



CHRISTINA "TORI" MORGAN
Chair

ARMANDO MORITZ-CHAPELLIQUEN
Vice Chair

PHILLIPS ARMSTRONG
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

COMPREHENSIVE PLANNING COMMITTEE MEETING
Tuesday, May 26, 2026, 12:00 noon
AGENDA

THE MEETING CAN BE ACCESSED AT <http://www.tinyurl.com/LVPC2026> OR VIA PHONE 610-477-5793 Conf ID: 947 550 319#

Roll Call

Courtesy of the Floor

1. *STAFF INTRODUCTION:*
 - I. Jacob Engbert, Transportation Planner

Committee Business

1. *ACTION ITEM:* Palmer Township – Land Use of Regional Significance – Easton Area School District Phase 2 New Easton Area High School (JW)
2. *ACTION ITEM:* North Whitehall Township – Land Use of Regional Significance – Saxton Walk Mixed-Use Development (JS)
3. *ACTION ITEM:* Catasauqua Borough – Zoning Ordinance Amendment – Waterfront District TND (JW)
4. *ACTION ITEM:* Upper Nazareth Township – Zoning Ordinance Amendment – Data Centers + Various (JS)
5. *ACTION ITEM:* Allen Township – Zoning Ordinance Amendment – Data Center Overlay District Map and Data Center Use Text (JW)
6. *ACTION ITEM:* Hanover Township (NC) – Zoning Ordinance Amendment – Data Centers Revised Regulations (JW)
7. *ACTION ITEM:* Plainfield Township – Zoning Ordinance and Map Amendment – Solid Waste Zoning District and Steep Slopes (JS)
8. *ACTION ITEM:* Upper Nazareth Township – SALDO Amendment – Comprehensive Revision (JW)
9. *INFORMATION ITEM:* Housing Supply and Attainability Strategy Project Update
10. *INFORMATION ITEM:* *FutureLV: The Regional Plan* Update – Strategy Labs

Next Comprehensive Planning Committee Meeting:
June 23, 2026, at 12:00 noon



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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

May 15, 2026

Mr. Craig Beavers, Planning Director
Palmer Township
3 Weller Place
Palmer, PA 18045

**Re: EASD Phase 2 – New High School (LURS)
Palmer Township
Northampton County**

Dear Mr. Beavers,

The application proposes redeveloping the current Easton Areas School District High School at 2601 William Penn Highway (PIN: L9 44 2, L8 24 1). The redevelopment would demolish the existing high school and rebuild a new 250,444 square foot building, along with new parking lots. The site will maintain the two access points existing on the lot from South 25th Street and the William Penn Highway.

This project is considered a land use of regional significance under *FutureLV: The Regional Plan* in the 'Educational Facilities' category. The Lehigh Valley Planning Commission (LVPC) considered the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). The meetings will be held on:

**LVPC Comprehensive
Planning Committee Meeting:**

May 26, 2026, at 12:00 PM (Virtual)
<https://lvpc.org/lvpc-meetings>

**LVPC Full Commission
Meeting:**

May 28, 2026, at 7:00 PM (Virtual)
<https://lvpc.org/lvpc-meetings>

Site Suitability

The proposal supports a core strategy of *FutureLV: The Regional Plan* to increase density in urban areas using infill development (Density Special Section, page 81). According to the General Land Use in *FutureLV: The Regional Plan*, this parcel is in a Development area and has most, or all the factors needed to support growth, such as sewer and transportation infrastructure capacity and contiguity to existing uses and achieves 'reuse and redevelopment in urban areas' (of Policy 1.1).

Transportation

The LVPC commends the inclusion of sidewalks along South 25th Street connecting back to the intersection of South 25th and South Wood Ave which *FutureLV: The*

Regional Plan identifies as a Center to ‘improve walkability of post-war centers. (of Policy 5.3).

Palmer Township was recently awarded a Transportation Alternatives Set Aside (TASA) grant to create a safe route to school and trail crossing along the William Penn Highway through the Palmer Bikeway/Two Rivers Trailway. The LVPC recommends the developer coordinate with the township site improvements that could enhance the connection from the trail to the school to ‘promote safe routes to schools and playgrounds’ (of Policy 5.2). Additionally, if the school or trail intends to remain open during portions of construction, the LVPC recommends additional signage to direct traffic safely through the site.

Additionally, the East lot and the North lots, and the three baseball parking lots included in the parking calculations should all consider additional crosswalks to direct pedestrian crossings to ‘implement complete streets and traffic calming measures’ (of Policy 5.1). Additional crosswalks should also be included the intersection of the private road and Hartley Avenue. To further Policy 5.1, the project should consider including sidewalks along the new road in the rear of the building.

The site also borders Route 22, which generates a significant amount of noise and could impact the site and outdoor activities. The LVPC recommends the developer consider sound barriers or additional plantings to reduce the noise and ‘create community spaces that promote physical and mental health’ (of Policy 5.3).

The site has multiple access points that may impact emergency service response times to specific sections of the school or athletic complex. The LVPC recommends designating an emergency access route with appropriate signage and coordinating with local emergency services to ‘enhance planning and emergency response efforts among emergency management personnel’ (of Policy 5.1).

The received submittal also did not include turning plans to ensure it can accommodate large wheelbase vehicles such as emergency vehicles and buses. It is recommended that turning templates be clearly shown within the internal circulation areas of the site plan, to further demonstrate that adequate maneuvering space is available for large vehicles and emergency responders. In addition, consideration should be given to the possibility that a fire or emergency event could occur during business hours, when student, staff, and visiting vehicles may be present on-site and could potentially interfere with access for first responders.

The campus lacks specifically designated bicycle parking areas. The LVPC recommends this be addressed by providing a safe and covered location for students and staff who may wish to use alternative transportation modes. Including bicycle parking supports a safe, healthy, inclusive, and livable community (*FutureLV: The Regional Plan* Goal 5). The addition of bicycle racks also helps to ‘ensure transportation accessibility for all persons,’ integrate ‘mixed transportation into public space design,’

and 'improve connections between bus stops and pedestrian and bicycle infrastructure' (of Policy 5.2).

The Lehigh and Northampton Transportation Authority (LANTA) has reviewed the submitted Record Plan for the proposed Easton Area High School – Phase 2 project located at 2601 William Penn Highway in Palmer Township, and offers the following comments:

LANTA provides fixed-route public transportation in the immediate vicinity of the project site, with an Enhanced Bus Service (EBS) Blue Line route serving William Penn Highway at the intersections of 25th Street to the east and Greenwood Ave to the west, respectively. The existing westbound EBS bus stop at William Penn Highway and S 25th Street is currently located on the east side of the intersection in Wilson Borough. LANTA had plans to relocate the westbound bus stop farside of the intersection to be closer to the Palmer Bethlehem Township bike path, located in between the Walgreens property at the northwest corner of the intersection, and the Easton Area High School project site. This location serves as an ideal opportunity to promote a multimodal mobility hub west of the intersection of William Penn Highway and S 25th Street intersection. In addition, concurrent plans are also proposed for the redevelopment of the southwest parcel of the intersection, where LANTA plans relocate the eastbound EBS bus stop in conjunction with the Palmer Bethlehem Township bike path.

In response to LANTA's comments to the submitted Sketch Plan dated 9.30.26, LANTA appreciates all efforts to include the recommended 70' bus pull-off located westbound/farside of bike path trailhead on William Penn Highway, as well as a 45' x 20' concrete pad at the curb, in conjunction with the sidewalk, which will serve as a station pad for future EBS transit infrastructure through capital funds. LANTA recommends continued engagement and coordination if the Easton Area High School is interested in providing a bus shelter for their students at the proposed westbound bus stop.

In addition, LANTA appreciates all efforts to complete the sidewalk network along the property frontage on 25th Street, where LANTA has an existing bus stop along the existing sidewalk portion north of the 25th Street intersection with the Palmer Bethlehem Township bike path. The proposed continuation of the sidewalk and crosswalk network into the project site will help complete the proposed comprehensive pedestrian network of the full campus, providing safer pedestrian access to nearby transit stops and surrounding neighborhoods.

LANTA recommends following up with Molly Wood at mwood@lantabus-pa.gov to discuss any additional bus stop details and information.

Environment

The plans received submitted did not include a landscaping plan or lighting plan for review. This redevelopment provides an opportunity to incorporate more sustainable

landscape, stormwater management and lighting design measures across the site to 'mitigate the effects of climate change' (of Policy 1.3), and 'protect the quality and quantity of surface and groundwater' (of Policy 3.2). Parking lot areas can be designed to provide opportunities for inclusion of tree islands that support canopy tree species and in some cases provide a dual stormwater management benefit.

The proposed stormwater facilities include a large surface detention basin that will manage runoff from a portion of the site and parking lot area, however, it is unclear if this will be designed as a naturalized basin to encourage not only stormwater volume control but provide water quality and habitat benefits. In lieu of detailed landscaping plan, the LVPC recommends the inclusion of native, climate-adaptive landscaping, including shade trees to reduce heat island effect to 'minimize the environmental impacts of development' (of Policies 3.2 & 3.4).

Additionally, the LVPC encourages the applicant to utilize lighting fixtures which are dark sky compliant to minimize potential adverse impacts to the adjacent residential properties related to possible light pollution from the proposed parking lots and sports facilities to 'promote community spaces that promote physical and mental health' (of Policy 5.3) and reduce potential wildlife impacts.

The LVPC encourages the developer to consider opportunities for incorporating sustainable energy systems that reduce overhead operational costs and 'reduce climate change impacts through mitigation and adaptation' (of Policy 3.4), such as geothermal energy systems, and greywater reuse for irrigation and plumbing. As this is new construction, LVPC encourages the developer to seek LEED certification and incorporate green building features such as green roof and/or solar panel systems and EV charging stations.

The LVPC encourages the developer to consider opportunities for incorporating sustainable energy systems and seek LEED certifications and green infrastructure such as geothermal energy systems or grey water reuse for irrigation and plumbing and green roofs and/or solar panels along with EV charging stations, all of which would 'reduce climate change impacts through mitigation and adaptation' (of Policy 3.4).

LVPC recommends that the dumpster and compactor areas be more secured, covered and not be located near stormwater inlets to protect the quantity and quality of surface water and groundwater (of Policy 3.2).

The project site is located within the Bushkill Creek watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments related to our review of the project's stormwater management plan are included as attachment 1.

Wilson Borough, Bethlehem Township, West Easton, Glendon Borough, and Easton are included in this review letter to 'coordinate land use decisions across municipal boundaries' (of Policy 1.4).

