



Lehigh Valley Planning Commission

CHRISTINA "TORI" MORGAN
Chair

ARMANDO MORITZ-CHAPELLIQUEN
Vice Chair

PHILLIPS ARMSTRONG
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

LEHIGH VALLEY PLANNING COMMISSION MEETING

Thursday, August 27, 2026, at 7:00 pm

Virtual Meeting

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

AGENDA

Roll Call

Courtesy of the Floor

Chair's Report

1. *CELEBRATION ITEM: Lehigh Valley Business Journal Awards*
 - a. Lehigh Valley 300 recipients: Becky Bradley and Michael Drabenstott
 - b. 40 under 40 recipient: Jill Seitz

Minutes

1. *ACTION ITEM: Minutes and Review of Roll Call Actions of July 23, 2026, Commission Meeting*

Comprehensive Planning Committee:

1. *ACTION ITEM: City of Allentown – Land Use of Regional Significance – Cedar Crest College Field House (JS)*
2. *ACTION ITEM: Palmer Township – Land Use of Regional Significance – 1492 Van Buren Apartments Phase II (JW)*
3. *ACTION ITEM: Summary Sheet (Committee Chair)*
4. *ACTION/PRESENTATION ITEMS: Lehigh Valley Housing Supply and Attainability Strategy (JS,BB)*
 - a. *PRESENTATION: New Housing Data Dashboard*
 - b. *PRESENTATION: Housing Supply and Attainability Strategy Event Debrief*
 - c. *ACTION: Adoption of the Housing Supply and Attainability Strategy*

Environment Committee:

1. *ACTION ITEM: Act 97 Review – Solid Waste Permit Renewal Application – Lehigh Valley Recycling, Inc. – North Whitehall Township (CR, SM)*
2. *INFORMATION ITEM: Lehigh Valley Watershed Assessment (Act 167), October 29th, 9-10:30 AM, LVPC Office*

Transportation Planning Committee:

1. *ACTION ITEM: Emmaus Borough – Street Vacation – Perkiomen Street (K. Schmidt)*

Old Business:

1. *INFORMATION ITEM: FutureLV: The Regional Plan Update – (BB,JS)*
 - a. Joint LVPC/LVTS Workshop #2, September 30th, 5:30-7:00 PM, In-person at the LVPC

New Business:

1. *INFORMATION ITEM: Lehigh Valley General Assembly, September 10th, 7-8:30 PM, In-person at the LVPC*

Executive Director's Report:

1. *ANNOUNCEMENT: National Conference Coming to the Lehigh Valley*

Monthly Reports:

1. *INFORMATION ITEMS:*
 - a. July 2026 Review Activity Report
 - b. July Highway Performance Monitoring System - Monthly Traffic Count Report

Communications and Engagement

1. *INFORMATION ITEM: Lehigh Valley Government Academy (MA)*
 - a. Pennsylvania Municipal Planning Education Institute, Zoning Administration Course: www.lvpc.org/lvga
 - o Tuesdays, 9/15, 22, 29; 5:30 - 9 PM
 - b. Local Technical Assistance Program: www.lvpc.org/transportation-training
 - o Trucks on Local Roads: 9/22, 8 AM – 12 PM
 - o Speed Limits and Speed Management: 9/29, 8 AM – 12 PM
 - o Managing Utility Cuts: 10/7, 8 AM – 12 PM
 - o Local Road Safety Plans: 11/17, 8 AM – 12 PM
2. *INFORMATION ITEM: Fall Conferences in Lehigh Valley*
 - a. Eastern Pennsylvania Greenways and Trails Summit
 - o Wednesday 09/16 to Friday 9/18
 - o [Registration](#) Open – Hotel Bethlehem
 - o LVPC Sponsor – Staff presenting Trail Connection Strategy Overview
 - b. American Planning Association-Pennsylvania Chapter Annual Conference
 - o Sunday October 18 – Tuesday October 20
 - o Wind Creek Conference Center - Bethlehem
 - o LVPC Primary Sponsor, Multiple Staff Presentations
3. *PACKET ITEM: Morning Call Business Cycle Column*
 - a. Published August 23 – Talking Business with Becky Bradley: "Data Centers: Separating Fact From Fear"
 - b. lvpc.org; mcall.com
 - c. Next Column: October 11
4. *PACKET ITEM: Monthly, Plan Lehigh Valley Talk Show on WDIY, Lehigh Valley Public Radio, 88.1*
 - a. Aired August 3: "Planning Together for the Future with Giovanna Rizkallah"

- b. lvpc.org; mcall.com
- c. Next show: September 7, 6:30 pm

Next Lehigh Valley Planning Commission Meeting:

Thursday, September 24, 2026, at 7:00 pm

In-Person Meeting

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, July 23, 2026, Meeting

The LVPC held a public meeting on Thursday, July 23, 2026. The meeting was advertised in the Lehigh Valley Press on January 7, 2026.

LVPC Vice Chair Armando Moritz-Chapelliquen chaired the meeting.

Mr. Jacob Weinberg took Roll Call.

Members in Attendance:

Lehigh County

Phillips Armstrong, Craig Beavers, Michael Drabenstott, Gary Fedorcha, Sharon Fehlinger-Ricker, Sunny Ghai, Philip Ginder, Steven Glickman, Kent Herman, John Inglis, Ryan Mayberry, Samantha Pearson, Stephen Repasch and Kevin Schmidt.

Northampton County

Christopher Amato, Bryan Cope, Andrew Elliott, Anita Erdos Forrester, Cathy Fletcher, Judy Haldeman, Tung-To Lam, Samantha McLean, Armando Moritz-Chapelliquen, Victoria Opthof-Cordaro, Eric Shamis, Dean Turner, Jeff Warren and Brett Webber.

Members Absent:

Lehigh County

Ron Beitler, Jennifer Gomez, Christina 'Tori' Morgan, Santo Napoli, Josh Siegel and Matthew Tuerk.

Northampton County

Justin Amann, Jo Daniels, Charles Elliott, Jack McGorry, Steve Melnick, Salvatore Panto, Jr., J. William Reynolds and Tara Zrinski.

Staff Present: Becky A. Bradley, Jillian Seitz, Jacob Weinberg, Matt Assad, Steven Weber, Clay Karnis, Subham Kharel and Corinne Ruggiero.

Public Present:

TA

COURTESY OF THE FLOOR

Vice Chair Moritz-Chapelliquen briefed the Commission on the release of his book, *A Neighbor's Primer to Organizing, Advocacy, and the Urgency of Community* and discussed his summer book tour and provided details on upcoming events surrounding his book release if anyone from the Commission is interested in attending.

CHAIR'S REPORT

Vice Chair Moritz-Chapelliquen welcomed a new member to the Commission, Samantha McLean, who is the alternate to Mayor Panto in the City of Easton.

MINUTES

Vice Chair Moritz-Chapelliquen asked for a motion to approve the Thursday, June 25, 2026, LVPC meeting minutes. Commissioner Armstrong made a motion to approve the minutes and Commissioner Fedorcha seconded the motion.

Vice Chair Moritz-Chapelliquen asked for any comments or questions. There were none.

Vice Chair Moritz-Chapelliquen called for affirmative votes to approve the minutes. Commissioner McLean abstained. The motion passed.

LVPC's Review Role

Vice Chair Moritz-Chapelliquen briefed Commissioners and members of the public of the LVPC's role in reviewing plans, documents and legislation and how it is a legal requirement under the Pennsylvania's Municipalities Planning Code. Vice Chair Moritz-Chapelliquen noted that it is the role of the LVPC to provide constructive, policy-based input on all reviews and any comments should stick to factual information and reflect the adopted regional vision, *FutureLV: The Regional Plan*.

Vice Chair Moritz-Chapelliquen asked for any comments or questions. There were none.

COMPREHENSIVE PLANNING COMMITTEE

ACTION ITEM: Comprehensive Planning Summary Sheet

Comprehensive Planning Committee Vice Chair Amato briefed the Commission on the Comprehensive Committee Summary Sheet that featured two zoning ordinance amendments regulating data centers in Lehigh Township and Upper Nazareth Township and two zoning map amendments in Williams Township and Upper Saucon Township.

Commissioner Ghai made the motion to accept the summary sheet and Commissioner Repasch seconded the motion.

Vice Chair Moritz-Chapelliquen asked for any comments or questions. Commissioner Amato briefed the Commission on the robust discussion the Comprehensive Planning Committee had this month and encouraged Commissioners to get involved in the LVPC Committees.

Vice Chair Moritz-Chapelliquen called for affirmative votes to accept the summary sheet. Commissioner Inglis abstained from the Upper Saucon Township zoning map amendment item on the summary sheet. The motion passed.

