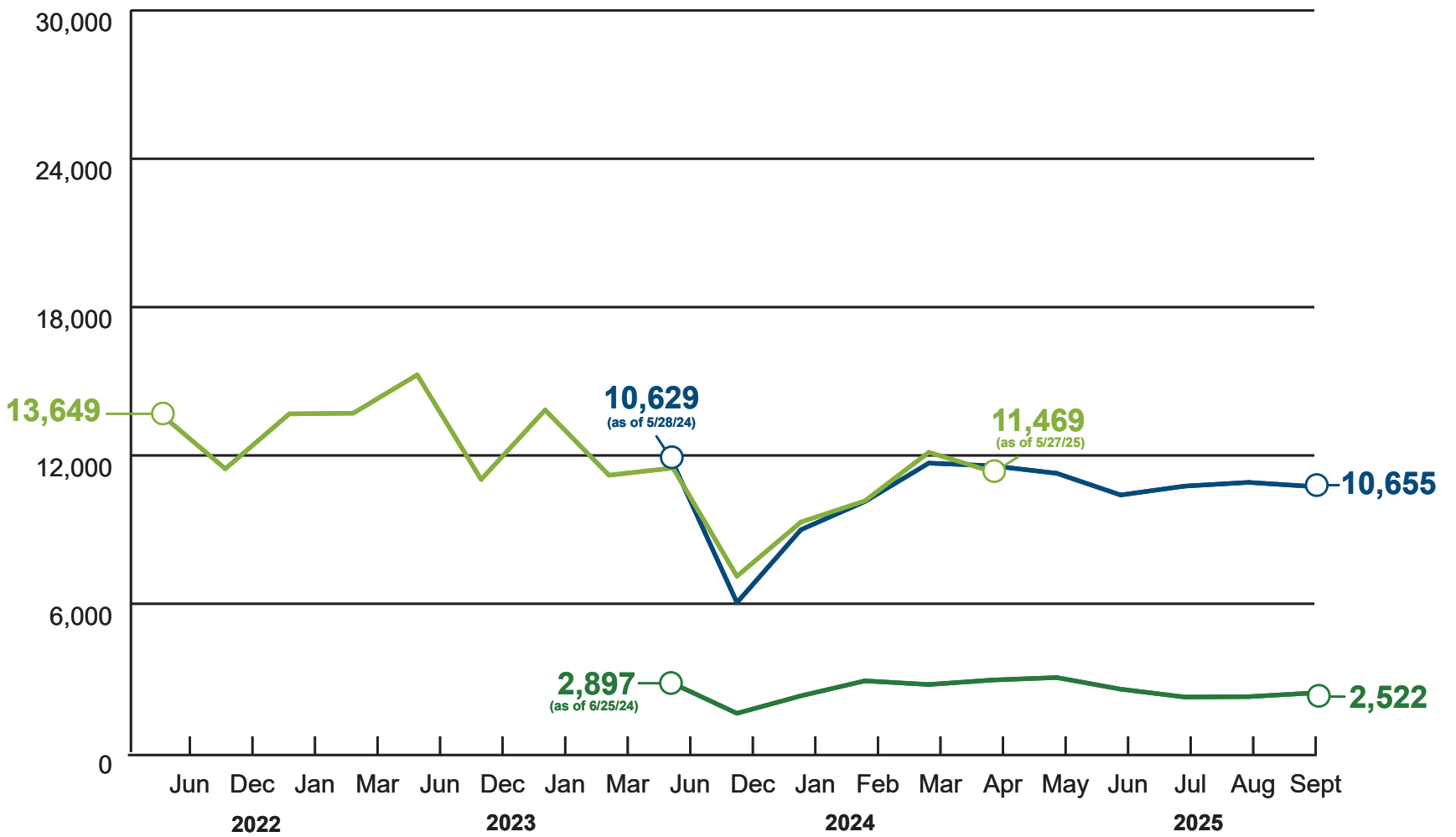
TOTAL VEHICLE TRAFFIC

- **ROUTE 33**
between Newburg Road and State Route 248 (Northampton County)
- **ROUTE 309**
just south of Route 378 (Lehigh County)
- **ROUTE 22**
between Airport Road and Lehigh River Bridge (Lehigh County)
- **ROUTE 22**
east of the 33 and 22 interchange (Northampton County)



TOTAL TRUCK TRAFFIC

- **ROUTE 33**
between Newburg Road and State Route 248 (Northampton County)
- **ROUTE 22**
between Airport Road and Lehigh River Bridge (Lehigh County)
- **ROUTE 22**
east of the 33 and 22 interchange (Northampton County)



THE MORNING CALL

Talking Business with Becky Bradley: Tracking road usage keeps Lehigh Valley moving

By Becky Bradley

Special to The Morning Call

September 28, 2025 at 8:30 AM



We've all seen those ubiquitous little QR code boxes that, with a simple mouse click, take us where we want to go online. So easy to create. So easy to use. Yet, every one of them involves a complex system of encoded data, error correction and positioning information.