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,



Jacob Weinberg
Community and Regional Planner

cc:

Justin Coyle, Township Engineer;
Ken Case, Easton Area School District, Applicant;
Richard Roseberry, Colliers Engineering and Design, Project Engineer;
Jill Garcia, Wilson Borough, Manager;
Samantha Smith, Bethlehem Township, Community Development Director;
Joan Heebner, West Easton Borough, Manager;
Monica Wall, Glendon Borough, Township Engineer;
Dwayne Tillman, Easton City, Director of Planning and Codes;



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May 19, 2026

Mr. Randy Cope, Manager
North Whitehall Township
3256 Levans Road
Coplay, PA, 18037

**Re: Saxton Walk Mixed-Use – Land Use of Regional Significance
North Whitehall Township
Lehigh County**

Dear Mr. Cope,

This project is considered a land use of regional significance under *FutureLV: The Regional Plan* in the 'Mixed-Use Development' category. The Lehigh Valley Planning Commission (LVPC) considered the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). The meetings were held on:

LVPC Comprehensive Planning Committee Meeting:

May 26, 2026, at 12:00 PM (Virtual)
<https://lvpc.org/lvpc-meetings>

LVPC Full Commission Meeting:

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BACKGROUND

The project proposes to construct a mixed-use development that includes 128 apartments, 123 single-family detached houses, and 73 townhouses for a total of 324 units, with 30,000 square feet of commercial space. The project is located at 3410, 3530 and 3531 Mauch Chunk Road at the intersection of Cedar Crest Boulevard, approximately two-thirds of a mile north of the Township's border with South Whitehall Township (parcel numbers 547980203012, 547869473456 and 547888497206). The plans specify that the site will be served by public water utility. No public sewer utility is available at the project site, and a wastewater treatment plant is proposed.

The project site is currently in agricultural use. Nearby existing uses include agricultural lands to the east, south and southwest, and a stone and lime quarry to the north. Clusters of existing development are located nearby along Mauch Chunk Road, including at Willow Street a quarter of a mile to the southeast and at Levans Road about two-thirds of a mile to the northwest.



Google Aerial Imagery

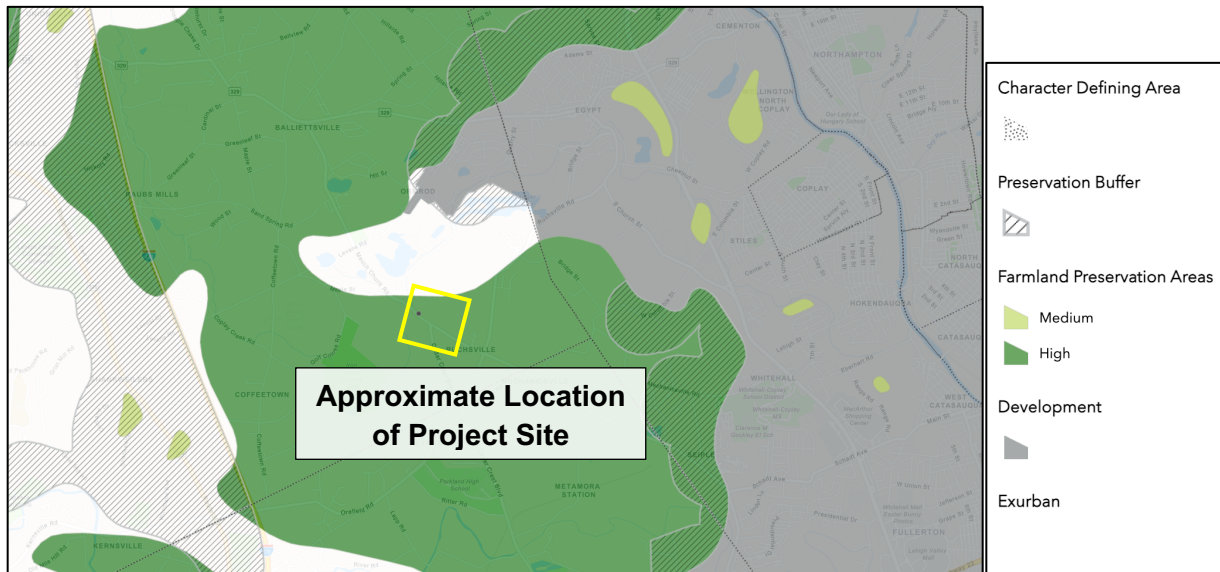
SITE SUITABILITY AND LAND USE

The proposal presents a complex land use and infrastructure planning issue that reflects several competing, but legitimate, regional and local planning objectives. On one hand, the development advances important housing goals and exemplifies a walkable community in a mixed-use development format. On the other hand, the site's environmental constraints, adjacency to an active quarry, and lack of existing public sewer infrastructure raise significant questions regarding infrastructure readiness and long-term sustainability. Throughout this review, the LVPC has outlined the necessity for careful evaluation and mitigation of site-specific constraints.

At the time it was submitted to the Township, the zoning designation for the project was the Planned Commercial (PC) Zoning District, which provides for a variety of residential and non-residential development according to the Township Zoning Ordinance. The proposed development supports efforts to alleviate the regional housing shortage which is impacting the Township. According to the Lehigh Valley Housing Analysis, North Whitehall Township has a shortage of 169 housing units today, and an additional 573 units are needed by the year 2050 to keep up with the Township's anticipated population growth. While the proposal helps meet the Township's housing demand and increases attainable housing opportunities (of Policy 4.5), efforts to meet local and regional housing goals must be in balance with land use compatibility, infrastructure availability, and considerations for public health, safety, and welfare.

The project is within the Farmland Preservation area identified in the General Land Use Plan of *FutureLV*, which are areas that are predominantly agriculture and are recommended to remain agriculture to 'support agriculture and open space as essential components of the regional economy and identity' (Policy 4.4). One of the adjacent

farms south of the project site is preserved, and changing land uses in this area from agriculture-supportive to a higher intensity mixed use development does not ‘support effective farmland preservation techniques’ (of Policy 3.3).



Additionally, the site’s immediate adjacency to an active quarry operation presents potential land use compatibility concerns, including noise, vibration, truck traffic, dust, lighting, and blasting activities that may affect future residents. The LVPC recommends reducing the scale of development on the site to increase use of transitional buffers, setbacks, berming, landscaping, and other mitigation measures to minimize land use conflicts and protect both existing industrial operations and future residential occupants. *FutureLV* supports the use of context-specific design solutions (of Policy 5.4), including appropriate transitional design and buffering between incompatible land uses, and encourages development patterns that minimize land use conflicts (of Policy 3.2).

ENVIRONMENT

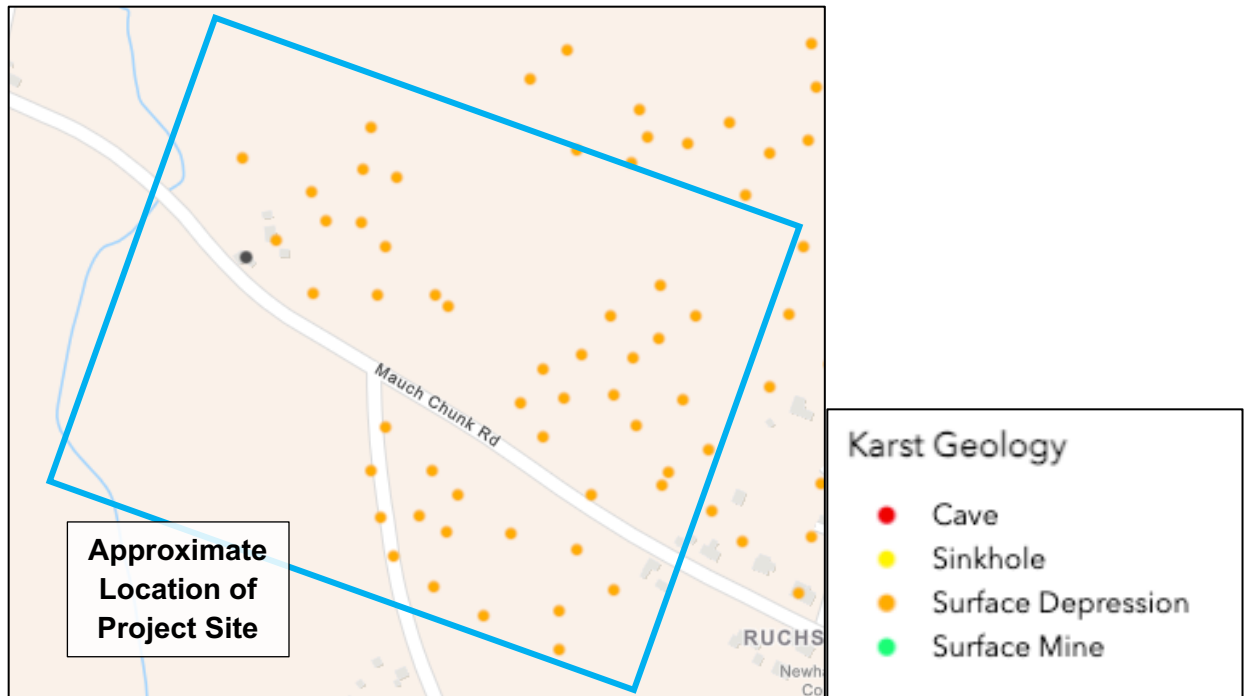
In addition to protecting agricultural operations, development is intended to be limited within Agricultural Preservation areas due to a lack of sufficient utility infrastructure to accommodate development at larger scales. While the project is proposed to be served by public water, no existing public sanitary sewer infrastructure is available to the site, and the applicant proposes an onsite wastewater treatment facility. The LVPC urges careful evaluation of the long-term feasibility, operational reliability, ownership structure, maintenance responsibilities, and regulatory oversight associated with the proposed wastewater treatment system. *FutureLV* ‘discourages use of packaged sewage treatment plants’ (of Policy 3.2) and encourages growth to occur in areas with adequate public infrastructure capacity and coordinated utility planning.

The Township is experiencing a pattern of growth and is anticipated to add over 5,000 more residents by the year 2050, according to the recently updated Lehigh Valley

Employment & Population Projections. With this anticipated growth, accommodating the essential housing, businesses, and services the community needs will continue to be a challenge without sustainable utility infrastructure. The Township's Comprehensive Plan identifies 'coordinate with sewer and water utility providers to ensure systems are working adequately and explore the potential for extensions' as an implementation strategy and recommendation (page 80). The Township should ensure the utility approach taken through this project supports the long-term health, safety, and welfare of future residents and meets local infrastructure planning objectives (of Policies 1.1 and 3.2). In the absence of adequate sewer service, the scale of proposed development should be re-evaluated and reduced to 'match development intensity with sustainable infrastructure capacity' (of Policy 1.1).