INFORMATION ITEM: Housing Supply and Attainability Strategy

Ms. Seitz provided an update on the Draft Housing Supply and Attainability Strategy project. Ms. Seitz briefed the Commission on the major regional housing event to promote the Strategy and mobilize implementation that will occur on August 26th at 8AM at DeSales University. The event will be called "Unlocking Housing Solutions" and specific actions that each industry and sectors can do to address housing needs will be shared, and there will be a release of a new and improved Housing Dashboard 2.0 to help communities track long-term progress. Ms. Seitz also noted there will be guest presenters at the housing event, including both County Executives,

and some of the coordination and implementation steps that are already underway will be shared. Registration for the event is now open.

Vice Chair Moritz-Chapelliquen asked for any comments or questions. There were none.

ENVIRONMENT COMMITTEE

ACTION ITEM: Environment Committee Summary Sheet

Environment Committee Chair Repasch briefed the Commission on the Environment Committee Summary Sheet, which featured three Delaware River Basin Commission (DRBC) dockets – one in Pen Argyl Borough for an application to renew approval of existing wastewater treatment plant and discharge, one in Plainfield Township for an application to renew approval of existing leachate treatment plant and discharge as well as approve equipment and process upgrades and one in Washington Township (NC) for an application to renew approval of existing groundwater withdrawal project.

Commissioner Glickman made the motion to accept the summary sheet, and Commissioner Warren seconded the motion.

Vice Chair Moritz-Chapelliquen asked for any comments or questions. There were none.

Vice Chair Moritz-Chapelliquen called for affirmative votes to accept the summary sheet. The motion passed.

TRANSPORTATION COMMITTEE

Transportation Committee Chair Schmidt briefed the Commission that the Transportation Committee discussed several information items at Thursday's Committee meeting, which included a discussion of the 'What to do with 22?' update, specifically on existing conditions as well as a discussion on the mid-year traffic reports.

Vice Chair Moritz-Chapelliquen asked for any comments or questions. There were none.

OLD BUSINESS:

INFORMATION ITEM: FutureLV: The Regional Plan Update

Ms. Bradley provided an update on *FutureLV: The Regional Plan* and upcoming steps in the process that Commissioners should be informed about. On September 30th at 5:30pm, there will be an in-person Joint LVPC/LVTS *FutureLV* Workshop #2 held at the LVPC Office located at 615 Waterfront Drive. Ms. Bradley also briefed the Commission on the Strategy Labs Assessment Summary that was in the Commissioners' packets this month and how review of the Summary will be part of the August Full Commission Meeting as well as greater discussion of the Summary at the Joint LVPC/LVTS *FutureLV* Workshop #2 as we work towards policy development. Ms. Bradley then discussed other next steps of the *FutureLV* update process which includes continued refinement of the LVTS Transportation Project Selection Process, building on feedback received from PennDOT during last fall's Transportation Improvements Program project selection discussions, Open Call for Infrastructure Projects, Drafting Policy, Subregional Meetings, Complete Draft of the Plan by year's end, coordination, modeling and intergovernmental review in early 2027 and plan adoption deadline of June 30, 2027.

Vice Chair Moritz-Chapelliquen asked for any comments or questions. There were none.

NEW BUSINESS:

INFORMATION ITEM: 21st Century ROAD to Housing Act

Ms. Seitz shared information on the newly enacted 21st Century ROAD to Housing Act, which became federal law on July 11th. Ms. Seitz noted that this is one of most comprehensive federal housing laws in several decades and it touches many parts of the housing system: supply, affordability, community development, housing preservation, manufactured and modular housing, home ownership, rental assistance and federal housing programs. Ms. Seitz also noted that the Act strongly aligns with the direction already established through the Lehigh Valley Housing Supply and Attainability Strategy and how it reinforces many of the same priorities that we have been discussion regionally: increasing housing supply and choice, preserving existing homes, reducing unnecessary barriers to housing development, supporting infill and adaptive reuse, coordinating housing with transportation and infrastructure, and measuring whether we are making progress. In the near term, Ms. Seitz stated that the most direct implications of this Act are for the Lehigh Valley's major HUD funding recipients: Lehigh County, Northampton County, City of Allentown and the City of Bethlehem. These governments will need to prepare public inventories of undeveloped land they own by October 1st, monitor how HUD begins measuring housing growth and review changes to Community Development Block Grant (CDBG) and HOME funding that may create more flexibility for affordable housing production. As for the LVPC, Ms. Seitz noted that the Act reinforces the importance of regional collaboration and how implementation will depend on continued coordination across all levels of government through implementation of the Lehigh Valley Housing Strategy. Looking ahead, several provisions could become more important as HUD develops programs and Congress determines funding. These include regional housing planning and implementation grants, support for pattern books and pre-approved housing designs, adaptive reuse, manufactured and modular housing, as well as best practices for zoning.

Vice Chair Moritz-Chapelliquen asked for any comments or questions. Vice Chair Moritz-Chapelliquen thanked Ms. Seitz for unpacking what the legislation is going to mean locally and regionally and making sure the intentions and the policy for the region are going to help with housing and attainability and connecting the dots for the region.

INFORMATION ITEM: Lehigh Valley General Assembly

Mr. Assad briefed the Commission on the upcoming Lehigh Valley General Assembly on September 10th at 7pm at the LVPC Office. The Lehigh Valley General Assembly is a bi-annual gathering of elected and appointed officials from all municipal governments, school districts, legislative districts, and water/sewer authorities in Lehigh and Northampton Counties to convene, coordinate and collaborate on the most pressing planning, preservation, development and redevelopment issues regionwide.

Vice Chair Moritz-Chapelliquen encouraged Commissioners to attend as this is a time to meet with so many of the region's partners on issues that the Commission addresses. Vice Chair Moritz-Chapelliquen asked if there were any questions or comments. There were none.

INFORMATION ITEM: LVPC Environment, Comprehensive Planning and Transportation Committees and Full Commission Meeting Packets Going Forward

Mr. Weinberg informed the Commission that there is a memo in their meeting packets, outlining the new LVPC process for sharing meeting materials. Moving forward, meeting materials will be shared via direct packet links in an email instead of sending attachments or links to folders with the files.

Vice Chair Moritz-Chapelliquen asked if there were any questions or comments. Commissioner Drabenstott asked whether draft or final packets will be posted. Mr. Weinberg responded that any updates to the packets or materials will be posted. Vice Chair Moritz-Chapelliquen asked for clarification on whether the materials will still be shared on the website. Mr. Weinberg confirmed that materials and packets will still be posted on the website.

INFORMATION ITEM: Mid-Year Industrial Market Report

Dr. Kharel presented current industrial market trends, noting that the Lehigh Valley has proven itself to be a premier emerging market with strong industrial fundamentals, supported by continued construction activity, favorable rental rates and lower-than-average vacancy rates. Despite some recent economic uncertainties and shifting trade policies, the Lehigh Valley remains incredibly competitive. Dr. Kharel notes how the Lehigh Valley has continued to achieve strong net absorption and health rent growth, outperforming or matching several other major industrial markets, including New Jersey, Washington-Baltimore, Atlanta, South Florida, Dallas-Fort Worth, Southern California, Northern California and Seattle. Moving on from nationwide comparisons, Dr. Kharel briefed the Commission on how the Lehigh Valley has been performing locally over the last year, with data on industrial construction, rent prices and vacancy rates in the region. Dr. Kharel noted that despite economic hurdles like changing fuel prices, evolving trade rules and the lingering impacts of the pandemic, businesses still want to be here in the Lehigh Valley, and the region continues to prove it is one of the top spots in the country for logistics and distribution.

Vice Chair Moritz-Chapelliquen asked for any comments or questions. Commissioners discussed the industrial sector and whether there was a primary industrial use within the industrial sector that was carrying the current trends.

EXECUTIVE DIRECTOR'S REPORT:

Ms. Bradley, along with Mr. Weinberg, presented on data center development. Ms. Bradley briefed the Commissioners on what data centers are, the different types of data center developments, how this land use is evolving and why it is considered the biggest current land use issue we are seeing. Ms. Bradley and Mr. Weinberg then went through a presentation of existing, proposed and rejected data center developments in neighboring counties such as Philadelphia County, Bucks County, Montgomery County, Lackawanna County and Luzerne County as well as local existing and proposed data center developments within Lehigh and Northampton Counties. Ms. Bradley then briefed the Commission on the growing interest in state level regulation of data centers and the different bills that have been proposed and are awaiting Senate consideration. The presentation concluded with Ms. Bradley and Mr. Weinberg noting what is being done locally regarding data center regulation such as the release of the Lehigh County Industrial Land Use Guide and the accompanied trainings that occurred in the beginning of this year, Lehigh Valley communities revising their legal frameworks to regulate data centers (with a total of 50 communities with data center regulatory frameworks – 25 communities have adopted new and refined ordinances to regulate data centers with another 25 communities being covered because of their involvement in multi-municipal plans) and how the LVPC is a resource for outreach, information sharing and education.

