



# Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO  
Chair

CHRISTINA V. MORGAN  
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

## COMPREHENSIVE PLANNING COMMITTEE MEETING Tuesday, April 23<sup>rd</sup>, 2024, 12:00 noon AGENDA

THE MEETING CAN BE ACCESSED AT <https://tinyurl.com/LVPC2024> OR VIA PHONE 610-477-5793 Conf ID: 928 251 831#.

### Roll Call

### Courtesy of the Floor

### Ordinance/Plan Reviews and Information:

1. *ACTION ITEM:* South Whitehall Township – Land Use of Regional Significance – Parkland School District New Operations Center (BGR)
2. *ACTION ITEM:* Lower Nazareth Township – Zoning Ordinance and Map Amendment – Mineral Extraction Special Exception and Rezoning to Manufacturing, Extraction and Processing Zoning District (JS)
3. *ACTION ITEM:* Lower Nazareth Township – Zoning Map Amendment – Rezoning to Estate Residential District (JS)
4. *ACTION ITEM:* Lower Nazareth Township – Zoning Ordinance Amendment – Miscellaneous (JS)
5. *ACTION ITEM:* Moore Township – Zoning Ordinance Amendment – Solar Electric Facility Decommissioning Requirements (BGR)
6. *ACTION ITEM:* Plainfield Township – Zoning Ordinance Amendment – Keeping of Chickens (BGR)
7. *ACTION ITEM:* Plainfield Township – Zoning Ordinance Amendment – Commercial / Industrial (BGR)
8. *ACTION ITEM:* Macungie Borough – Zoning Map Amendment – Rezoning from Medium Density to Low Density (JS)
9. *ACTION ITEM:* Hanover Township – Zoning Ordinance Amendment – Hotel Motel (BGR)

### New Business:

1. *INFORMATION/DISCUSSION/ACTION ITEM:* We Have Moved
  - a. *INFORMATION ITEM:* LVPC'S new office at 615 Waterfront Drive, Suite 201, Allentown, PA, 18102
  - b. *DISCUSSION/ACTION ITEM:* Keeping Meetings Virtual? Or Move to Hybrid or In-Person?

**Next Comprehensive Planning Committee Meeting:**  
May 21, 2024 at 12:00 pm



# Lehigh Valley Planning Commission

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BECKY A. BRADLEY, AICP  
Executive Director

April 10, 2024

Mr. Gregg Adams, Planner  
South Whitehall Township  
4444 Walbert Avenue  
Allentown, PA 18104

**Re: Parkland School District (New Operations Center) - Land Use of Regional Significance  
South Whitehall Township  
Lehigh County**

Dear Mr. Adams:

The subject application is a Land Use of Regional Significance under the Educational Facilities category. The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, under the requirements of the Pennsylvania Municipalities Planning Code (MPC). Both meetings will be on:

- LVPC Comprehensive Planning Committee Meeting:
  - o April 23, 2024 at 12:00PM
  - o <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting:
  - o April 25, 2024 at 7:00PM
  - o <https://lvpc.org/lvpc-meetings>

The subject application proposes modifications to a project originally reviewed by the LVPC on December 16, 2022. The proposed modifications are to add a 12,832-square-foot addition to the second floor. No building footprint modification or site improvement changes are proposed at 2619 Stadium Road (PIN 547719272143).

The LVPC offers the following comments:

### **Preservation Buffer**

This parcel is located within a preservation buffer on the General Land Use Plan and may be considered appropriate for development 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. (*FutureLV: The Regional Plan* General Land Use Plan Definitions Pages 50-51).

Due to the close proximity of Interstate 476 (Pennsylvania Turnpike) to the east side of the tract, the LVPC recommends communication with the Pennsylvania Turnpike Commission to ensure that impacts to the Turnpike rights-of-way are addressed.

The LVPC recommends that the school district verify that there will be enough onsite parking to accommodate the expansion compared to the previous review provided by LVPC on December 16, 2022.