The Pennsylvania Department of Conservation and Natural Resources (DCNR) identifies the presence of karst features as surface depressions on the site. Karst geology can present significant development constraints due to the potential for sinkholes, groundwater contamination, and irregular subsurface conditions. The proximity of the site to an active stone and lime quarry further elevates these concerns because quarry dewatering and groundwater withdrawal activities can exacerbate sinkhole formation in karst-prone areas.

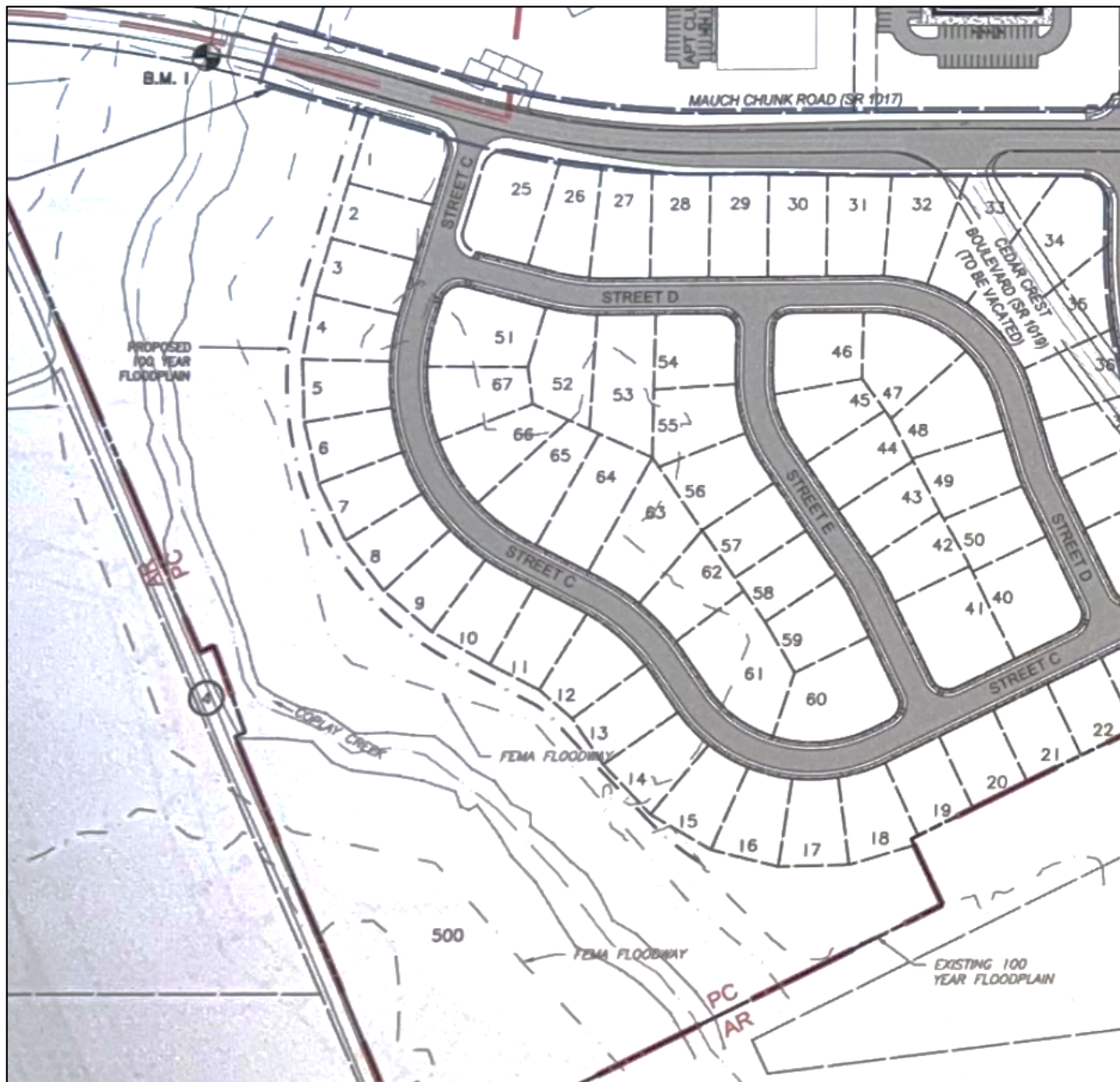
The LVPC urges a comprehensive geotechnical and hydrogeologic investigation prepared by qualified professionals that evaluates existing karst conditions and subsurface stability, potential impacts of nearby quarry operations and groundwater withdrawal on site hydrology and sinkhole susceptibility, groundwater flow patterns and seasonal groundwater fluctuations, risks associated with stormwater infiltration practices in karst areas, and appropriate mitigation measures, monitoring protocols, and long-term maintenance strategies to reduce risks to future residents, infrastructure, and utilities. *FutureLV* emphasizes the importance of protecting environmental resources and ensuring development occurs in locations where infrastructure and natural conditions can safely support growth. The Township should ensure that the proposed development can be safely constructed and maintained over the long term without creating hazards to public health, safety, or property (of Policy 3.2).



LVPC GIS Mapping of Karst Geology

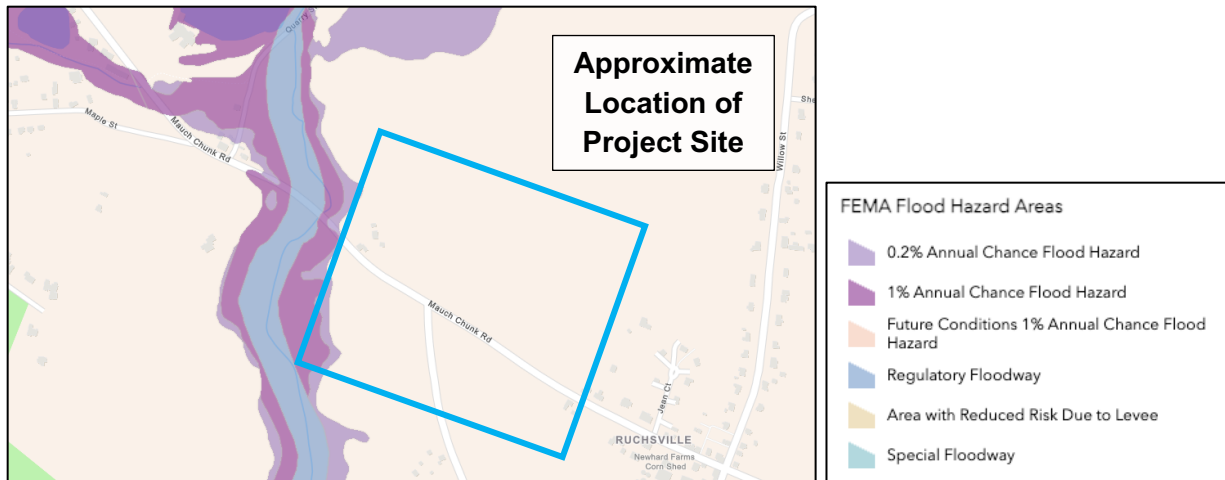
Given the presence of karst geology and the proposed onsite wastewater treatment system, groundwater quality protection is especially important. *FutureLV* and the MPC emphasize the protection of natural resources, aquifer recharge areas, and water supply sources. The LVPC recommends ensuring careful evaluation of potential cumulative impacts of wastewater disposal, stormwater infiltration, and quarry-related hydrologic changes on groundwater quality and recharge functions in the area to ‘protect high-priority water resources’ (of Policy 3.1) and ‘protect the quality and quantity of surface water and groundwater’ (of Policy 3.2).

Lots 1 through 15 are located along the edge of the ‘Proposed 100-Year Floodplain’ identified on the plans. While the site is designed to avoid development directly within the mapped floodway, residential lots are proposed along the boundary line of the mapped floodway, and the area is prone to flooding beyond the mapped line due to a combination of increasing development patterns in the vicinity and changing climate patterns (of Policy 3.4). The Federal Emergency Management Agency (FEMA) Region 3 office, which includes the Lehigh Valley, acknowledges that ‘Over the past 25 years, heavy rain has been on the rise across the U.S. The biggest rise has been seen in the Northeast. In the decades to come, climate projections show the Northeast will continue to have more frequent and severe heavy rains, leading to higher flood risk.’ ([FEMA Instructions For Communities Mapping Rising Flood Risk](#)). The proximity of these lots to the Coplay Creek poses a risk to public health, safety and well-being. Homes situated in flood-prone areas are at high risk of damage or destruction during flood events. Residents face property damage, displacement, loss of belongings and potential health and safety risks during flood events. For these reasons, locating residential development adjacent to floodplains is strongly discouraged in the interest of public health, safety and welfare (of Policy 3.2).



Overall Subdivision Plan

The LVPC recommends eliminating residential lots on the west side of Street C along the Copley Creek, and retaining this area for open space. If the project proceeds in the current configuration, the units should be constructed with flood-resistant foundation designs including proper elevation and flood openings.



LVPC GIS Mapping of FEMA Flood Hazard Areas

The plans propose substantial landscaping throughout the site, including along the proposed roadways, which supports a direct recommendation of *FutureLV* (of Policy 5.3) and promotes healthy communities (*FutureLV* Goal 5). The LVPC recommends ensuring that native species are used, and where feasible, the applicant should prioritize species native to the region to improve habitat value, resilience and long-term compatibility with surrounding landscapes (of Policy 3.4).

The project site is located within the Coplay Creek watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments related to our review of the project’s stormwater management plan will also be provided to the Township and applicant.

TRANSPORTATION

The Overall Landscape Plan depicts walking trails, sidewalks and crosswalks throughout the site that maximize safe multimodal access (of Policy 2.2). These features should be included on the Overall Subdivision Plan or other plan sheet that will be memorialized through recording with the County Recorder of Deeds (currently the Overall Subdivision Plan only depicts some sidewalks).

The project includes a walking trail proposed throughout the site. The westernmost corner of the project property is 255 feet away from Quarry Road to the west, which is directly adjacent to the Ironton Rail Trail. The adjacent (western) property is owned by the same entity as the project applicant. The LVPC strongly recommends evaluating possibilities to safely connect the proposed walking trails on site to the existing Ironton Rail Trail, to facilitate multimodal transportation options that connect the community with the future businesses in the 30,000 square feet of commercial space included in the project and destinations along the Ironton Rail Trail and beyond. Crosswalks should also be considered at the western-most intersection crossing Mauch Chunk Road and the access driveway, connecting into the proposed walking trail network. Raised crosswalks connecting the commercial buildings via the proposed walking path to the residential areas is recommended for safe and secure community design (of Policy 5.1).