Vice Chair Moritz-Chapelliquen asked for any comments or questions. Commissioners and a member of the public had a discussion regarding data center regulations and what is being done at the state and local levels, the unique opportunity to inform the public dialogue regarding how land use works in the region and Commonwealth as a whole, potential tax breaks for data centers, the duration of this “data center boom”, if the LVPC will continue to map and track data center developments as well as the impacts of different types of data centers (hyperscale vs.

cloud storage data centers) were discussed in regard to grid and water capacity, heat island effects and air quality impacts.

MID-YEAR REPORTS:

Vice Chair Moritz-Chapelliquen notified the Commission that the monthly and mid-year reports are featured in each Commissioner's packet. Ms. Ruggiero and Mr. Weinberg gave a brief overview of the Mid-Year 2026 BuildLV report, specifically on plan activity by County for subdivision, land development, environmental, stormwater, municipal ordinance, transportation reviews as well as data requests and provided specific residential and non-residential development data within the Subdivision and Land Development Mid-Year Report.

Vice Chair Moritz-Chapelliquen asked for any comments or questions. There were none.

Mr. Karnis gave a presentation on the Mid-Year Traffic Report, which included a comparison of June 2026 traffic and truck volumes to those of the previous June 2025 at our active continuous traffic counters and examines both traffic and truck volumes at average weekday volumes, noting trends and patterns examined.

Vice Chair Moritz-Chapelliquen asked for any comments or questions. There were none.

CELEBRATION ITEM: Pennsylvania News Media Association, Keystone Media Award Honorable Mention, Plan Lehigh Valley Radio Show/Podcast in Partnership with WDIY

Mr. Assad informed the Commission that the LVPC's radio show, in partnership with Bethlehem PBS National Public radio station, WDIY, 88.1FM won an honorable mention in the best series category, from the Pennsylvania News Media Association. The Keystone Awards, as they are called, honor excellence in journalism that consistently provides "relevance, integrity and initiative in serving readers and audiences, and faithfully fulfills its First Amendment rights/responsibilities." Mr. Assad gave a shoutout to our partners at WDIY because the award Plan Lehigh Valley received was one of 11 awards WDIY won for their on-air programming in 2025. Mr. Assad noted that Plan Lehigh Valley is now in its 5th year and works hard to give people a better understanding of complex issues that affect communities in the region and is available to listen on 88.1FM at 6:30pm, every first Monday of the month or when it begins streaming as a podcast at WDIY.org the next morning. Past shows are also posted there.

Vice Chair Moritz-Chapelliquen asked for any comments or questions. Commissioners congratulated Ms. Bradley and Mr. Assad on receiving an honorable mention award for their radio show/podcast, Plan Lehigh Valley.

INFORMATION ITEM: Lehigh Valley Government Academy

Mr. Assad presented information on the upcoming Lehigh Valley Government Academy training course. Mr. Assad briefed the Commission on how the LVPC's primary training program is offered in partnership with the Pennsylvania Municipal Planning Education Institute and announced the Zoning Administration course, which will be held September 15, 22 and 29. This course is a 3-session in depth course for zoning hearing board members, zoning administrators, planning commissioners, elected officials and interested citizens, which will train them on the zoning hearing process, including hands on experience through a mock zoning hearing. Mr. Assad also noted this course is only offered once every two years so it is expected that it will sell out. Mr. Assad also provided information on the free courses through the Local Technical Assistance Program (LTAP) that are offered and how these courses aim to help municipalities address infrastructure issues and ensure that their public works departments are up to date on

the latest information on safety and maintenance. Mr. Assad noted that there will be five more classes offered in the second half of the year, in partnership with PennDOT, and two of the classes have been scheduled so far. Winter Maintenance Prep is scheduled for Tuesday, August 25th and Managing Utility Cuts is scheduled for October 7th, both from 8am to noon.

Vice Chair Moritz-Chapelliquen asked for any comments or questions. There were none.

COMMUNICATIONS AND PUBLIC ENGAGEMENT

Vice Chair Moritz-Chapelliquen notified the Commission that items for communications and public engagement are featured in the meeting packet. Vice Chair Moritz-Chapelliquen asked for any comments or questions. There were none.

ADJOURNMENT:

Vice Chair Moritz-Chapelliquen stated that the next LVPC meeting will be on Thursday, August 27th at 7 pm. Vice Chair Moritz-Chapelliquen then asked if there was a motion to adjourn the meeting and Commissioner Armstrong made a motion to adjourn, and Commissioner Ginder seconded the motion. The meeting was adjourned.

Submitted by:

Becky Bradley, AICP, Executive Director and Corinne Ruggiero, Senior Environmental Planner



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August 18, 2026

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

**Re: Cedar Crest College Field House – Land Use of Regional Significance
City of Allentown
Lehigh County**

Dear Ms. Gomez,

The application proposes to construct a 4,000-square-foot athletic facility at the Cedar Crest College facility located at 2601 William Penn Highway (parcel number 548674939116). The redevelopment involves the removal of two tennis courts.

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 application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC).

LVPC Comprehensive Planning Committee Meeting: August 25, 2026, at 12:00 PM (Virtual) https://lvpc.org/lvpc-meetings	LVPC Full Commission Meeting: August 27, 2026, at 7:00 PM (Virtual) https://lvpc.org/lvpc-meetings
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Site Suitability and Land Use

The property is within an area identified for Development in the General Land Use Plan of *FutureLV: The Regional Plan*. The project supports 'reuse and redevelopment in urban areas' (of Policy 1.1), and 'invests in schools located along corridors (of Policy 4.3). Further, the improvement of existing facilities 'encourages local institutions to invest in their surrounding communities' (of Policy 4.1) and 'supports cultural and social programs' (of Policy 5.2).

The proposed athletic facility further contributes to the College's role as an educational and community institution by providing space that supports physical activity, recreation and social interaction. Investment in facilities that encourage active lifestyles helps to 'create community spaces that promote physical and mental health' (of Policy 5.3). The LVPC encourages Cedar Crest College to explore opportunities for community partnerships or public access to the facility where operationally feasible, to expand the benefits of the investment beyond the campus population and support social programming, equitable access to community resources and

healthy communities (of Policies 5.2 and 5.3).

Transportation

The proposed athletic facility is located within an established institutional campus with an existing transportation and pedestrian network. The project includes extending the existing sidewalk to the proposed fitness center and existing tennis courts, which 'provides a safe, well-maintained transportation network to move people' (of Policy 2.2) and 'ensures transportation accessibility for all persons' (of Policy 5.2).

The LVPC also encourages bicycle parking in a convenient and visible location near the facility entrance. Connecting bicycle accommodations to the broader campus pedestrian network supports opportunities for alternative transportation and 'improves bicycle infrastructure' and integrates mixed transportation into public spaces (of Policies 2.3 and 5.2).

Sustainability

The LVPC encourages Cedar Crest College to incorporate sustainable building practices into the athletic facility that reduce long-term operating costs and environmental impacts. Opportunities may include high-efficiency building systems, geothermal or heat-pump systems, rooftop solar, green roofs, water-efficient fixtures and greywater or rainwater reuse where feasible. These investments would 'minimize environmental impacts of development' (of *FutureLV* Policy 3.1) and encourage 'sustainable building, site design and community design practices' while helping to reduce climate change impacts (of Policy 3.4).

As an educational institution, Cedar Crest College also has an opportunity to use sustainable building systems as visible educational features for students and visitors. Interpretive signage or integration with academic programming could allow the facility itself to demonstrate sustainable development practices while expanding educational opportunities on campus.

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,



Jill Seitz
Chief Community and Regional Planner

cc:
Cedar Crest College, Applicant;
Paul Szewczak, Project Engineer;
David Petrik, City of Allentown Deputy Director of Public Works;
Jesse Sadiua, City of Allentown Chief Planner;
Brandon Jones, City of Allentown Planner;
Melissa Velez, City of Allentown Planner.



DR. CHRISTOPHER R. AMATO
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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

August XX, 2026

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

Lori Seese, Planning & Zoning Administrator
Lower Nazareth Township
623 Municipal Drive, Suite 220
Nazareth, PA 18064

**Re: 1492 Van Buren Road Phase 2
Palmer Township and Lower Nazareth Township
Northampton County**

Dear Mr. Beavers and Ms. Seese,

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 will be held on:

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The LVPC addresses this letter to representatives of Palmer Township and Lower Nazareth Township to 'coordinate land use decisions across municipal boundaries' (of Policy 1.4).