### **Pedestrian Safety**

The LVPC recommends signage and a pavement-marked crosswalk be added on Stadium Drive to communicate to drivers that vulnerable road users cross the roadway to access the building and Orefield Middle School, which would 'promote safe and secure community design' (of Policy 5.1).

### **Bicycle Rack**

The LVPC suggests that the developer consider the addition of a bicycle rack into the plans. The Lehigh and Northampton Transit Authority (LANTA) offers service just .3 miles from the project site location, at Route 309 northbound bus stop ID 5976 and 309 southbound bus stop ID 6025.

There may be faculty who would use a bicycle for their commute in whole or in combination with public transportation. Providing a bicycle rack would integrate mixed-transportation into public space design (of Policy 5.2) and would 'improve connections between bus stops and pedestrian and bicycle infrastructure' (of Policy 5.2). Additionally, it supports the reduction of climate change impacts (of Policy 3.4) through low-impact travel options and creates a community space that promotes physical health (of Policy 5.3).

The LVPC encourages the developer to consider opportunities for incorporating sustainable energy systems that reduce overhead operational costs and 'minimize environmental impacts of development' (Policy 3.1), such as geothermal energy systems, solar panels and greywater reuse for irrigation and plumbing. Incorporating sustainable practices helps to 'reduce climate change impacts' (Policy 3.4)."

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)].

The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Sincerely,

A handwritten signature in blue ink that reads "Bambi Griffin Rivera". The signature is written in a cursive, flowing style.

Bambi Griffin Rivera  
Senior Community and Regional Planner

cc: Parkland School District, Applicant;  
COWAN ASSOCIATES, Project Engineer/Surveyor;  
David Manhardt, South Whitehall Township Director of Community Development;  
Scott J. Pidcock, South Whitehall Township Engineer



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BECKY A. BRADLEY, AICP  
Executive Director

April 5, 2024

Ms. Lori B. Seese, Planning Director  
Lower Nazareth Township  
623 Municipal Drive, Suite 220  
Nazareth, Pennsylvania 18064

**RE: Zoning Ordinance Amendment – Mineral Extraction Special Exception  
Zoning Map Amendment – Rezoning to Manufacturing, Extraction and Processing  
Zoning District (TD11)  
Lower Nazareth Township  
Northampton County**

Dear Ms. Seese:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items primarily takes place during the Committee meeting. Both meetings will be virtual and held on:

- LVPC Comprehensive Planning Committee Meeting
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The proposal amends the Township Zoning Ordinance by including Mineral Extraction as a special exception use in the Manufacturing, Extraction and Processing District (TD11) with requirements and conditions specific to that use. The application also amends the Township Zoning Map by rezoning a series of parcels from Assembly and Distribution District (TD10) to Manufacturing, Extraction and Processing District (TD11). These revisions reflect a series of amendments proposed by the Township that are intended to address outstanding items following the recent adoption of the Township’s comprehensive ordinance and map update at the end of 2023, having also recently adopted the updated Nazareth Area Multi-Municipal Comprehensive Plan.

The LVPC has reviewed the proposed zoning ordinance and zoning map revisions against *FutureLV: The Regional Plan* and offers the following comments:

### Zoning Ordinance Amendment

The proposed amendments add Mineral Extraction as a Special Exception Use in the TD11 Zone, the Township’s highest-intensity industrial district based on Transect Zones. The Township’s Zoning Ordinance states that the purpose of the TD11 District is ‘To provide locations for high intensity production, fabrication, and similar industrial uses and to make appropriate provisions for the extraction and processing of mineral deposits from the earth that support the protection of health, safety and welfare for the region’s citizens’. Including Mineral Extraction as a permitted use aligns with the written intent of the zoning district, and adding the use as a special exception process is a best practice in managing development that further enables the Township to assign reasonable safeguards to proposals on a case-by-case basis (of Policy 1.4).