Bike racks should be provided at the commercial buildings allowing access to any of the residents or other individuals accessing the future businesses (of Policy 2.3).



Google Aerial Imagery



Google Street View - Quarry Street facing north towards Ironton Rail Trail

The Lehigh and Northampton Transportation Authority (LANTA) does not serve the project site. LANTA's current routes run along Cedar Crest and Walbert Avenue to the south and Levans Road to the north, but not along Mauch Chunk Avenue, and LANTA has no plans to extend service to the area in the future. However, as the Lehigh Valley grows and potential for additional development in the vicinity remains, more people will

need access to public transit. Sidewalks should be constructed along the corridor and within the project site to support walkability as a precursor to the possibility of transit service in the future (of Policy 2.3).

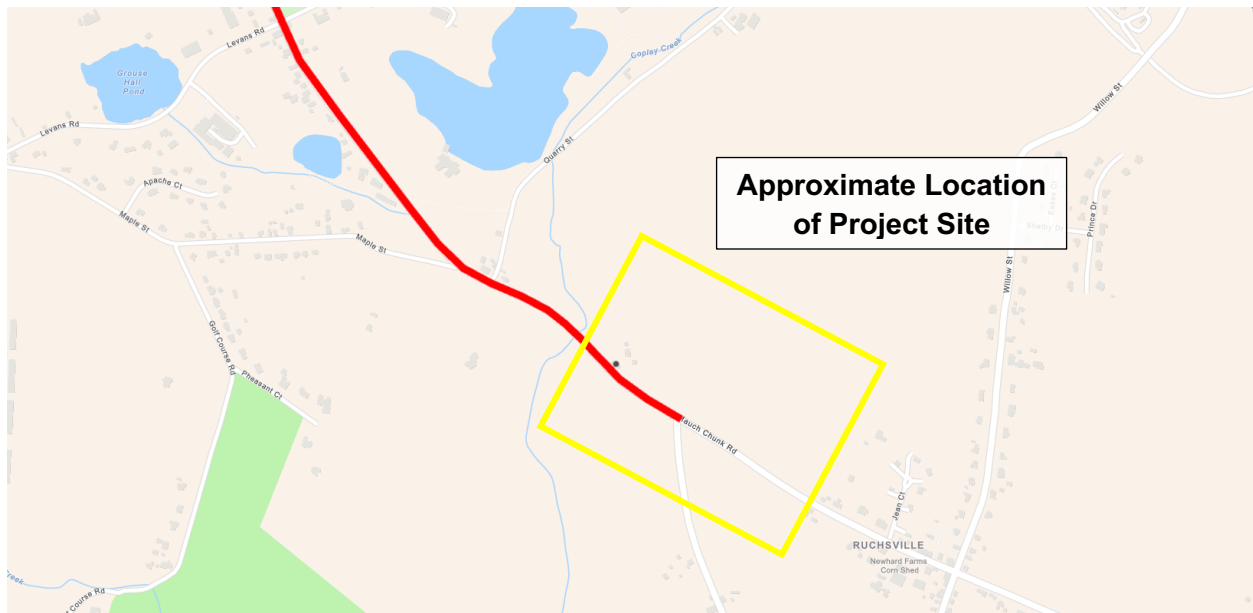
Using the Institute of Transportation Engineers Trip Generation Manual 12th Edition, the LVPC estimates that the project will generate an average of 5,161 vehicle trips per weekday. A breakdown of average estimated trips per proposed land use is provided in the table below (supermarket and pharmacy with drive thru land uses were utilized for the two 15,000-square-foot commercial buildings to demonstrate a realistic scenario):

Trip Generation Manual 12th Edition Trip Generation Estimates

128 units: Apartments	123 units: Single Family	73 units: Townhouses	30,000 square feet: Commercial
Avg Weekday: 571 trips	Avg Weekday: 1,118 trips	Avg Weekday: 480 trips	Avg Weekday: 1,384 trips (LUC 850 Supermarket, 15,000 square feet) Avg Weekday: 1,608 trips (LUC 881 Pharmacy w/ Drive Thru, 15,000 square feet)

Mauch Chunk Road between from Cedar Crest Boulevard to Old Post Road (Route 329) is identified as a Congested Corridor. Ensuring safe and easy access to multimodal transportation options can help alleviate traffic in the area as the Township continues to grow (of Policy 2.1). The project also proposed realignment of Cedar Crest Boulevard at Mauch Chunk Road with a signalized intersection. The Township and Applicant should continue coordinating with the Pennsylvania Department of Transportation (PennDOT) on adequate road improvements and design along the property frontages to 'optimize traffic flow' (of Policy 2.5).

There is a bridge located on Mauch Chunk Road spanning Coplay Creek, identified as being in 'Fair' condition; however, with the potential addition of over 5,000 new trips being generated from the site, PennDOT should be aware of the potential impacts on the bridge to 'provide a safe, well-maintained transportation network' (of Policy 2.2). Any replacement or rehabilitation plans for the bridge should consider inclusion of a walking path connecting to the development.



LVPC GIS Mapping of Congested Corridors (Red)

Overall, the proposal illustrates the complexity of balancing regional housing needs, municipal growth objectives, infrastructure readiness, environmental constraints, and compatibility with existing land uses. The project advances important housing and mixed-use development goals for both the region and Township, however the scale and intensity of the development are not suitably matched for the project location, and the concerns outlined in this review should be addressed to balance growth and development in a way that increases the social, economic and environmental well-being of the region (of Policy 1.1). The LVPC strongly encourages continued coordination between the Township, applicant, utility providers, and reviewing agencies to ensure development occurs in a manner that supports the Township’s long-term vision while protecting public health, safety, and quality of life. The LVPC has copied representatives of adjacent municipalities to ‘coordinate land use decisions across municipal boundaries’ (of Policy 1.4).

Please feel free to reach out with any questions about this review.

Sincerely,

Jill Seitz
Chief Community and Regional Planner

Susan Myerov
Director of Environmental Planning



Corinne Ruggiero
Environmental Planner



Evan Gardi
Transportation Planner

cc: Kevin Murphy, North Whitehall Township Planner; Steve Gitch, KCE Inc, Township Engineer; Tuskes Homes, Applicant; Anthony Tallarida, PE, The Pidcock Company, Project Engineer; Liesel Gross, Lehigh County Authority Chief Executive Officer; Garrett Cook, Lehigh County Conservation District Engineer; Dean Ritter, PA DEP Assistant Regional Director; Brian Boyer, PennDot District 5; Molly Wood, LANTA Planner/Land Use Specialist; Alice Rehrig, Lehigh Township Manager; Ilene Eckhart, Allen Township Manager; Tiffany Benson, Coplay Borough Administrator; Brian Welsko, Northampton Borough Manager; Lee Rackus, Whitehall Township Planning Zoning & Development Bureau Chief; Dave Manhardt, South Whitehall Township Planning Director; Meredith Keller, Upper Macungie Township Planning Director; Mike Siegel, Lowhill Township Manager; Wade Marlatt, Washington Township (LC) Manager.



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May 07, 2026

Glenn Eckhart, Manager
Catasauqua Borough
90 Bridge Street
Catasauqua, PA 18032

**Re: Waterfront District Traditional Neighborhood Development
Catasauqua Borough
Lehigh County**

Dear Mr. Eckhart,

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, and we welcome your participation. Meeting participation details are below:

<p>LVPC Comprehensive Planning Committee Meeting:</p> <p>May 26, 2026, at 12:00 PM (Virtual) https://lvpc.org/lvpc-meetings</p>	<p>LVPC Full Commission Meeting:</p> <p>May 28, 2026, at 7:00 PM (Virtual) https://lvpc.org/lvpc-meetings</p>
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The application proposes to repeal the existing provisions of the WOD Waterfront Overlay District and repeal and replace the W Waterfront District with the provisions of the subject amendment for Traditional Neighborhood Development (TND). A TND will be permitted as a conditional use in the Waterfront District. All development in the District will be required to be submitted as a unified master development plan. Applicants must obtain conditional use approval for the TND master plan before individual uses are reviewed and approved.

Article VIII-A of the Pennsylvania Municipalities Planning Code (MPC) enables local governments to plan and zone for Traditional Neighborhood Developments (TND). The MPC defines TNDs as areas of land that are developed for a compatible mixture of both residential and non-residential uses: designed to be relatively compact and oriented toward pedestrian activity with housing, retail shops, services, offices, and public buildings interwoven throughout the neighborhood. TNDs have an identifiable center, often in the form of a public park, plaza, or square, and a discernable edge, such as a natural or manmade corridor.

Intent and General Alignment

Traditional Neighborhood Developments have many benefits. TNDs encourage mixed-use, pedestrian-oriented neighborhoods that integrate public amenities and concentrate housing and services within a compact footprint. Walkable, mixed-use designs with green spaces and public areas promote physical activity and can help foster a sense of community among residents. Improved access to businesses and amenities reduces dependence on cars, creating safer streets for pedestrians and cyclists. Compact footprints are also inherently sustainable because they prevent sprawling development patterns and minimize negative traffic impacts by shortening required vehicle distances.

The TND outlined in the proposed amendment aligns with the goals of *FutureLV: The Regional Plan* to:

- Manage growth and development to enhance and strengthen boroughs (of Policy 1.1).
- Increase density of residential and mixed-use development (of Policy 1.2).
- Support pedestrian-scale development (of Policy 1.2).
- Develop a mixed-transportation network to support a more compact development pattern (of Policy 2.1).
- Preserve natural resources in the land development process (of Policy 3.1).
- Create community spaces that promote physical and mental health (of Policy 5.3).
- Promote development that complements the unique history, environment, culture and needs of the Valley (of Policy 5.4).

Comments related to specific sections/aspects of the amendment are included below.

Review Process

The amendment requires applications to be submitted as a single master plan and approved as a conditional use. The TND may be proposed in phases that work toward completion of the uses approved in the master plan. Complete applications will require a Manual of Written and Graphic Design Guidelines (a requirement for TNDs under the MPC), as well as building, streets and streetscapes, open space and landscaping, parking, utilities, signage, and pedestrian and bicycle circulation plans. These requirements 'encourage quality, sustainable design and construction' (of Policy 1.2) while encouraging a development process that is responsive to both the Borough's and regional needs (of Policy 1.4).