Background

The application proposes the construction of 320 apartment units across seven four-story apartment buildings, three twelve-car garages, a clubhouse with associated amenities, and two bridges crossing over Schoeneck Creek providing access to the site from Phase 1. The LVPC previously reviewed Phase 1 of this project in October 2025. Both phases are at 1492 Van Buren Road (PIN: K8 10A 1). The plans specify that the site will be served by public sewer and water connections established in Phase 1.

The project site is currently agricultural use. Nearby existing uses include agricultural lands to the south which have adjacent commercial and residential neighborhood adjacent to it. North of the site is Route 33, which the project will not have direct access to, buffering several

warehouses and commercial areas. West of the property is the Phase 1 development, which is adjacent to both warehouses and dense housing uses.



Google Aerial Imagery

Land Use Site Suitability

The *FutureLV: The Regional Plan* General Land Use Plan identifies the site as a Development Area, which has most or all the factors needed to support growth. However, *FutureLV* also outlines several development criteria for where development may be considered appropriate if the criteria are met.

One of the development criteria outlined in *FutureLV* is if 'the site is contiguous to existing development'. The site has several land uses surrounding it, including agriculture, large-scale retail, warehousing, and nearby high-density, single-family homes where the the largest impacts come from the adjacent Route 33. While the proposal is located in the Development area of the General Land Use Plan (*FutureLV: The Regional Plan*), constructing housing in close proximity to a highway is not advisable in the interest of the public health, safety and welfare (of Policy 3.2). Residents are likely to be affected by noise pollution and low air quality, especially diesel fumes.

The proposed development does support efforts to alleviate the regional housing shortage. According to the Lehigh Valley Housing Dashboard, Palmer Township is experiencing a shortage of 269 housing units today, and an additional 2,688 units are needed by the year 2050 to keep up with the Township's anticipated population growth. The proposal helps meet the Township's housing demand while increasing attainable housing opportunities (of Policy 4.5).

More information about housing in Palmer and throughout the Lehigh Valley is available at lvpc.org/housing.

The addition of the clubhouse, proposed pool, and proposed pickleball court also support the housing providing amenities to residents which 'create community spaces that promote physical and mental health' (of Policy 5.3).

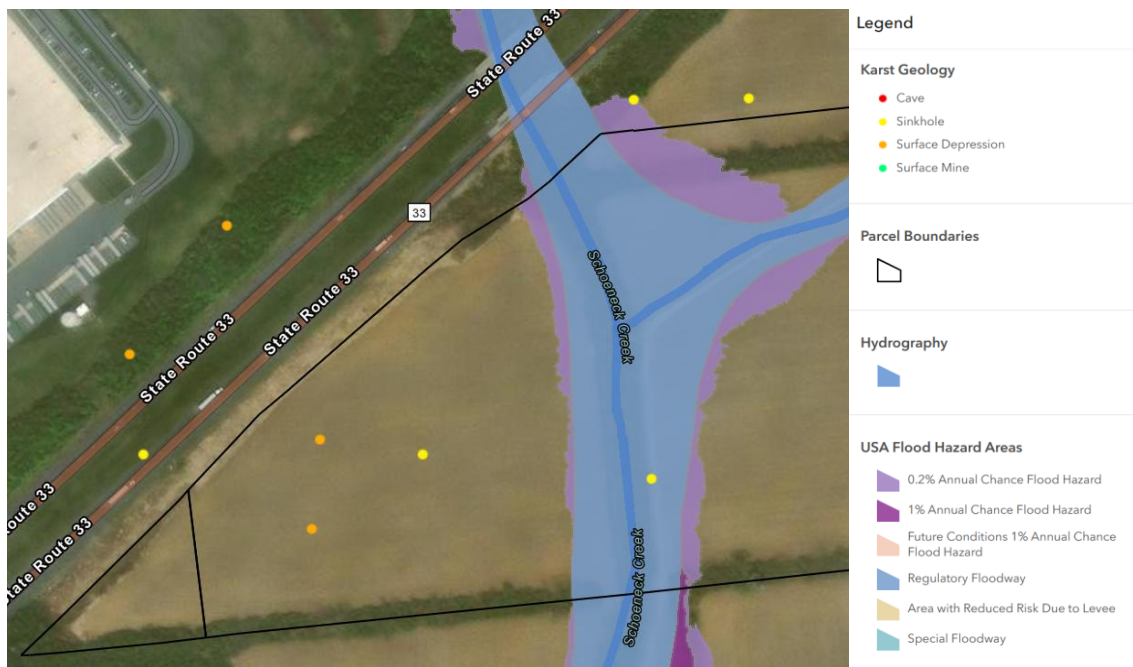
Environment

One of the criteria looks at whether 'the proposal is consistent with the conservation of high priority natural resources' which is outlined in the Natural Resources Map in *FutureLV*. The site contains high-priority natural resources that will be impacted by the development.

- The Schoeneck Creek runs directly through the site and while the project does utilize this area as open space, the proposed plan shows the addition of two bridge crossings which will need to be carefully designed to minimize adverse impacts to the existing sensitive environmental features. Wetland areas are identified adjacent to the Creek, per the National Wetland Inventory, and these areas need to be professionally delineated to confirm their location, per state and federal regulations. The Riparian Buffer, which serves to help reduce runoff and stream erosion, is also identified in the National Heritage Inventory as a Supporting Landscape, where the creek area and floodplains serve as habitats for endangered and sensitive species. The NHI report specifically identifies the wetland fragments as the backbone to these habitats, with the species relying on the canopy of the riparian buffer. The LVPC recommends the preservation of these sensitive areas to 'protect high-priority natural lands and water resources' and 'maximize preservation of woodlands and critical habitats' (of Policy 3.1).



Mapping provided by LVPC, National Hydrography Dataset, National Wetland Inventory, and Pennsylvania Natural Heritage Program



Mapping provided by LVPC, National Hydrography Dataset, Federal Emergency Management Agency, and Bureau of Topographic and Geologic Survey

- The site also contains several hazards to development. 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 the form of surface depressions and sinkholes on the site. The LVPC advises the applicant to ensure proper geotechnical testing prior to any land development, to 'minimize environmental impacts of development to protect the health, safety and welfare of the public' (of Policy 3.2). The current plans submitted do not match the submitted geotechnical analysis, and the construction details and geotechnical analysis does not discuss mitigation techniques to be employed as a part of the land development process. Additionally, the project is also located in a flood plain mapped by the Federal Emergency Management Administration (FEMA). While the proposed site configuration avoids the 100-year flood plain, The LVPC recommends additional floodproofing measures and mitigation for the first floors to reduce the risk of property damage and support long-term community resilience thereby 'minimizing environmental impacts of development to protect the health, safety and welfare of the public' (of Policy 3.2) and 'reducing potential impacts of hazards to promote community resiliency' (of Policy 5.2).

The development criteria also look at, 'Adequate sewage conveyance capacity, allocation, and treatment capacity' available at the site and if 'the site will be served by public water with adequate supply and delivery capacity'. As the site will be served by public sewer and water, the project 'matches development intensity with sustainable infrastructure capacity' (of Policy 1.1) and 'promote development in areas with public sewer and water capacity' (of Policy 3.2).

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, green roofs, solar panels and greywater reuse for irrigation and plumbing. We also strongly recommend that the developer seek LEED (Leadership in Energy and Environmental Design) certification for the project. Green Roof systems can also provide additional opportunity to

‘manage the rate, volume and quality of storm runoff’ and ‘minimize environmental impacts of development to protect the health, safety, and welfare of the public’ (of Policy 3.2) The LVPC supports the inclusion of electrical vehicle charging spaces at the site to serve the residents and ‘advance deployment of alternative fueling infrastructure’ (of Policy 2.5).

The LVPC notes that the landscaping plan includes double the number of tree coverage required by Township code, but the overall landscaping plan does not currently indicate other types of foundation or buffer plantings (native shrubs, or grasses) around each individual building. The proposed development has a significant amount of paved surface with little shading, which can intensify the heat island effect raising temperatures around the buildings and parking areas. The LVPC recommends adding additional native, climate-adaptive and carbon sequestering landscaping to ‘reduce climate change impacts through mitigation and adaptation’ (of Policy 3.4).

An additional area of focus could be the green space behind the community center, which is directly adjacent to the highway and is intended to be left as cultivated fields. With its proximity to the highway and lack of improvements to promote use as open space for the residents, it likely will not ‘create community spaces that promote physical and mental health’ (of Policy 5.3).

Transportation

Another development criteria is if ‘The development will not create adverse impacts to the transportation system with respect to roads, bridges, transit facilities and bicycle/pedestrian facilities, including traffic safety or congestion, based on accepted transportation planning and engineering professional standards’. The application included a Traffic Impact Study which estimated 1,427 new trips would be generated by the proposed development.