Our road system is sort of like those QR codes. From Interstate 78 to Route 22 to the smallest local alley, a surprising amount of data and analysis goes into every paved path before and after the rubber meets the road.

Periodically we perform what the U.S. Department of Transportation has less-than-affectionately named "Roadway Functional Classification." Sounds boring yes, but it's

actually pretty important. It's essentially categorizing every road in our transportation system, based on how it's being used. It's the reality check for usage, based on average annual daily traffic or how many vehicles use the road. Functional classification is really exactly that — what the road operates or functions as. Stringing together the various sections — what transportation planners and engineers call segments — we get a very clear picture of where people are going and in what volumes. We can track changes, and yes, we see the cut-through that you thought only you and your closest friends and family know.

How roads are classified affects how a road is signed, what speed limit it has, whether it gets traffic signals or turning lanes, and determines crosswalk and bikeway design. It also dictates the criteria used to monitor whether it's working well, what federal or state funding it's eligible for, and ultimately, where it is placed on the priority list for upgrades or improvements.

Whether a road gets funding for improvements could quite literally depend on how it has been categorized.

Road classification has to be done because things change. Communities grow, development happens, societal habits evolve, and all that changes how people get to and from the places they need to go — work, school, the gym, wherever. It also affects the need for emergency services access from police, ambulance, and fire to national security. It's that important. And since it was last done in 2015, we've changed a lot.

The population of Lehigh and Northampton counties has increased by more than 40,000 in just a decade. We've added more than 48 million square feet of industrial development, and another 18,000 homes have been approved by local communities. Perhaps the most relevant change is that Lehigh Valley motorists are now logging nearly 1 million more miles a day on local roads than they did a decade ago. People are now collectively travelling nearly 15 million miles a day on Lehigh Valley roads.

Societal habit changes include more people using rideshare, and an explosion of delivery services beating a path to your doorstep. Sure, more people are working from home at least part of the week these days, and the data shows more local trips around neighborhoods, but because of population and business growth, traffic on major routes such as Routes 22 and 33 has increased as well. I've said it every day for a decade now — more is more, which means we have to think about transportation system management and improvement differently. The functional classification system updates allow us to do this, support more and better system refinements and ultimately enhance safety and mobility.

With all that in mind, the Lehigh Valley Planning Commission analyzed all 8,235 unique roads in the Lehigh Valley by inputting millions of bits of data that include things such as

traffic counts, crash and injury reports, speed limits, population and employment density and whether such traffic generators such as schools, hospitals or entertainment centers are nearby. The analysis puts each road into one of seven categories ranging from the Local Road to the Interstate. I, like many of you, sample just about every category on my typical commute to work, which includes driving past farm fields in Northwest Lehigh County, and passing by commercial centers and industrial corridors before arriving in one of the region's more urban zones along the riverfront in Allentown. You have experienced the changes so we are supporting communities, emergency management services, PennDOT and the USDOT, to rise to the challenge.

As a result of that road analysis, we requested to PennDOT and eventually USDOT that 31 Lehigh Valley roads be upgraded to a higher classification. And big announcement, folks — Route 22 now meets the traffic threshold to be classified as an interstate highway. The functional classification work of the LVPC is the basis for this request to the federal government for redesignation as critical to national mobility, not just state or regional. You heard it here first.

It will likely surprise no one that we found zero roads that should be downgraded.

Climbing a step in classification, and in some cases two, include some of the region's most recognizable corridors, including American Parkway, Tilghman Street, Route 100, Catasauqua Road in Bethlehem, Eighth Street in Allentown and 13th Street in Easton. PennDOT and USDOT experts will evaluate our recommendations and decide which roads will change. If you frequent one of the roads changing, you won't see immediate impacts, but over time, the most likely changes will be different lane widths, speed limits and the addition of turning lanes on some roads that have become a lot busier.

The fact that we have to reclassify over three dozen roads is a statement of how the success of our region has a cascading impact that touches just about every aspect of daily life. People are attracted to this region's wide range of natural resources, open space and recreation, and in some cases, its robust transportation network.

These increases in population, employment centers, commercial corridors and ultimately traffic, reinforce a simple truth: a growing, thriving region doesn't just happen — it's planned, studied, and yes, sometimes reclassified. The roads we drive each day aren't just pavement — they're the backbone of a community and an economy in motion. So next time you're sitting at a red light or navigating a new turning lane, know that it's not just traffic — it's data in action, shaping a Lehigh Valley that's constantly evolving to meet the needs of the people who call it home.