The proposal also adds specific criteria for Mineral Extraction Special Exception uses that prevent conditions that are hazardous or adverse to adjacent properties, including required setbacks and fencing, which ‘minimize environmental impacts of development to protect the health, safety and welfare of the public’ (Policy 3.2). The LVPC commends the included clause that the proposed ordinance shall not preempt State or Federal Law pertaining to Mineral Extraction, which ‘ensures that mineral extraction is managed according to law’ (of Policy 3.2)

### Zoning Map Amendments

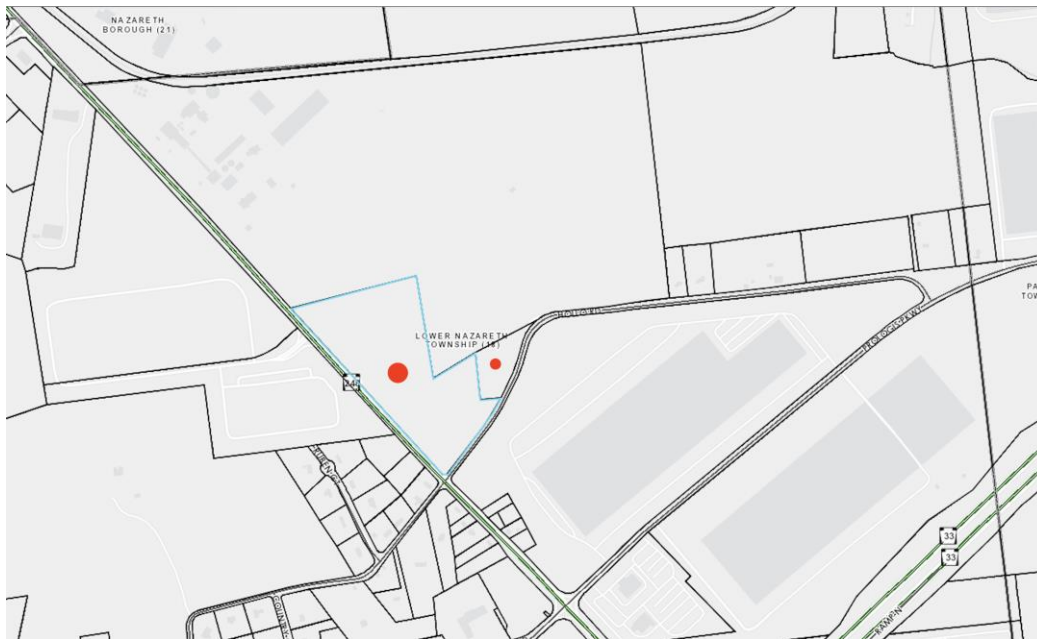
The application proposes to amend the Lower Nazareth Township Zoning Map by rezoning a series of parcels located in two areas of the Township.

The first series of properties are generally located north of Georgetown Road and east of Daniels Road (Route 946) on the Township’s border with Upper Nazareth Township (parcel numbers K7-9-1-0418, K7-11-1-0418, K7-10-1A-0418, K7-10-2-0418, K7-10-3-0418, K7-11-3-0418, K7-13-1-0418 and K7-15-4-0418).



*Red dots indicate parcels to be rezoned*

The second area to be rezoned is generally located northeast of Route 248 and northwest of Hollo Road (parcel numbers K8-3-5-0418 and K8-3-6-0418).



Red dots indicate parcels to be rezoned

In totality, the proposal rezones approximately 53.3 acres. Both areas are currently zoned Assembly and Distribution Zoning District (TD10) and are proposed to be rezoned to the Manufacturing, Extraction and Processing Zoning District (TD11), and are located adjacent to areas currently or formerly containing mineral extraction businesses with extraction operations on those sites. The Township's proposal essential restores and regulates the mineral extraction use.

The proposal supports the intent of *FutureLV: The Regional Plan* to 'guide the location and intensity of development' (of Policy 1.1) and further supports ensuring that mineral extraction is managed according to law (of Policy 3.2).