The site location map provided with the Traffic Access Study (TAS) incorrectly shows the project site location. The build traffic volumes may be inaccurate due to the incorrect site location and site driveways noted in the Traffic Access Study. The site plan provided with the TAS only shows Phase 1 of the plan, however the development plan in this review is specific to Phase 2. The LVPC strongly recommends the developer to provide an updated and accurate Traffic Access Study to make sure that the correct information is represented.

SITE & EMERGENCY ACCESS

Clear and adequate wayfinding and regulatory signage should be provided throughout the site to guide vehicles, including emergency responders, and to support safe and efficient internal circulation. Due to the proximity of distribution centers near the site, special attention should be paid to truck signage and wayfinding as well. The applicant’s commitment to installing stop signs at each site exit is noted and supported.

It is recommended that the emergency access entrance to Van Buren Road be maintained at all times, especially during winter weather events to ensure continuous access for emergency vehicles. Coordination with local emergency services is strongly recommended to create awareness by emergency responding agencies, as well as educating residents on emergency response. (of *FutureLV* policies 2.2 & 5.1)

TRANSPORTATION NETWORK MOBILITY

The addition of EV charging stations in many of the parking spaces in the development is noted by the LVPC. These charging stations will allow residents of the development greater opportunity to transition to electric and hybrid vehicles. (of *FutureLV* Policies 2.5 + 3.4)

Given the residential nature of the development, consideration should be given to school bus circulation and stop locations. Safe and accessible locations for student pick-up and drop-off should be identified, minimizing conflicts with through traffic and ensuring pedestrian safety. Turning radii should also be considered.

MULTIMODAL TRANSPORTATION CONSIDERATIONS

Pedestrian infrastructure including sidewalks, cross walks, and curb extensions at intersections are proposed for the site. The site also has a walking path located in the open space areas in Phase 1 on the site. This is commended by the LVPC. The LVPC encourages a connection to this walking path directly from the network of sidewalks within the site. The current layout shows the only pedestrian connection is along Van Buren Road. A walking path should also be considered along Schoeneck Creek within the Greenspace Park Open Area identified on the land development plans. This could connect to the walking path noted in Phase 1.

Bike racks and other bike infrastructure is recommended by the LVPC. These would increase the accessibility and safety of alternative modes of transportation. Priority should be given to the club house and pool as they will be accessed by more residents. (of *FutureLV* Policy 2.3) Given its distance to the Phase 1 townhouses, and some of the outlying apartment buildings (such as building #23 & 21), the LVPC recommends at a minimum the inclusion of a bicycle rack at the clubhouse to 'create community spaces that support physical and mental health' (of Policy 5.3).

TRANSIT AND WORKFORCE

Sidewalk connections should be planned for the Lehigh and Northampton Transportation Authority (LANTA) route 106 bus stops north of the site along the frontage on Van Buren Road. Coordination with LANTA regarding the development and expansion of the site is recommended to raise awareness of alternative transit options for residents. (of *FutureLV* Policy 2.2)

Stormwater Review

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.

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article I§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Sincerely,



Jacob Weinberg

Community and Regional Planner



Susan Myerov
Director of Environmental Planning



Jacob Engbert
Transportation Planner

DRAFT

DRAFT

Project Review Summary Sheet

Comprehensive Planning Committee

Date: August 2026

Project	Municipality	Brief Statement of Purpose	LVPC Comment
Zoning Ordinance and Map Amendment	Whitehall Township	<i>LVHN Amendment</i> – adds Health Care Campuses in the R-3, Low/Medium Density Residential Zone and rezones a 147-acre lot from R-2 Low Density Residential to R-3.	The proposal both aligns with best practices for regulating health care campus's that 'minimize impacts of regionally significant land uses' (of Policy 1.4), and contains opportunities to further improve the ordinance to support public health, safety and welfare.
Zoning Ordinance Amendment	Lower Saucon Township	Impervious Surfaces - The proposed ordinance amends 180-5, titled Definitions, to delete Impervious Surface Area and add Impervious Surface Ratio, amends the lot requirement requirements in the several residential zoning districts.	The LVPC supports the township's effort to right-size impervious surface areas to 'manage the rate, volume and quality of storm runoff' (of Policy 3.2). The proposed revision to 180-127.3, the may be in conflict with MPC, and The LVPC recommends consulting with the township solicitor on the legality of this provision.
Zoning Map Amendment	Lower Mount Bethel Township	<i>Data Centers</i> – Establishes regulations for Digital Infrastructure Facilities, adding these as a permitted conditional use within the Industrial District and including standards addressing land use impacts.	The LVPC offers recommendations to further strengthen the amendment and ensure that its protections remain legally defensible under Pennsylvania law (of Policy 1.4). Because several provisions implicate authority assigned by state law to other agencies, additional Township Solicitor review is recommended.
Zoning Map Amendment	Salisbury Township	Data Centers and Miscellaneous – Addresses a range of land uses and regulatory standards, including Data Centers, Bed-and-Breakfasts, and Cluster Housing.	Aspects of the proposal address many impacts associated with data centers, however additional legal review is recommended to ensure legal defensibility. Additional comments are provided to further strengthen the amendment.

Resolution No. 08-27-26-A
OF THE LEHIGH VALLEY PLANNING COMMISSION
LEHIGH VALLEY HOUSING SUPPLY AND ATTAINABILITY STRATEGY

- WHEREAS,** The Lehigh Valley Planning Commission (LVPC) is organized by the Counties of Lehigh and Northampton to promote the health, safety, and general welfare of the two-county region in accordance with the provisions of the Pennsylvania Municipalities Planning Code, Pennsylvania Stormwater Management Act of 1978, among other statutes both state and federal; and
- WHEREAS,** Section 301.2.1 of the Pennsylvania Municipalities Planning Code (MPC) Act 247 of 1968, as enacted and amended, authorizes counties to create a plan to meet housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels in preparation of the county comprehensive plan; and
- WHEREAS,** LVPC along with the Urban Land Institute and Lehigh County, including Northampton County communities, have prepared a draft housing plan known as the *Lehigh Valley Housing Supply and Attainability Strategy* focused on solving the region's housing supply shortage; and
- WHEREAS,** LVPC utilized the open, inclusive, public engagement workshop across a year and half to discuss, guide, and draft priorities. Workshops included residents, businesses, and a variety of partner organizations, agencies, and authorities who worked to create the *Lehigh Valley Housing Supply and Attainability Strategy*; and
- WHEREAS,** As part of the *Lehigh Valley Housing Supply and Attainability Strategy* development the LVPC developed the nation's first comprehensive analysis of regional needs and challenges that was published as an online dashboard. The housing dashboard was awarded a National Association of Regional Councils award for the effort and has been copied in other regions; and
- WHEREAS,** *Lehigh Valley Housing Supply and Attainability Strategy* is consistent with *FutureLV: The Regional Plan* and the Commonwealth of Pennsylvania's *Housing Action Plan: 2026-2035*; and
- WHEREAS,** LVPC's Comprehensive Planning Committee discussed and voted to recommend full commission adoption of the *Lehigh Valley Housing and Attainability Strategy* at its public meeting on August 25, 2026.

NOW, THEREFORE, BE IT RESOLVED, that the LVPC, in a public meeting, adopts the *Lehigh Valley Housing Supply and Attainability Strategy*

Adopted by the Lehigh Valley Planning Commission on the 27th day of August 2026.

LEHIGH VALLEY PLANNING COMMISSION

Christina "Tori" Morgan, Chair

Armando Moritz-Chapelliquen, Vice Chair

Phillips Armstrong, Treasurer

ATTEST

I, Tracy Oscavich, Director of Administration of the Lehigh Valley Planning Commission, Lehigh and Northampton Counties, Pennsylvania, do hereby certify that the foregoing is a true and correct copy of the Resolution adopted at a regular meeting of the Lehigh Valley Planning Commission Executive Committee, held the twentieth day of August, 2026.

Tracy Oscavich, Director of Administration

Date: _____



Lehigh Valley Planning Commission

CHRISTINA "TORI" MORGAN
Chair

ARMANDO MORITZ-CHAPELLIQUEN
Vice Chair

PHILLIPS ARMSTRONG
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

August XX, 2026

Ms. Erika G. Bloxham, Facilities Specialist
Waste Management Program
Pennsylvania Department of Environmental Protection
2 Public Square
Wilkes-Barre, PA 18701-1915

**Re: Solid Waste Permit Renewal Application
Lehigh Valley Recycling, Inc. Transfer Station
Application #101392-A261
North Whitehall Township, Lehigh County**

Dear Ms. Bloxham:

The Lehigh Valley Planning Commission (LVPC), at its regular monthly meeting on August 27, 2026, considered the above-referenced matter according to the requirements of Act 97, the Pennsylvania Solid Waste Management Act.