This is a contributed opinion column. Becky Bradley is executive director of the Lehigh Valley Planning Commission. She can be reached at planning@lvpc.org.



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Planning for the Future of Lehigh and Northampton Counties at 615 Waterfront Drive, Suite 201, Allentown, PA 18102 ■ (610) 264-4544 ■ lvpc@lvpc.org ■ www.lvpc.org

MEMORANDUM

DATE: October 8, 2025
TO: Lehigh Valley Planning Commission
FROM: Matt Assad, Managing Editor

REGARDING: Public Engagement, Education and Grants

Public Engagement

The most recent **Plan Lehigh Valley National Public Radio** show, which aired at 6:30 pm, October 6 on WDIY radio 88.1 FM, focused on, with guest Minsoo Park, LVPC and Workforce Board Lehigh Valley Economist. With hosts Becky Bradley and Matt Assad, Minsoo discussed how the Lehigh Valley is growing, on average, by 4,300 people a year and how it will continue to grow at that pace in the coming 25 years. They also reviewed which communities are growing at the fastest rates, and how artificial intelligence played a role in developing the Employment and Population projections. The show is available at www.wdiy.org/show/plan-lehigh-valley and www.lvpc.org/news/v. The next Plan Lehigh Valley will air November 3, at 6:30 pm.

The latest **Business Cycle Column** published on Sunday, September 28, focusing on how data shapes the ways in which the LVPC, LVTS, PennDOT and others plan for the future of our transportation infrastructure. Becky focuses on the Functional Roadway Classification update, and how this update is shaped by population and employment growth. The column can be found at www.lvpc.org/news/v and mcall.com. The next column in the Morning Call will publish on Sunday, November 14.

Educational Opportunities

The following Lehigh Valley Government Academy (LVGA), Local Technical Assistance Program (LTAP) Class will be held in person at the LVPC Office:

Municipal Stormwater Facilities Program

- **What:** This course will introduce participants to the stormwater processes, explain the need for stormwater control measures (SCMs), highlight the key laws regulating SCMs, define the common types of SCMs, and provide an overview of inspection and general maintenance activities. Attendees will learn to about different aspects of a municipal SCM program including inventory methods, inspections approaches, and maintenance needs as required by municipal codes, MS4/NPDES permits, and Chapter 102 NPDES permits. This content focuses on NPDES MS4 permit MCM 5 activities, with a brief overview of all MS4 MCMs.
- **Who:** Primarily intended for individuals who are involved in the planning level and permit adherence aspects of operation and maintenance of SCMs, including public works directors, personnel involved in establishing and administering local stormwater policies. SCM maintenance staff, persons reviewing SCM development plans, and inspecting SCMs would also benefit from the course content.
- **When:** Tuesday, October 28, 8 AM to noon

All LVGA LTAP classes are free and are intended for municipalities, transportation non-profits and organizations with a transportation purpose. LTAP Enables many practitioners who need courses with professional development hours (PDHs) to earn credits for maintaining their licenses and certificates.

Anyone can register at www.gis.penndot.gov/LTAP or by contacting Hannah Milagio at hmilagio@lvpc.org or 610-264-4544

Grant Opportunities

PA Department of Transportation (PennDOT) Transportation Alternative Set-Aside

The federal Transportation Alternatives Set-Aside (TASA) provides funding for projects and activities defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, environmental mitigation, trails that serve a transportation purpose, and safe routes to school projects. Final Applications are due October 31, 2025 at 4:00 PM. More information is available at

<https://www.pa.gov/agencies/penndot/research-planning-and-innovation/transportation-alternatives-set-aside-program.html>

PA Department of Environmental Protection (DEP) 904 Recycling Performance Grant

Recycling Program Performance Grants are available to all Pennsylvania local governments with recycling programs. Grants are awarded based on the weight of source-separated recyclable materials identified in Section 1501 of Act 101 that were recycled or marketed in the previous calendar year and the population of the municipality. Applications are due December 31, 2025 at 11:59 PM. More information is available at <https://www.pa.gov/grants/search/grant-details/dep/38>

PA Department of Conservation + Natural Resources (DCNR) Peer + Circuit Ride Programs

These grant programs fund projects that help municipalities, counties, multi-municipal partnerships, and council of governments to increase local capacity for recreation, parks and conservation. The Peer program funds projects that, through a collaborative process, focus on a specific need identified by the grantee and its partners. The Circuit Rider program aides in the hiring of a full-time park, recreation or conservation professional whose services are shared by the members of a formal partnership, commission or authority. Applications are due June 30, 2026. More information is available at <https://www.pa.gov/grants/search/grant-details/dcnr/8>.