The LVPC notes that one parcel identified to be rezoned in the proposed Ordinance amendment is not shown as TD11 on Exhibit A – Base Zoning Districts Map Amendment (parcel number K7-15-4-0418, located adjacent to the northwesternmost series of parcels to be rezoned, east of the Township border with Upper Nazareth Township and south of the rail right-of-way). This discrepancy should be resolved prior to adoption of the amended ordinance and map.

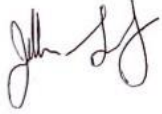
Municipalities, when considering Zoning Ordinance and Map Amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)].



The LVPC has copied representatives of the Nazareth Area Multi-Municipal Comprehensive Plan communities to further 'coordinate land use decisions across municipal boundaries' (of Policy 1.4).

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Jillian Seitz', written in a cursive style.

Jillian Seitz  
Senior Community Planner

cc: Gary Asteak, Township Solicitor; John J. Finnigan, Hanover Township Manager; Bradford T. Flynn, Bath Borough Manager; Belinda Roberts, Bushkill Township Manager; John Defassio, Chapman Borough Secretary/Treasurer; Stephen Nowroski, Moore Township Manager; Paul Kokolus, Nazareth Borough Secretary/Treasurer; Sean Dooley, Stockertown Borough Planning Commission Chair; Mark Saginario, Tatamy Borough Manager; Lisa Klem, Upper Nazareth Township Manager





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**BECKY A. BRADLEY, AICP**  
Executive Director

April 5, 2024

Ms. Lori B. Seese, Planning Director  
Lower Nazareth Township  
623 Municipal Drive, Suite 220  
Nazareth, Pennsylvania 18064

**RE: Zoning Map Amendment – Rezoning to Estate Residential District (TD2)  
Lower Nazareth Township  
Northampton County**

Dear Ms. Seese:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items primarily takes place during the Committee meeting. Both meetings will be virtual and held on:

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The application proposes to amend the Lower Nazareth Township Zoning Map by rezoning a property to be within the Estate Residential Zoning District (TD2). The approximately 22.2-acre property is generally located one mile west of Route 33 on Hecktown Road (parcel number L7-6-12-0418). The area is currently designated as TD1 Agricultural Zoning District.

The property to be rezoned is adjacent to other properties already zoned TD2 District. The TD2 District immediately follows TD1 in the Township’s Transect Zones, providing a low-density buffer between agricultural areas and nearby Suburban Residential (TD3) areas. Therefore, the proposal aligns with the intent of *FutureLV: The Regional Plan* to ‘manage growth and development to preserve natural areas and farmland’ (of Policy 1.1). The proposal also aligns with the goal of balancing preservation and development in the *Nazareth Area Multi-Municipal Comprehensive Plan* (Goal 2).

Municipalities, when considering Zoning Ordinance and Map 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 Nazareth Area Multi-Municipal Comprehensive Plan communities to further 'coordinate land use decisions across municipal boundaries' (of Policy 1.4).

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Jillian Seitz', written in a cursive style.

Jillian Seitz  
Senior Community Planner

cc: Gary Asteak, Township Solicitor; John J. Finnigan, Hanover Township Manager; Bradford T. Flynn, Bath Borough Manager; Belinda Roberts, Bushkill Township Manager; John Defassio, Chapman Borough Secretary/Treasurer; Stephen Nowroski, Moore Township Manager; Paul Kokolus, Nazareth Borough Secretary/Treasurer; Sean Dooley, Stockertown Borough Planning Commission Chair; Mark Saginario, Tatamy Borough Manager; Lisa Klem, Upper Nazareth Township Manager



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Executive Director

April 5, 2024

Ms. Lori B. Seese, Planning Director  
Lower Nazareth Township  
623 Municipal Drive, Suite 220  
Nazareth, Pennsylvania 18064

**RE: Zoning Ordinance Amendment – Miscellaneous  
Lower Nazareth Township  
Northampton County**

Dear Ms. Seese:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items primarily takes place during the Committee meeting. Both meetings will be virtual and held on:

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The application proposes to revise the Lower Nazareth Township Zoning Ordinance for clarification and reorganization in a variety of Articles. The amendments address inconsistencies across the ordinance, add specific requirements for certain uses and update graphics and references.