The purpose of the application is for Lehigh Valley Recycling, Inc. to obtain a permit renewal from the PA Department of Environmental Protection (DEP) for its existing solid waste transfer station located at 3947 Portland Street. The facility is permitted to accept up to 4200 tons per day of municipal and residual waste as well as recyclable materials for transferring and processing. The renewal application involves no changes to the permit. The transfer station permit is on a ten-year renewal cycle.

The transfer station is an existing, DEP-permitted facility. No changes to the facility or operations are proposed. The permit renewal application aligns with the *FutureLV: The Regional Plan* action to: "provide environmentally responsible and economical solid, electronic and hazardous waste disposal and recycling" (under Policy 3.2). The PA DEP performs the technical review of the application.

Sincerely,

Corinne Ruggiero, SEO
Senior Environmental Planner

cc: Randy Cope, Manager, North Whitehall Township
David Synnamon, Director, Allentown Bureau of Health
Samantha Pearson, Director, Lehigh County Dept. of Community and Economic Development
Terry Gadd, Environmental Compliance Manager, Lehigh Valley Recycling, Inc.



CHRISTINA "TORI" MORGAN
Chair
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Vice Chair
PHILLIPS ARMSTRONG
Treasurer
BECKY A. BRADLEY, AICP
Executive Director

August 27, 2026

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

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

Dear Mr. Pepe,

The Lehigh Valley Planning Commission (LVPC) will consider the subject street vacation petition at its Transportation Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings will be virtual, and held on:

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

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

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

The petitioner has requested the street vacation because they intend to further develop their property with an additional multi-family residential building and to construct in a portion of the

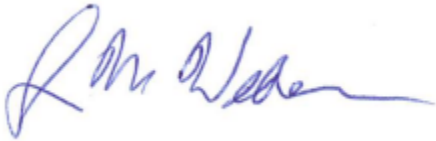
unopened Perkiomen Street a spray irrigation system required by the additional development of the property.

Unopened Perkiomen Street does not appear to have any public utilities built through the proposed vacation location. The proposed location is undeveloped woodland in a residential area, with single family homes to the north, south, and east and the petitioner's multi-family residential development to the west. For reference, a Preliminary/Final Overall Record Plan of the petitioner's development that identifies the proposed vacation location was provided to the LVPC by the petitioner and is included as an attachment.

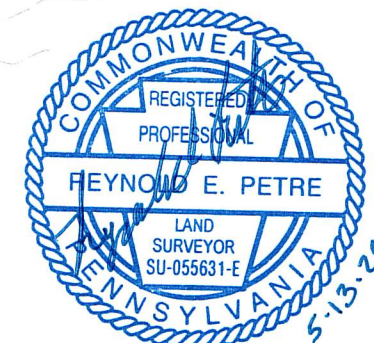
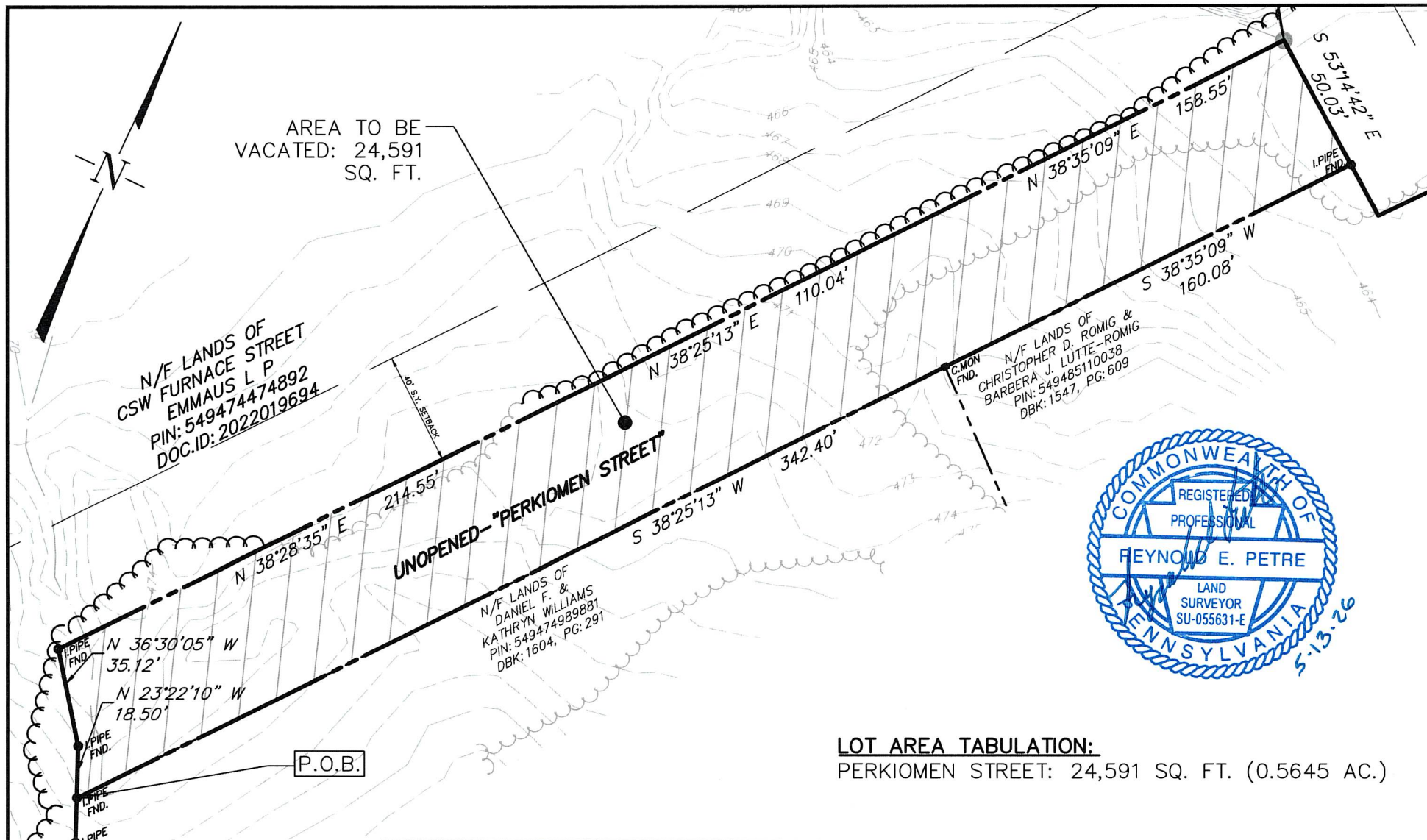
Unopened Perkiomen Street appears to be unimproved and does not provide access to any property. Both of the adjoining properties would retain their existing access to South Second Street. The deed restricted open space intervenes between the unopened street segment and South Second Street, which would restrict the ability of the Borough to connect the unopened street segment with South Second Street.

It is recommended that if the Borough of Emmaus grants the petition to vacate, that the Borough communicate with and notify the LVPC of the change so street maps may be maintained. Please feel free to reach out with any questions or concerns you may have regarding the LVPC review.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven M. Weber".

Steven M. Weber, AICP
Director of Transportation Planning



LOT AREA TABULATION:

PERKIOMEN STREET: 24,591 SQ. FT. (0.5645 AC.)

Ott
CONSULTING INC.
AN ARRO CONSULTING COMPANY
CIVIL ENGINEERS • SURVEYORS •
LANDSCAPE ARCHITECTS
LEHIGH VALLEY OFFICE • P.O. BOX 386, EMMAUS, PA 18049
P: 610-928-4690 www.otteng.com

300 FURNACE ST., LLC
PERKIOMEN EXHIBIT PLAN
EMMAUS BOROUGH, LEHIGH COUNTY, PENNSYLVANIA

DRAWN/APPROVED
DJC/JLO

DATE
5-13-26

PROJECT NO.
TRNR 1901

DRAWING NO.