Site Suitability and Conditions of Eligibility

The Waterfront District is currently occupied by Borough-owned uses and underutilized former industrial areas located along the wooded areas on the Lehigh River, which serves as the 'discernable edge' of the neighborhood as outlined in Article VIII-A of the MPC. The TND ordinance supports adaptive reuse and redevelopment of these former industrial areas (of Policies 1.1 and 5.4). Additionally, the amendment's conditions of eligibility for master plan approval align with the Development Criteria outlined in *FutureLV*, including continuity with existing development, serviced by public water and sewer, and an interconnected transportation system that minimizes adverse impacts on

transportation infrastructure and multi-modal transit. Acceptable non-residential uses in the District will include lower-intensity, person-centric commercial uses such as personal services, indoor and outdoor recreation, childcare, office space, food and beverage services, and community centers/parks.



Approximate Location of Waterfront District

Housing

The ordinance permits townhouses and apartments, either above ground-floor commercial uses or in dedicated multifamily residential buildings with a maximum density of 35 dwelling units per acre, calculated for the overall master plan. Providing for townhomes and multi-family units helps to diversify the types of available housing in the Borough and increase housing density in 'locations that maximize social and economic opportunities for everyone' (of Policy 4.5).

Design Standards

The ordinance requires applicants to submit written and graphic design guidelines that describe and visually depict the development proposal and its features. These include scale, size, height, massing and other building elements such as porticos and stoops, streetscape elements, landscaping details, civic amenities, storefronts, and service/utility features. Paired with the Architectural and Front Façade standards, these

requirements promote attractive developments that enhance quality of life and promote context-specific design solutions (of Policies 4.1 and 5.4). The ordinance also requires that all proposed TNDs shall coordinate with adjacent, existing development with respect to streets, intersections, sidewalks, crosswalks, water and sewer lines, stormwater BMPs, and parks and open space. Coordinating TND with surrounding uses in other districts encourages efficient community design practices and minimizes the impacts of utility expansion associated with population and business growth (of Policy 3.2 and 3.3).

Parking

Requiring off-street parking be located behind buildings and shielded from view of front of buildings or streets is a strong feature. The LVPC also commends the allowance for shared parking analysis. Shared parking can significantly reduce the total number of required parking spaces by accounting for differing peak demand times among residential, commercial, and recreational uses, 'matching development intensity with infrastructure capacity' (of Policy 1.1).

The LVPC recommends that townhomes use on-street parking to minimize surface parking. At a max density of 35 units per acre, requiring parking at 1 space per dwelling unit plus an additional .25 spaces per bedroom over one bedroom could lead to overbuilt, underused impervious surfaces if maximum density is achieved. As such, structured parking, such as parking garages, is encouraged over large surface lots, particularly in higher-density areas of the TND (of Policy 3.3). Parking structures should be designed to be visually compatible with surrounding buildings.

Environment

The ordinance requires that 15% of the gross tract area of proposals shall be dedicated to common open space and 5% shall be maintained as a public green or plaza. This requirement ensures that open space is intentionally designed and integrated into the overall development. LVPC encourages the Borough to prioritize a mix of passive and active recreational opportunities in these areas to serve a diverse range of users (of Policy 5.2).

The inclusion of development bonuses for green infrastructure such as green roofs and rain gardens and LEED building certification supports 'sustainable building, site design and community design practices' and manage stormwater/improve water quality (of Policies 3.2 and 3.4). Landscaping throughout the TND should prioritize 'native, climate-adaptive and carbon-sequestering' species (of Policy 3.4).

Pedestrian-scale Improvements

The ordinance's emphasis on streetscape improvements, including street trees, decorative lighting, bicycle racks, benches, and other street furniture, supports the creation of a comfortable and attractive pedestrian environment (of Policy 1.2). Applications require a Pedestrian and Bicycle Circulation Plan that depicts areas proposed for curb bulb-outs, bus stops/shelters, bicycle lanes and pedestrian gathering areas, which 'strengthens mixed-transportation access' (of Policy 2.3). The LVPC

encourages strong connections between the TND, Front Street, and the Lehigh River/Canal corridors to maximize access to recreational assets and reinforce the waterfront as a key community destination.

Municipalities, when considering zoning ordinance amendments, 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 has copied representatives of the River Central Multi-Municipal Comprehensive Plan to 'coordinate land use decisions across municipal boundaries' (of Policy 1.4).

Sincerely,

A handwritten signature in black ink, appearing to read "MGC", written in a cursive style.

Mary Grace Collins
Community and Regional Planner

cc: Brent Green, East Allen Township Manager; Melissa Wehr, Hanover Township Manager; Tasha Jandrisovits, North Catasauqua Borough Secretary; Brian Welsko, Northampton Borough Manager



Lehigh Valley Planning Commission

CHRISTINA "TORI" MORGAN
Chair

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Vice Chair

PHILLIPS ARMSTRONG
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

May 7, 2026

Lisa Klem, Manager
Upper Nazareth Township
1001 Newport Ave
Nazareth, PA 18064

**Re: Data Center + Various – Zoning Ordinance Amendments
Upper Nazareth Township
Northampton County**

Dear Ms. Klem,

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, and we welcome your participation. Meeting participation details are below:

<p>LVPC Comprehensive Planning Committee Meeting:</p> <p>May 26, 2026, at 12:00 PM (Virtual) https://lvpc.org/lvpc-meetings</p>	<p>LVPC Full Commission Meeting:</p> <p>May 28, 2026, at 7:00 PM (Virtual) https://lvpc.org/lvpc-meetings</p>
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The application proposes to amend the Upper Nazareth Township zoning ordinance to add definitions and regulations for Data Centers, Data Center Campuses, and Data Center Accessory Uses as a conditional use in the TD-11 Manufacturing, Extraction, and Processing District). Conversions of any building in the TD-10 and TD-11 to a Data Center shall be considered land development and will require compliance with the provisions of the subject amendment and the Upper Nazareth Township SALDO. The amendment also includes provision for honeybee apiaries and conversions of existing buildings into dwelling units.

Data Centers

LVPC supports Upper Nazareth’s proactive effort to address an emerging land use before proposals arrive. That approach is consistent with *FutureLV: The Regional Plan’s* direction to guide the location and intensity of development, match development intensity with infrastructure capacity, and encourage an efficient development process responsive to regional needs ([of Policy 1.1](#)).

Upper Nazareth's proposed ordinance both aligns with best practices for regulating data centers and contains opportunities to improve the ordinance to support public health, safety and welfare.

The following aspects of the proposed ordinance align with *FutureLV*:

- **Conditional Use:** Permitting data centers and data center campuses as a conditional use allows the Township to evaluate project impacts on a case-by-case basis to determine community needs and sensitivities and balance those needs with the demand for modern technological infrastructure. This approach supports an efficient development process that is responsive to regional needs and minimizes the impacts of regionally significant land uses ([of Policy 1.4](#)).
- **On-site Energy Generation:** The Township provides for on-site energy generation in the form of fuel-cell power stations as a conditional use. The ordinance also includes a strong definition for fuel-cell power stations in its definition section and requires applicants to submit a Safety Plan to the satisfaction of the Upper Nazareth Fire Chief to gain approval. Fuel-cell power generation is a viable supplemental energy option for technology-based land uses which are highly energy-consumptive. By regulating on-site energy generation, the Township can further 'integrate efficiency measures and emerging technologies', 'improve the utility and mobility infrastructure of the region' ([of Policy 1.1](#)), and 'minimize and mitigate the impacts of utility expansion associated with technological advancements' ([of Policy 3.2](#)). The LVPC recommends the Township also allow for on-site power generation from renewable sources such as solar photovoltaics in this section.
- **Noise:** The proposed noise limit of 55 dba at the property line and the required noise/vibration impact studies serve to 'minimize the environmental impacts of development to protect the health, safety and welfare of the public' ([of Policy 3.2](#)).
- **Buffering and Aesthetics:** The amendment includes meaningful impact-mitigation tools, including up to 500-foot buffer yards and vegetated screening, as well as aesthetic standards such as façade articulation and roofline variation. These requirements support compatibility with surrounding uses and protection of community character and quality of life by 'promoting context-specific design solutions' ([of Policy 5.4](#)). Specifying that buffer yards and berms be planted with 'native, carbon-sequestering, and climate-adaptive species' is a best practice ([of Policy 3.4](#)).
- **Power Supply:** The ordinance requires that documentation be submitted of agreement with utility providers to serve potential data centers and that the necessary capacity is available, with the details of any known impacts on rates or availability for other users. In addition to these requirements, documentation of

the projected annual electricity demand and supply source(s) should be provided. The Township should also require applicants to document efforts made to maximize the use of renewable and/or clean energy for their electrical and cooling needs, either through on-site generation or verifiable power purchase agreements. These efforts ‘reduce greenhouse gas emissions’ and ‘promote energy conservation’ (of Policy 3.4).

- **Electromagnetic Field Emissions:** Including performance standards for electromagnetic field (EMF) emissions is a strong feature. All data centers and associated electrical transmission/distribution equipment are to comply with exposure limits established by the Institute of Electrical and Electronics Engineers (IEEE) Standard C956 and the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines. Applicants will be required to perform pre- and post-construction measurement and provide expected field strengths, mitigation measures, and monitoring protocols as part of the conditional approval. This feature of the ordinance ‘minimizes the impacts of development on the health, safety and welfare of the public’ (of Policy 3.2).
- **Water and Sewer:** All data centers shall be served by public water and sewer systems. No private wells or on-lot septic systems will be permitted. The requirement to utilize public water and sewer ‘minimizes and mitigates the impacts of utility expansion associated with technological advancements’ ([of Policy 3.2](#)). Requiring agreements to serve reflects *FutureLV*’s emphasis on matching development intensity to available infrastructure ([of Policy 1.1](#)).
- **Environmental Impact Assessment:** The environmental impact assessment requires demonstration of impact to other nearby projects and proposals, and probable future impacts of the proposal, focused on the ‘elements of the environment most likely to be affected as well as potential regional effects and ecological interrelationships’, and a ‘detailed examination of public resources most likely impacted by the development’. This report shall also ‘identify mitigation measures which may be undertaken to offset any degradation, diminution, or depletion of public natural resources’. Including requirements for environmental impact assessments works to ‘preserve natural resources in the development process’ (of Policy 3.1).
- **Sustainable Infrastructure/Building Design:** Proposals are encouraged include features like LEED certification and roof-mounted solar energy systems for Data Center buildings, which supports ‘sustainable building, site design and community design practices’ ([of Policy 3.4](#)).
- **Traffic Impacts:** The ordinance requires the applicant submit a traffic-impact analysis to address construction-phase traffic and oversized equipment deliveries, which supports the goal of *FutureLV* to ‘minimize quality of life impacts to residents’ by ensuring adequate transportation capacity is available (of Policy 2.4).