These revisions reflect a series of amendments proposed by the Township that are intended to address outstanding items following the recent adoption of the Township’s comprehensive ordinance and map update at the end of 2023, having also recently adopted the updated Nazareth Area Multi-Municipal Comprehensive Plan.

While these amendments are generally matters of local concern and do not pose substantial impacts to the region, the LVPC commends the Township for continuing to evaluate its ordinances, supporting the intent of *FutureLV: The Regional Plan* to

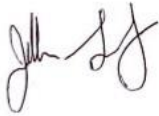
encourage best practices in planning that facilitate efficient development processes (of Policy 1.4).

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)].

The LVPC has copied representatives of the Nazareth Area Multi-Municipal Comprehensive Plan communities to further ‘coordinate land use decisions across municipal boundaries’ (of Policy 1.4).

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

Sincerely,

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Jillian Seitz  
Senior Community Planner

cc: Gary Asteak, Township Solicitor; John J. Finnigan, Hanover Township Manager; Bradford T. Flynn, Bath Borough Manager; Jason Kocsis, Chair, Bushkill Township Planning Commission; John Defassio, Chapman Borough Secretary/Treasurer; John Becker, Moore Township Planning Commission Chair; Barbara Fischl, Nazareth Borough Planning Commission; Sean Dooley, Stockertown Borough Planning Commission Chair; Robert Hayes, Tatamy Borough Council Chair; Lisa Klem, Upper Nazareth Township Manager



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Treasurer

**BECKY A. BRADLEY, AICP**  
Executive Director

April 8, 2024

Richard Gable, Chair  
Moore Township Planning Commission  
2491 Community Drive  
Bath, PA 18014

**Re: ZOA Decommissioning Solar Electric Facility  
Moore Township  
Northampton County**

Dear Mr. Gable:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items primarily takes place during the Committee meeting. Both meetings will be virtual and held on:

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The subject application proposes to delete section 200-22F6 (12) entitled solar electric facility (Decommissioning) and add a revised subsection 12 which provides a comprehensive list of requirements associated with decommission of a solar electric facility including but not limited to, the requirement that decommissioning security be posted with the Township to ensure proper and complete decommissioning.

Solar Panel Projects typically call for the solar panel owners to restore the land to essentially the same condition as it was in prior to panel installation began. In some cases, land leases for solar farms may specify that funds for the cleanup and restoration be held in escrow to ensure that they're available when needed. Decommissioning requirements are an active area of legislation in the Pennsylvania legislature, therefore the LVPC recommends that the Municipality speak with their solicitor and check for updates regarding decommission requirements. Updates in the Pennsylvania legislature regarding decommission requirements can be found here <https://www.legis.state.pa.us/>.

The LVPC recommends that definitions specific to Solar Electric Facility Decommissioning be updated for clear communication and improving usability of the ordinance (of Policy 1.4)

These updates align with *FutureLV: The Regional Plan* as they serve to ‘support renewable energy and diversification of sources’ (of Policy 3.4) while minimizing potential impacts on residents (of Policy 3.2).

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)].

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

Sincerely,

A handwritten signature in blue ink that reads "Bambi Griffin Rivera". The signature is fluid and cursive, with the first name "Bambi" being the most prominent.