SCALE
1" = 50'

REVISION NO. 1

SHEET NO.
1 OF 1

EX-1.4



May 13, 2026

DESCRIPTION OF PERKIOMEN STREET VACATION

All that certain parcel or tract of land situate in the Borough of Emmaus, County of Lehigh, Commonwealth of Pennsylvania in accordance with a plan entitled "Perkiomen Exhibit Plan" for 300 Furnace St., LLC, Drawing No. EX-1.4, dated May 13, 2026 and being bounded and described as follows:

BEGINNING at an iron pipe, said pipe being a common corner between the lands now or formerly of CSW Furnace Street Emmaus L P, PIN: 549474474892 1, lands now or formerly of Williams Daniel F & Kathryn, PIN: 549474989881 1, and also the unopened Perkiomen Street;

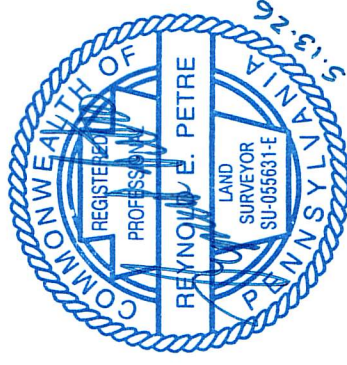
THENCE, along the common lot line between the aforementioned lands of CSW and Perkiomen Street, the following 6 courses:

1. N 23° 22' 10" W for a distance of 18.50' to an iron pipe;
2. N 36° 30' 05" W for a distance of 35.12' to an iron pipe;
3. N 38° 28' 35" E for a distance of 214.55' to a point;
4. N 38° 25' 13" E for a distance of 110.04' to a point;
5. N 38° 35' 09" E for a distance of 158.55' to a point;
6. S 53° 14' 42" E for a distance of 50.03' to an iron pipe, being a common corner between the aforementioned lands of CSW and Perkiomen Street, and the lands now or formerly of Romig Christopher D & B J Lutte, PIN: 549485110038 1;

THENCE, along the common lot line between the aforementioned lands of Roming and Perkiomen Street, S 38° 35' 09" W for a distance of 160.08' to a concrete monument;

THENCE, along the common lot line between the aforementioned lands of Williams and Perkiomen Street, S 38° 25' 13" W for a distance of 342.40' to the point of **BEGINNING**.

CONTAINING: 24,591 square feet or 0.5645 acres of land, more or less.



Emmaus Office - 326 South Second Street, Emmaus, PA 18049

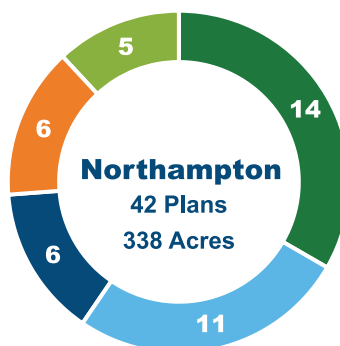
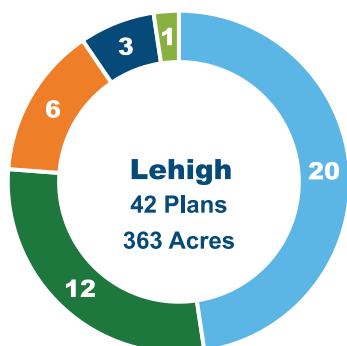