- **Decommissioning and Electronic Waste Plan:** The ordinance includes provisions for decommissioning and site restoration, requiring that upon cessation of operation, the owner or operator of the data center shall ‘propose methods and schedule for removal or beneficial reuse of all structures’ from the property no later than 20 months after the data center is within non-operational status. As part of the Conditional Use application, the applicant will be required to outline procedures for safe removal and disposal of hazardous materials to apply when data centers are decommissioned. Taken together, the decommissioning plan and electronic waste plan support the goal of *FutureLV* to ‘enhance the long-term viability of assets’ and ‘provide environmentally responsible and economical solid, electronic and hazardous waste disposal and recycling’ (of Policies 1.3 and 3.2).

The LVPC offers additional recommendations for the Township’s consideration to further strengthen its regulations and promote public health, safety and welfare:

- **Definitions:** The LVPC suggests amending the definition of “Data Center Equipment”. In the current proposed ordinance, Data Center Equipment (DCE) is defined in relation to the noise that it generates. To support clarity, this definition should focus on the function of Data Center Equipment to better identify what structures or machines fall into this classification (of Policy 1.4).
- **Heat Mitigation:** Because data centers generate significant heat, the Township is encouraged to require applicants to submit a Thermal Impact Mitigation Plan that outlines strategies for waste heat reuse or dissipation, which minimizes environmental impacts of development to protect the health, safety and welfare of the public’ (of Policy 3.2). Encouraging cool roofs, green roofs/shade trees, and light-colored exterior walls help to mitigate heat island effect and incorporate ‘sustainable building, site design and community design practices’ (of Policy 3.4).
- **Cooling:** The LVPC recommends that the applicant specify the type of cooling method proposed as part of the conditional use approvals process. Considering that changes to the proposed cooling method after approval is granted will alter the required water/sewer and power requirements and change the required utility infrastructure to support it, specifying this upfront ‘encourages an efficient development process’ (of Policy 1.4).

Conversion of Existing Buildings into Dwelling Units

The ordinance amends Article 4, Section 402 to add a section allowing existing single-family dwellings to be converted into up to 4 dwelling units. Conversions will be allowed where the appearance of the single-family dwelling does not change with respect to a single front entrance. Additional entrances must be placed on the rear or the side of the structure. Providing for conversions supports the goal of *FutureLV* to ‘provide for a wide

variety of attainable housing in locations that maximize social and economic opportunities for everyone' (of Policy 4.5).

Honeybee Apiaries

The proposed amendment complies with best management practices for the keeping of honeybees. All honeybee apiaries will be required to comply with Pennsylvania Bee Law, 3 Pa. C.S.A 2101 et seq. and additional regulations by the Township, including:

- Orienting hives away from property lines.
- Limiting the number of hives to two per 2,000 square feet of lot area.
- Establishing flyaway barriers at least six feet in height.
- Maintaining a supply of fresh water on the site to prevent bees from congregating at swimming pools or other nearby water sources.

Proactively zoning for this use supports the health and safety of pollinator species, promoting environmentally sensitive stewardship of natural resources and assets (of Policy 3.1).

Municipalities, when considering zoning ordinance 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)].

Sincerely,



Mary Grace Collins
Community and Regional Planner

cc:
Kim Mutarelli, Secretary



CHRISTINA "TORI" MORGAN
Chair

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Vice Chair

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Treasurer

BECKY A. BRADLEY, AICP
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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

May xx, 2025

Ilene Eckhart, Manager
Allen Township
4714 Indian Trail Road
Northampton, PA 18067

**Re: Data Center Overlay District Map and Use Regulations
Allen Township
Northampton County**

Dear Ms. Eckhart,

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, and we welcome your participation. Meeting participation details are below:

LVPC Comprehensive Planning Committee Meeting:	LVPC Full Commission Meeting:
May 26, 2026, at 12:00 PM (Virtual) https://lvpc.org/lvpc-meetings	May 28, 2026, at 7:00 PM (Virtual) https://lvpc.org/lvpc-meetings

The application proposes to amend the Allen Township Zoning Ordinance to include Data Centers and an overlay map where they could be located.

Data Centers

Data Centers are essential components of modern technological infrastructure, enabling everyday devices to send and receive digital data needed for video streaming, online shopping, cloud storage, and communicate with other devices. With the growth of digital device and technology usage, hyperscale data centers have been expanding across Pennsylvania and are an emerging land use in the Lehigh Valley. When sited appropriately and connected to adequate infrastructure capacity, data centers can support the continuation of the region’s technological evolution, economic base and resilience ([of Policy 4.1](#)).

Allen Township’s proposed ordinance both aligns with best practices for regulating data centers and contains opportunities to improve the ordinance to support public health, safety and welfare.

The following aspects of the proposed ordinance align with *FutureLV*:

- **Definitions:** The ordinance distinguishes different types and aspects of Data Storage Centers. Providing definitions encourages clarity and minimizes impacts of regionally significant land uses ([of Policy 1.4](#)). Additionally, the LVPC recommends adding a definition of Sensitive Receptors to help ‘create community spaces that promote physical and mental health’ ([of Policy 5.3](#)).
- **Water and Sewer Impacts:** The proposed ordinance includes substantive utility and infrastructure review. Requiring evidence of water and sewage service, a water feasibility study, Delaware River Basin Commission (DRBC) review where applicable, and an electric interconnection agreement reflects *FutureLV*’s emphasis on matching development intensity to available infrastructure ([of Policy 1.1](#)) and ‘minimizes impacts of development to protect the health, safety and welfare of the public’ ([of Policy 3.2](#)).
- **Cooling:** The Township requires that all data centers shall utilize closed-loop cooling systems. Details specifying the cooling method proposed are to be submitted as part of the conditional use approvals process. Preference for closed-loop cooling ‘protects the quality and quantity of surface water and groundwater’ ([of Policy 3.2](#)). It is recommended that a definition of both Closed-Loop and Once-Through Cooling be included in the Definition section of the ordinance.
- **Emergency Planning:** The provision requiring an Emergency Response Plan aligns with *FutureLV* by enhancing planning and emergency response capabilities ([of Policy 5.1](#)). The LVPC encourages continued coordination between the applicant, Township and local emergency service providers to ensure adequate site design that supports preparedness and response capabilities. To further this goal, the LVPC recommends additional fire suppression systems and a dedicated water line for emergency services.
- **Environmental Impact Study:** The requirement for abatement of environmental impacts is a strong feature. Requiring mitigation of nuisance impacts, stormwater, emissions, and energy consumption serves to ‘preserve natural resources in the land development process’ ([of Policy 3.1](#)). To further this goal, the LVPC recommends the township formalize these into an Environmental Impact Assessment to document the impact and proposed mitigation steps.
 - Additionally, the district overlay is in an area with several former quarries and significant karsts. The LVPC recommends that an environmental impact study include proper geotechnical testing prior to approval to ‘minimize the environmental impact of development to protect the health, safety, and welfare of the public’ ([of Policy 3.2](#)).
- **Renewable Energy:** The ordinance requires applicants for Data Centers document their efforts to maximize the use of renewable energy for electrical and cooling needs and implements strategies like maximizing unused roof space for solar arrays and off site renewable energy generation which ‘reduces climate change impacts through mitigation and adaptation’ ([of Policy 3.4](#)).

- **Sustainable Infrastructure/Building Design:** Proposals are encouraged include features like Leadership in Energy and Environmental Design (LEED) certification and roof-mounted solar energy systems for Data Center buildings, which supports 'sustainable building, site design and community design practices' ([of Policy 3.4](#)).
- **Decommissioning:** The ordinance includes provisions for decommissioning and site restoration to begin within one year of the closure of the facility. The LVPC recommends the township consider requiring a decommissioning plan at the upfront of the plan to ensure it meets the township's needs and 'enhance the long-term viability of assets' ([of Policy 1.3](#)).
- **Data Center Campus Master Plan:** The ordinance includes provisions for development of several data centers within one multi-phased project. The LVPC commends this inclusion for 'encouraging an efficient development process' ([of Policy 1.4](#)).

The LVPC offers additional recommendations for the Township's consideration to further strengthen its regulations and promote public health, safety and welfare:

- **Conditional Use:** Permitting data centers and data center campuses as a conditional use would allow the Township to evaluate project impacts on a case-by-case basis to determine community needs and sensitivities and balance those needs with the demand for modern technological infrastructure. This approach supports an efficient development process that is responsive to regional needs and minimizes the impacts of regionally significant land uses ([of Policy 1.4](#)).
- **Setbacks:** The LVPC recommends the proposed setback of 500 feet from any property line for Data Center and related uses. Large setbacks, especially where the data center borders any residential use, parks, sensitive receptor, or public roadway help to minimize noise and visual impacts on adjacent property owners ([of Policy 3.2](#)).
- **Noise:** When proper noise abatement measures are taken by the developer (such as installing sound attenuation walls), noise level at the property line can be significantly reduced. Data Centers are operational 24/7, so noise levels are unlikely to change throughout the day unlike other kinds of industrial uses. The LVPC recommends that the Township consider lowering the permissible maximum decibel level to 55 dB(A) regardless of the time of day, especially where the Data Center borders residential or other non-industrial uses ([of Policy 3.2](#)). The LVPC commends the Township's inclusion of a sound assessment to demonstrate the decibel levels at the site.
- **Parking:** Because data centers typically have fewer employees than other types of industrial uses, applying parking minimum standards that are typical of other types of industrial uses may lead to overbuilt, unused impervious surfaces that exacerbate stormwater impacts. The LVPC recommends a parking requirement of one space per on-site employee to support best-practice contextual standards that match development intensity with appropriate infrastructure capacity ([of Policy 1.1](#)) and reduce impervious surfaces and protect water sources ([of Policy 3.3](#)).