Bambi Griffin Rivera  
Senior Community and Regional Planner

cc: Daniel Piorkowski, Chair, Moore Township Board of Supervisors;  
David Shaffer, Cice-Chair, Moore Township Board of Supervisors;  
Michael A. Tirrell Jr, Moore Township Board of Supervisors



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Vice Chair

**ARMANDO MORITZ-CHAPELLIQUEN**  
Treasurer

**BECKY A. BRADLEY, AICP**  
Executive Director

April 8, 2024

Kenneth Field, Chair  
Plainfield Township  
6292 Sullivan Trail  
Nazareth, Pa 18064

**Re: Zoning Ordinance Amendment Ch 27, Part 2 Domesticated Chicken  
Plainfield Township  
Northampton County**

Dear Mr. Field:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items primarily takes place during the Committee meeting. Both meetings will be virtual and held on:

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The subject application proposes amending the code of ordinances Chapter 27 (Zoning), Part 2 (Definitions) to add new definitions for ‘Domesticated chicken run or pen’ and “Domesticated Chicken” “Domesticated Fowl” and “Domesticated Henhouse or Coop”, amending the code of ordinances to create a new part entitled “Raising and Keeping of Domesticated Chickens” to establish the standards and regulations for raising and keeping non-commercial domesticated chickens at residential properties within Plainfield Township including but not limited to identification of permitted zoning districts, establishing limits, requiring specific conduct of applicants.

The LVPC suggests that the Township consider adding the following language:

*“The residence must be occupied by the owner of the property, or the resident must have express written permission from the owner of the property”*

And



'All Non-Commercial Keeping of Livestock must comply with minimum standards of animal care as required by Pennsylvania law, Pa. Code Title 18, regarding animal cruelty provisions'.

And that "Residents keeping chickens shall be responsible for the extermination of insects, rodents, vermin, or other pests in all areas of premises occupied by chickens including, but not limited to Coops or Pens."

The LVPC recommends that the Township consider changing 'no limit on a lot size of more than 1 acre' to limit the maximum number of fowl allowed per acre to no more than the safe stocking density recommended for each type/breed of fowl with an overall maximum of 100 birds per acre to prevent overcrowding and its negative effects and increased risk of disease transmission.

The LVPC has copied representatives of the Plan Slate Belt Multi-Municipal Comprehensive Plan to further 'coordinate land use decisions across municipal boundaries' (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)].

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

Sincerely,



Bambi Griffin Rivera  
Senior Community and Regional Planner

cc: Glenn Borger, Vice-Chairman;  
Ken Fairchild, Board of Supervisors;  
Nolan Kemmerer, Board of Supervisors;  
Jonathan Itterly, Board of Supervisors;  
Paige Stefanelli, Plainfield Township;

Stephen Reider, Marissa Donnelly and James Kresge, Bangor Borough; Jason Huggan, Derek Powell, Susan Ruggiero, East Bangor Borough; Sandra Newman, Jennifer Smethers and Susan Disidore, Lower Mount Bethel Township; Robin Zmoda, Tyler Kemp and Janell Connolly, Pen Argyl Borough; Don Moore, Jane Mellert and Terry Kleintop, Plainfield Township; Lance Prator, Stephanie Steele and Heather Fischer, Portland Borough; Cathy Martino, Joe Angelini and Carl Renna, Roseto Borough; David Due, David Friedman and Ed Nelson, Upper Mount Bethel Township; Cindy Beck, Upper Mount Bethel Township Secretary; John Buck, Justin Huratiak and Robert Smith, Washington Township; Louise Firestone, George Hinton and David Hess, Wind Gap Borough



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Treasurer

**BECKY A. BRADLEY, AICP**  
Executive Director

April 4, 2024

Kenneth Field, Chair  
Plainfield Township  
6292 Sullivan Trail  
Nazareth, Pa 18064

**Re: ZOA - Commercial/Industrial District  
Plainfield Township  
Northampton County**

Dear Mr. Field:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items primarily takes place during the Committee meeting. Both meetings will be virtual and held on:

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The application proposes an amendment to Section 27-312 “Commercial/Industrial District” subsection 2A(36) currently listed as (36) *Recycling processing facilities* to read as follows:

(36) Recycling Processing Facilities – Accessible by the Public.

And amending Section 27-312 Subsection 2B by adding the following industrial use

(22) Recycling Processing Facility – Non-Public Access

The amendment specifies that before a zoning permit is issued for either proposed use a site plan review will be required.