610.928.4690



www.arroconsulting.com

Review Activity by County



Regional Totals*

9
Subdivision/Lot Line
Adjustments

26
Development

31
Environment

12
Municipal Ordinances,
Maps and Plans

6
Data/Support Requests

0
Transportation

Development

Subdivisions and Lot Line Adjustments

Environment

Municipal Ordinances, Maps and Plans

Data/Support Requests

Transportation

Residential Development

1,358 Total Units



322
Single-Family
Detached



161
Townhouses



648
Apartments



226
Twins



0
Assisted-Living



0
Manufactured
Homes



0
Condos

Non-Residential Development

1,331,751 Total Square Feet



78K
Commercial



14K
Retail



220K
Public/Quasi-
Public



1.02M
Industrial



0
Warehouse**



0
Office



0
Transportation



0
Agricultural



0
Recreational

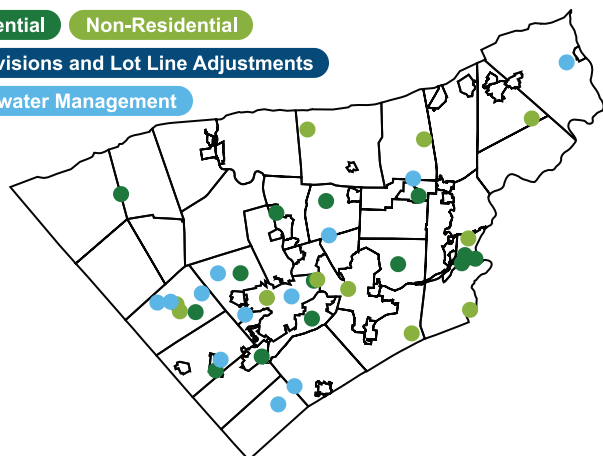
Location of Development

Residential

Non-Residential

Subdivisions and Lot Line Adjustments

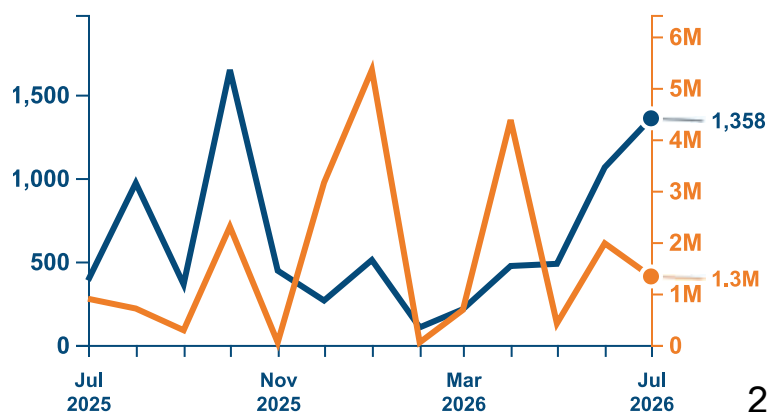
Stormwater Management



Development Trends

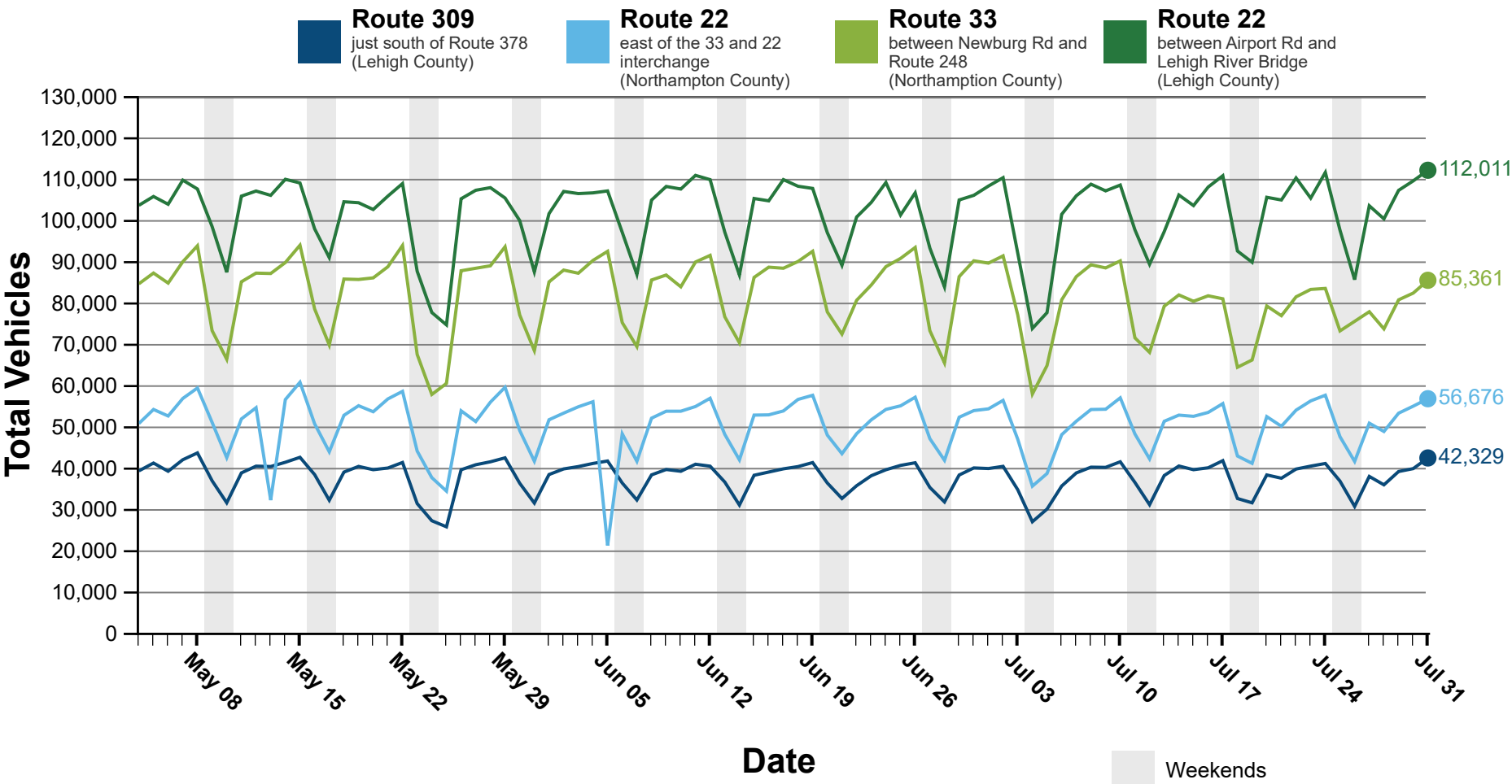
Residential Units

Non-Residential Square Footage



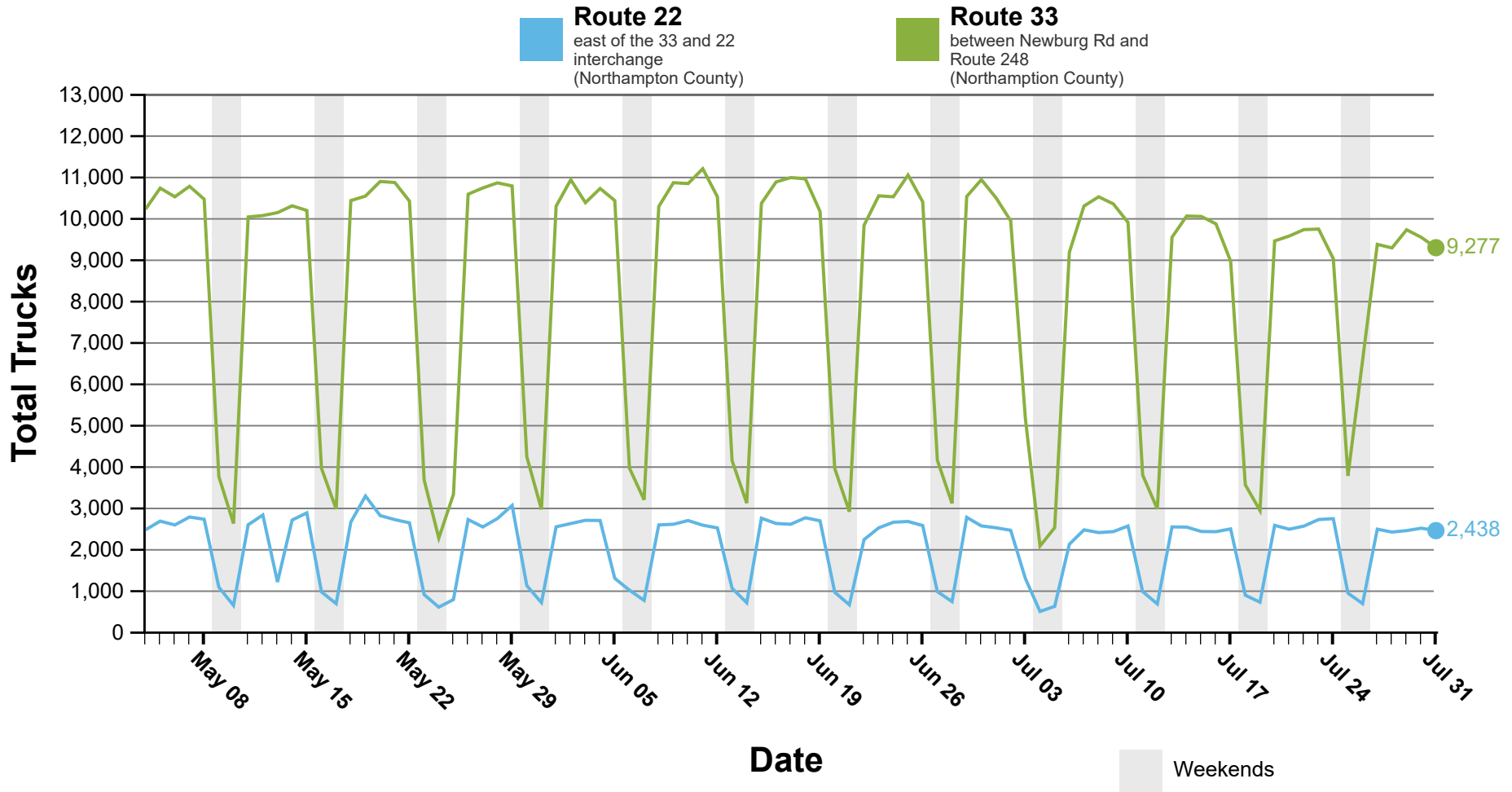
*Includes preliminary and final plans
**Warehouse is a subset of Industrial

Traffic Volumes Throughout the Lehigh Valley



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

Truck Volumes Throughout the Lehigh Valley



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



CHRISTINA "TORI" MORGAN
Chair
ARMANDO MORITZ-CHAPELLIQUEN
Vice Chair
PHILLIPS ARMSTRONG
Treasurer
BECKY A. BRADLEY, AICP
Executive Director

MEMORANDUM

DATE: August 18, 2026
TO: Lehigh Valley Planning Commission
FROM: Hannah Milagio, Regional Planner for Community Engagement
REGARDING: Public Engagement, Education and Grants

Public Engagement

The most recent **Plan Lehigh Valley National Public Radio** show, which aired at 6:30 pm, August 3 on WDIY radio 88.1 FM, focused on the Strategy Labs that support the *FutureLV* update. With Giovannah Rizkallah, LVPC's AI Engineer and Innovation Planner, the show explored what and how more than 160 people contributed to the future of the Lehigh Valley through open dialogue in nine public meetings. The podcast is now streaming at www.wdiy.org/show/plan-lehigh-valley and www.lvpc.org/newsly. The next Plan Lehigh Valley show will air Monday, September 7 at 6:30 pm.

The upcoming **Morning Call Business Cycle Column** will be published Sunday, August 23 under the headline "Data Centers: Separating Fact From Fear." In the column, Becky explains that, like all industrial land uses, data centers are not one-size-fits-all. While today's digital demands require more physical space for data, Lehigh Valley communities are addressing concerns through ordinance updates to make sure that projects are located appropriately and built with minimal negative impact. The column will soon be available at www.lvpc.org/newsly and mcall.com. The next column in the Morning Call will publish on Sunday, October 11.

Educational Opportunities

The following Lehigh Valley Government Academy (LVGA) Classes will be held **in-person at the LVPC Office**. More information and registration can be found at www.lvpc.org/lvga or www.lvpc.org/transportation-training.

Zoning Administration

What: Participants learn the basic principles and procedures to effectively carry out their work administering municipal zoning. The course covers the rationale and technical aspects of zoning and how to build effective relationships with everyone involved in zoning administration. Hands-on experiences and practice exercises are built into each session. Attendees learn how to conduct effective and fair zoning hearings in a mock zoning hearing session.

When: Tuesdays in September: 9/15, 9/22, and 9/29, 5:30-9:00 PM

How Much: \$130 plus fees – www.lvpc.org/lvga

Trucks on Local Roads: Issues and Solutions

What: Truck traffic on local roads is a difficult balancing act for many municipalities in Pennsylvania. While trucks need access to pick up and deliver the goods that are necessary for everyday life and the economy, many local roads are not suitable for truck travel. Furthermore, recent changes to State Law in Act 31 of 2018 add more complications. This class will:

- Review current state laws and regulations on truck access and restrictions.
- Discuss the traffic study requirements and options for restricting truck traffic.
- Examine real local truck traffic issues, problems, and solutions.
- Explore planning approaches for trucks, including land use, the roadway network, and ordinances.

When: Tuesday, September 22, 8 AM – noon

How Much: Free – www.lvpc.org/transportation-training

Speed Limits and Speed Management

What: The half-day course will employ newly developed material, focusing on the investigation and decision-making processes associated with managing vehicular speed. The participants will: review speed safety statistics and how to identify problem areas, discuss how to study a roadway segment for speed issues and determine changes in speed limit postings, recognize common safety issues and learn to apply proven mitigation measures.

When: Tuesday, September 29, 8 AM – noon

How Much: Free – www.lvpc.org/transportation-training

Contact Hannah Milagio at hmilagio@lvpc.org or 610-264-4544 with any questions or for registration assistance.

Grant Opportunities

PA Department of Community and Economic Development (DCED): Local Share Account (LSA) – Northampton + Lehigh

LSA funds may be used for economic development, community development and public interest projects. Eligible applicants include municipalities, counties, economic development agencies and redevelopment authorities in Northampton and Lehigh Counties. Grant amounts will vary based on specific project requirements. The application period will close on September 30, 2026. For more information, go to <https://www.pa.gov/grants/search/grant-details/dced/42>.