- **Back Up Power:** The ordinance should specify that any backup power equipment minimize air pollutant emissions to meet EPA Tier 4 emissions standards and require annual testing to minimize air quality impacts ([of Policy 3.2](#)). Detailed specifications on emissions controls and fuel storage safety measures such as spill-prevention and secondary containment should also be included to ensure public health and environmental safety.
- **Aesthetics:** Including aesthetic standards such as facade articulation and roofline and material variation helps to minimize the visual impacts of the scale of buildings on neighboring properties and ‘promote context-specific design solutions’ ([of Policy 5.4](#)).
- **Electronic Waste:** The Township may wish to include procedures for safe removal and recycling or disposal of server infrastructure, hazardous materials, batteries, electronic waste, and related products which supports the goal of *FutureLV* to ‘provide environmentally responsible and economical solid, electronic and hazardous waste disposal and recycling’ ([of Policy 3.2](#)).
- **Heat Mitigation:** Because Data Centers generate significant heat, the Township is encouraged to require applicants to submit a Thermal Impact Mitigation Plan that outlines strategies for waste heat reuse or dissipation, which minimizes environmental impacts of development to protect the health, safety and welfare of the public’ ([of Policy 3.2](#)). Encouraging cool roofs, green roofs/shade trees, and light-colored exterior walls help to mitigate heat island effect and incorporate ‘sustainable building, site design and community design practices’ ([of Policy 3.4](#)).

Municipalities, when considering zoning ordinance amendments, 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)].

Sincerely,



Jacob Weinberg
Community and Regional Planner

cc:
Stan Wojciechowski, Township Engineer;



CHRISTINA "TORI" MORGAN
Chair

ARMANDO MORITZ-CHAPELLIQUEN
Vice Chair

PHILLIPS ARMSTRONG
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

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May XX, 2026

Mr. Mark Hudson, Manager
Hanover Township
3630 Jacksonville Road
Bethlehem, PA 18017

**Re: Zoning Ordinance Amendment – Data Centers Revision
Hanover Township
Northampton County**

Dear Mr. Hudson,

The application proposes amending the Hanover Township Zoning Ordinance amendment on Data Centers to add additional regulations and provisions.

The LVPC supports Hanover Township’s proactive effort to address an emerging land use before proposals arrive. That approach is consistent with *FutureLV: The Regional Plan’s* direction to guide the location and intensity of development, match development intensity with infrastructure capacity, and encourage an efficient development process responsive to regional needs ([of Policy 1.1](#)). The Township furthers this goal by revising the provision to include additional protections and the Township’s proposed ordinance both aligns with best practices for regulating Data Centers and contains opportunities to improve the ordinance to support public health, safety and welfare.

The following aspects of the proposed ordinance align with *FutureLV*:

- **Parking:** The updated parking requirement of one parking spot per 1,000 square feet of floor area and one per company vehicle kept on site supports best-practice contextual standards that match development intensity with appropriate infrastructure capacity ([of Policy 1.1](#)) and reduce impervious surfaces and protect water sources ([of Policy 3.3](#)).
- **Cooling:** Requiring closed-loop cooling systems ‘protects the quality and quantity of surface water and groundwater’ ([of Policy 3.2](#)). It is recommended that a definition of both Closed-Loop and Once-Through Cooling be included in the Definition section of the ordinance.
- **Renewable Energy:** The ordinance requires applicants for Data Centers document their energy sources for electrical and recommends implementing renewable energy generation strategies, as well as perform regular maintenance

to these generators which 'reduces climate change impacts through mitigation and adaptation' ([of Policy 3.4](#)).

- **Emergency Planning:** The updated ordinance improved emergency planning efforts for Data Centers and further enhances planning and emergency response capabilities ([of Policy 5.1](#)).
- **Additional Studies and Plans:** The updated proposal includes provisions for a vibration study and noise study. Both help 'minimize the environmental impacts of development to protect the health, safety and welfare of the public' ([of Policy 3.2](#)). Additionally, the ordinance adds requirements for plans on decommissioning electronic waste and thermal impact mitigation. The decommissioning plan and electronic waste plan support the goal of *FutureLV* to 'enhance the long-term viability of assets' and 'provide environmentally responsible and economical solid, electronic and hazardous waste disposal and recycling' ([of Policies 1.3 and 3.2](#)). The heat mitigation plan helps 'minimize environmental impacts of development to protect the health, safety and welfare of the public' ([of Policy 3.2](#)). Encouraging cool roofs, green roofs, shade trees, and light-colored exterior walls help to mitigate heat island effects and incorporate 'sustainable building, site design and community design practices' ([of Policy 3.4](#)).
- **Power Supply:** The proposal adds a provision requiring that self-supplied energy sources must be approved by the Township, which helps 'encourage an efficient development process that is responsive to regional needs' ([of Policy 1.4](#)). The LVPC recommends the Township look for energy sources that meet the U.S. Environmental Protection Agency Tier 4 regulations, which is the highest tier of protections for nonroad compression-ignition engines and 'improve regional air quality' while 'minimizing environmental impacts of development to protect the health, safety, and welfare of the public' ([of Policy 3.2](#)).

The LVPC is copying representatives of the Nazareth Area Plan on this review letter to 'coordinate land use decisions across municipal boundaries' as ([of Policy 1.4](#)).

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,



Jacob Weinberg
Community and Regional Planner

Cc:

Bradford Flynn, Bath Borough Manager;
Belinda Roberts, Bushkill Township Manager;
John Defassio, Chapman Borough Secretary/Treasurer;
Lori Seese, Lower Nazareth Township Planning and Zoning Administrator;
Stephen Nowroski, Moore Township Manager;
Theresa Fedele, Nazareth Borough Assistant Secretary/Treasurer;
Candace Keller, Stockertown Borough Secretary;
Mark Saginario, Tatamy Borough Manager;
Lisa Klern, Upper Nazareth Township Manager.



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Treasurer

BECKY A. BRADLEY, AICP
Executive Director

May X, 2026

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

**Re: Zoning Ordinance Amendment – Steep Slopes
Zoning Map Amendment – Solid Waste to Farm and Forest District
Plainfield Township
Northampton County**

Dear Ms. Stefanelli:

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

- LVPC Comprehensive Planning Committee Meeting
 - May 26, 2026 at 12:00 PM
 - <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting
 - May 28, 2026 at 7:00 PM
 - <https://lvpc.org/lvpc-meetings>

The application proposes to amend the Plainfield Township Zoning Ordinance and Zoning Map to reverse portions of the Township’s recently adopted zoning changes related to the Grand Central Landfill expansion. The proposal removes previously rezoned lands from the Solid Waste Processing and Disposal (SW) Zoning District and returns them to the Farm and Forest (FF) Zoning District, and amends ordinance provisions related to landfill development and steep slope regulation.

BACKGROUND

The LVPC previously reviewed the Township’s 2025 zoning ordinance and zoning map amendments that expanded the SW District to facilitate potential landfill expansion, and in 2025 LVPC also reviewed a land development application filed for the landfill expansion. In those reviews, the LVPC acknowledged that expansion of the existing landfill could support *FutureLV* objectives related to maintaining regional solid waste disposal capacity and promoting fiscal sustainability, but raised substantial concerns regarding farmland preservation, natural resource impacts, steep slopes, wetlands, woodland removal, transportation infrastructure, and community health and wellbeing.

ENVIRONMENT

The proposal to remove the expansion area from the SW District and return it to the Farm and Forest District aligns with several *FutureLV* objectives related to conservation of rural lands and natural resources. The area proposed to be removed from the SW District contains significant environmental features, including woodlands, wetlands, hydric soils, riparian areas, and steep slopes identified in the *FutureLV* Natural Resources Plan. *FutureLV* identifies these features as High and Medium Conservation Priority resources and calls for municipalities to “preserve, protect and restore the natural environment to promote resiliency” and to “conserve and manage natural lands” (Policy 3.1).

The southern portion of the previously rezoned area is also designated as Farmland Preservation in the General Land Use Plan of *FutureLV*. Returning these lands to the Farm and Forest District supports *FutureLV* objectives to “preserve farmland of all sizes, when possible” (Policy 3.3) and reinforces the rural and agricultural character envisioned for this portion of the Township.

The LVPC previously identified concerns regarding the extent of woodland disturbance, steep slope impacts, and potential encroachment into environmentally sensitive areas associated with the proposed landfill expansion. Returning the property to the FF District would reduce the likelihood of future disturbance to these resources and supports *FutureLV* policies emphasizing long-term environmental stewardship (of Policy 3.1).

COMMUNITY

The LVPC’s prior reviews acknowledged that Grand Central Sanitary Landfill serves a significant role in Northampton County’s solid waste management system, and the proposal has implications for regional solid waste infrastructure. Maintaining local disposal capacity may help reduce long-distance hauling, transportation emissions, and long-term operational costs. The Northampton County Solid Waste Management Plan

identifies Grand Central as one of the County's major waste disposal facilities. *FutureLV* recognizes landfills and solid waste facilities as regionally significant land uses because they provide essential public infrastructure and services that extend beyond municipal boundaries. The Township should continue to consider the potential implications of limiting future landfill capacity, including increased transportation distances for waste hauling, fiscal implications associated with future host fee revenue, and long-term waste disposal capacity needs. These considerations do not necessarily outweigh environmental and land preservation concerns, but illustrate the competing planning priorities that must be balanced when evaluating regionally significant infrastructure and land uses (of Policies 3.2 and 1.1).

The LVPC reviewed a formally submitted land development application for the Grand Central Landfill East Expansion in October 2025, and encourages the Township to consult its Solicitor regarding the legal effect of zoning amendments on pending or previously submitted development applications. Under the Pennsylvania Municipalities Planning Code (MPC), applications for subdivision and land development may obtain certain protections from subsequently adopted ordinance changes for five years, once a complete application has been duly filed and accepted (Section 508.4) The Township may still amend its zoning ordinance prospectively as a legislative action, though the amendments may not apply to previously filed or approved land development plans.

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

Municipalities, when considering zoning ordinance amendments, 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)].

Sincerely,



Jill Seitz
Chief Community and Regional 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.



CHRISTINA "TORI" MORGAN
Chair

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Vice Chair

PHILLIPS ARMSTRONG
Treasurer

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

May xx, 2025

Lisa Klem, Manager
Upper Nazareth Township
1001 Newport Ave
Nazareth, PA 18064

**Re: Subdivision and Land Development Ordinance Revisions
Upper Nazareth Township
Northampton County**

Dear Ms. Klem,

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, and we welcome your participation. Meeting participation details are below:

<p>LVPC Comprehensive Planning Committee Meeting:</p> <p>May 26, 2026, at 12:00 PM (Virtual) https://lvpc.org/lvpc-meetings</p>	<p>LVPC Full Commission Meeting:</p> <p>May 28, 2026, at 7:00 PM (Virtual) https://lvpc.org/lvpc-meetings</p>
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The application proposes to amend the Upper Nazareth Township Subdivision and Land Development Ordinance (SALDO) to make several substantive changes.