Additionally, Section 27-312 Subsection 6 the fourth category under ‘Principle Uses’ shall read *Maximum Building Height*.

Chapter 27 of the Township of Plainfield municipal code, also known as the Zoning Ordinance purpose, as specified in Section 27-101, is to “To promote, protect and facilitate the public health, safety, morals, general welfare, coordinated and practical community development, and other public requirements” in relation to this specific proposal. The overall ordinance amendment supports this purpose and aligns Policy 3.2 of *FutureLV the Regional Plan* to ‘protect the health, safety, and welfare of the public’.

The LVPC commends the Township for updating its ordinances, which demonstrates ‘evolution and adaptability of government’ (Policy 1.1).

The LVPC has copied representatives of the Plan Slate Belt Multi-Municipal Comprehensive Plan to further ‘coordinate land use decisions across municipal boundaries’ (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)].

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

Sincerely,



Bambi Griffin Rivera  
Senior Community and Regional Planner

cc: Glenn Borger, Vice-Chairman; Ken Fairchild, Board of Supervisors; Nolan Kemmerer, Board of Supervisors; Jonathan Itterly, Board of Supervisors; Paige Stefanelli, Plainfield Township; Stephen Reider, Marissa Donnelly and James Kresge, Bangor Borough; Jason Huggan, Derek Powell, Susan Ruggiero, East Bangor Borough; Sandra Newman, Jennifer Smethers and Susan Disidore, Lower Mount Bethel Township; Robin Zmoda, Tyler Kemp and Janell Connolly, Pen Argyl Borough; Don Moore, Jane Mellert and Terry Kleintop, Plainfield Township; Lance Prator, Stephanie Steele and Heather Fischer, Portland Borough; Cathy Martino, Joe Angelini and Carl Renna, Roseto Borough; David Due, David Friedman and Ed Nelson, Upper Mount Bethel Township; Cindy Beck, Upper Mount Bethel Township Secretary; John Buck, Justin Huratiak and Robert Smith, Washington Township; Louise Firestone, George Hinton and David Hess, Wind Gap Borough



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Treasurer

**BECKY A. BRADLEY, AICP**  
Executive Director

April 5, 2024

Mr. John Brown, Manager  
Macungie Borough  
21 Locust Street  
Macungie, PA 18062

**RE: Zoning Map Amendment – Rezoning to Low Density Residential  
Macungie Borough  
Lehigh County**

Dear Mr. Brown:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items primarily takes place during the Committee meeting. Both meetings will be virtual and held on:

- LVPC Comprehensive Planning Committee Meeting
  - April 23, 2024 at 12:00 PM
  - <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting
  - April 25, 2024, at 7:00 PM
  - <https://lvpc.org/lvpc-meetings>

The application proposes to amend the Macungie Borough Zoning Map by rezoning two properties to be within the Low Density Residential Zoning District (R-10). One property to be rezoned, located at Hickory Street, South Walnut Street, Cotton Street and South Chestnut Street, currently contains the Macungie Fire Company and is zoned Town Center (TC) District (parcel number 547397702856). The other property to be rezoned, located at Cotton Street, Spruce Street and Bird Alley, is part of Kalmbach Memorial Park, undeveloped and in the Medium Density Residential (R-7.8) District (parcel numbers 547396336500 1 & 2).

Both properties to be rezoned are located adjacent to the existing Low Density Residential (R-10) zoning district. The proposal aligns with *FutureLV: The Regional Plan* because it promotes balancing growth and preservation of community resources and open space to support the fiscal health and sustainability of municipalities (of Policies 1.1 and 4.6).

Municipalities, when considering Zoning Ordinance and Map 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 Southwest Lehigh Multi-Municipal Comprehensive Plan communities to further 'coordinate land use decisions across municipal boundaries' (of Policy 1.4).

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jillian Seitz". The signature is fluid and cursive, with the first name being more prominent than the last.