General Provisions & Terminology

The proposed amendment adds several features to the general provisions clause. First, it adds a general purpose for the SALDO which creates an 'efficient and coordinated development pattern' ([FutureLV Goal 1](#)). It also clarifies and reorganizes several other parts including exemptions, the interpretations, modifications and exceptions, and the resubmittal process, all of which help 'encourage an efficient development process that is responsive to regional needs' ([of Policy 1.4](#)). Additionally, the proposed ordinance added a section with an overview of the general procedures explaining when each type of submission is required, which furthers Policy 1.4.

The proposal also added or modified around 60 definitions to their terminology, clarifying everything from specific ordinances referenced in the document to adding in definitions for their new provisions added throughout the amended ordinance. Updating and amending definitions

help developers and engineers understand the Township's desired development standards and 'encourages an efficient development process' ([of Policy 1.4](#)).

Plan Submission Procedures

The application proposes several revisions to the submission process and requirements for applications. Generally, many of the revisions help 'encourage an efficient development process responsive to regional needs' ([of Policy 1.4](#)), and the LVPC commends a couple specific provisions that improve the proposal. First, the Township included its Environmental Advisory Council as a potential reviewer for the Planning Commission, which helps 'facilitate discussion among residents, stakeholders, appointed officials, and elected representatives' ([of Policy 1.4](#)). they likewise included the Fire Chief, furthering that goal. The EAC and Fire Chief as reviewers furthers *FutureLV* Goals [3](#) & [5](#), to have a 'protected and vibrant environment' and have 'safe, healthy, inclusive, and livable communities'.

The amended submission procedures also added several elements to be shown on plans that align with *FutureLV: The Regional Plan*. First, they asked to identify buildings estimated to be over 100 years of age that would be impacted, along with names and descriptions, which helps 'promote development that complements the unique history, environment, culture and needs of the Valley' ([of Policy 5.4](#)). Second, as a part of the construction details for final plan signing, the proposal requests information on street construction, stormwater and sewer structures, sidewalk and street tree planting details, as well as sinkhole and ground subsidence repair details, all of which support several aspects of *FutureLV*, all leading to an 'efficient and coordinated development pattern' ([FutureLV Goal 1](#)).

Design Standards

The amended ordinance provides several revisions to the general design standards. First, under general standards, the township's proposal adds several criteria that align with *FutureLV: The Regional Plan*. The amendment proposes limiting subdivision until hazardous conditions such as ground subsidence, floods, or unsafe water supply have been resolved, as well as aligning with the comprehensive plan, zoning, and nearby development. The amendment doubles down on public safety by limiting development that would significantly threaten public health and safety with groundwater, pollution, explosive or fire hazards. Together, these provisions 'discourage development in hazard prone areas' ([of Policy 3.2](#)) and 'promote safe and secure community design and emergency management' ([of Policy 5.1](#)).

Another proposed amendment adds requirements for land development of scale to contact either or both the school district to establish a safe location for a school bus stop, or by decision of the planning commission, contact the local public transportation agency to seek an appropriate location for a public bus stop. Both help 'provide a safe, well-maintained transportation network' ([of Policy 2.2](#)), 'promote safe routes to schools and playgrounds' and 'integrate mixed-transportation into public space designs' ([of Policy 5.2](#)).

Additionally, the ordinance updates the cartway designs, disregarding the lot size and creating a standard based on the type of use, requiring a 32-foot cartway for all local roads without parking, 36 feet with on street parking, meaning lanes range from 16-18 feet wide. Both the Federal Highway Administration and National Association of City Transportation Officials recommend lanes between 10 and 12 feet wide, as wider lanes can encourage drivers to speed and attempt to change lanes, which can increase likelihood of accidents. The LVPC recommends the Township consider either reducing the cartways on local roads down to 24 feet

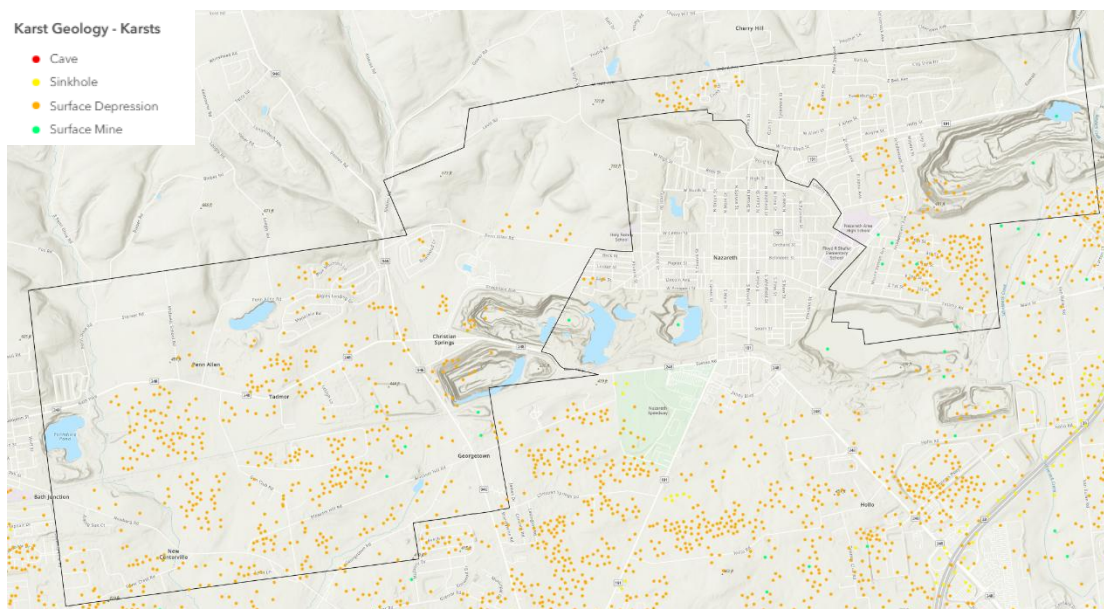
for single-family homes with 28 feet where on-street parking is permitted, and consider lowering for all other uses as well, though greater widths might be appropriate for different types of development. Smaller cartways would ‘provide a safe, well-maintained transportation network to move people and goods efficiently, while capitalizing on existing infrastructure’ (of Policy 2.2) while ‘reducing bicycle and pedestrian fatalities towards zero.’ (of Policy 5.1).

The proposed amendment also requires sidewalks in all subdivisions where public or private streets are proposed, with sidewalks on both sides of all streets, including parking lot access drives and non-residential driveways. This amendment helps ‘provide a safe-well maintained transportation network’ and ‘improve connections between bus stops, pedestrians, and bicycle infrastructure’ (of Policies 2.2 & 5.2).

The amendment also proposes extending the public water supply system to the furthest point of the subdivision away from where the main enters the subdivision with the final termination point of the main to be determined at the satisfaction of the Township and water system owner. This policy aligns with many aspects of *FutureLV: The Regional Plan* by ‘strengthening public sewer and water in Centers and along Corridors, as needed’ (of Policy 3.2) and both ‘improve the utility infrastructure of the region’ and ‘match development intensity with sustainable infrastructure capacity’ (of Policy 1.1).

The ordinance also makes several revisions to some of the stormwater provisions found in their SALDO, while also referencing their Stormwater Management Ordinance. The LVPC commends these updates for helping ‘manage the rate, volume, and quality of storm runoff’ (of Policy 3.2). Additionally, the ordinance amends the requirements for detention basins to require native landscaping in detention basins which advocates for use of ‘native, climate-adaptive and carbon-sequestering landscaping’ (of Policy 3.4).

Additionally, the proposed amendment adds an extensive and comprehensive review of the karst geology. The amendment proposes a three-phase process of a preliminary evaluation, geologic and hydrologic reconnaissance, and a karst field study, and outlines each step, the necessary mitigation and specific policy towards impacted projects. Mapping provided by the Bureau of Topographic and Geologic Survey at the Pennsylvania Department of Conservation and Natural Resources indicates the extensive presence of karst in Upper Nazareth Township, so this amendment helps ‘minimize the environmental impacts of development to protect the health, safety, and welfare of the public’ (of Policy 3.2).



Improvement Specifications

Finally, the Township made several updates to its improvement specifications that help safeguard the community like allowing the township engineer to inspect the site to ensure work is in conformance with approved plans. The section was also amended to update and expand the maintenance agreement and maintenance guarantees, which should allow the township to avoid any situations where a developer neglects a property or an aspect of a development. This aligns with *FutureLV: The Regional Plan* for 'matching development intensity with sustainable infrastructure capacity' ([of Policy 1.1](#)) and 'promote fiscal health and sustainability of municipalities' ([of Policy 4.6](#)).

The members of the Nazareth Area Multi-Municipal Comprehensive Plan are being included in this review letter to 'coordinate land use decisions across municipal boundaries' as ([of Policy 1.4](#)).

Municipalities, when considering zoning ordinance amendments, 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)].

Sincerely,



Jacob Weinberg
Community and Regional Planner

cc:

Kim Mutarelli, Secretary;
Carroll Engineers, Township Engineer;
Bradford Flynn, Bath Borough, Borough Manager;
Belinda Roberts, Bushkill Township, Township Manager;
Timothy Paashaus, Chapman Borough, Borough Manager;
Mark Hudson, Hanover Township, Township Manager;
Lori Seese, Lower Nazareth Township, Planning and Zoning Administrator;
Stephen Nowroski, Moore Township, Township Manager;
Theresa Fedele, Nazareth Township, Asst. Secretary-Treasurer/ Borough Clerk;
Candace Keller, Stockertown Borough, Borough Secretary;
Mark Saginario, Tatamy Borough, Borough Manager.

STRATEGY LAB: Example SOAR

<p>Issue</p>	<p>STRENGTHS (S) What makes us unique?</p>	<p>OPPORTUNITIES (O) What are the new trends and opportunities that we can take advantage of?</p>	<p>ASPIRATIONS (A) What does the future of our region look like?</p>	<p>RESULTS (R) How will we know when we have accomplished our aspirations/goals?</p>
<p>Sample Issue and SOAR Improve access to training programs for widget developers.</p>	<p>Lehigh Valley has a large and growing widget industry based on our location and number of widget companies.</p>	<p>There is an increasing need for widgets due to the projected growth of products and services that use widgets.</p>	<p>The Lehigh Valley will become a leader in widget developer education to support the growth of the widget industry and to increase the number of jobs in this sector.</p>	<p>By 2050 there will be a 20% increase in people with widget degrees or certifications from LV institutions, and widget industry employment will grow by 30%.</p>