Jillian Seitz  
Senior Community Planner

cc: Patrick M. Armstrong, Esquire, Macungie Borough Solicitor; Sharon Trexler, Albutis Borough Manager; Shane Pepe, Emmaus Borough Manager; Nate Jones, Lower Macungie Township Planning Director; Emily Fucci, Lower Milford Township Administrator; Ed Carter, Upper Milford Township Manager



# Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO  
Chair

CHRISTINA V. MORGAN  
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

April 4, 2024

Barry Check, Chair  
Hanover Township Planning Commission  
3630 Jacksonville Road  
Bethlehem, PA 18017

**Re: Ordinance - Limited-Service Hotel/Motel  
Hanover Township  
Northampton County**

Dear Mr. Check:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items primarily takes place during the Committee meeting. Both meetings will be virtual and held on:

- LVPC Comprehensive Planning Committee Meeting
  - Tuesday, April 23, 2024, at 12:00 PM
  - <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting
  - Thursday, April 25, 2024, at 7:00 PM
  - <https://lvpc.org/lvpc-meetings>

The application proposes to amend Chapter 185 Zoning, Section 185-45.D of the Codified Code adding limited-service hotel/motel establishment as a use permitted by conditional use in the PIBD District, subject to the approval of the Board of Supervisors. In the PIBD District in the four-hundred-foot-wide ‘no residential’ strip along arterial streets/highways and in the PORR District only within 750 feet of an arterial street within 2500 feet of an interchange with U.S. Rte 22. This conditional use would not allow for oversized parking spaces and would not allow long-term stays, defined as any stay longer than 30 days.

The LVPC recommends that the definition of "oversized parking space" be memorialized in the glossary of terms within the ordinance and specify if this would be any non-standard parking space size or if it would be permissible to accommodate larger vehicles such as tractor trailer cabs without trailer of 17 feet. It should also specify that it excludes van parking for American with Disabilities Act (ADA) compliance.

Restricting oversized vehicles may lead to large vehicles occupying more than one space on-site and causing parking issues on adjacent streets to the area where oversized vehicles are prohibited. This may be especially problematic during annual festivals that are well attended in the Lehigh Valley.

The exclusion of oversized parking spaces may impact landscape vehicles with trailers and delivery trucks.

The LVPC suggests the consideration of limiting oversized parking to two spaces at a minimum allowing for vehicles such as landscape and delivery trucks on-site, and an additional space for guests who may have a slightly larger parking accommodation need such as for a trailer truck cab without a trailer. Which requires 17 feet for parking. This would support Goal 1 of *FutureLV the Regional Plan* by supporting an efficient and coordinated development pattern.

The LVPC has copied representatives of the NAZ-Plan Multi-Municipal Comprehensive Plan to further 'coordinate land use decisions across municipal boundaries' (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)].

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

Sincerely,



Bambi Griffin Rivera  
Senior Community and Regional Planner



Brian Hite  
Transportation Planner

cc: Barry Check, Chair Hanover Township Chair;  
Brien Kocher, Township Engineer;  
Kimberly Lymanstall, Township Secretary;  
Michele Ehrgott, Bath Planning Commission;  
Jane Biechy, Bushkill Township Zoning Hearing Board Chair;  
Christopher Cortright, Chapman Council Vice President;  
James Pennington, Lower Nazareth Township Supervisor, Chair;  
Richard Gable, Moore Township Planning Commission, Chair;



Becky Butz, Nazareth Brough Planning Borough;  
Barbara Fischl, Nazareth Brough Planning Borough;  
Laureen Pellegrino, Nazareth Brough Planning Borough;  
Jason Hasker, Nazareth Brough Planning Borough;  
Amy Richard, Council President Stockertown Borough;  
Deborah Frace, Tatamy Municipal Council;  
Timothy Frey, Tatamy Municipal Council;  
Robert Hayes, Tatamy Municipal Council;  
Pamela Pearson, Tatamy Municipal Council;  
Kristine Porter, Tatamy Municipal Council;  
Robert Wagner, Tatamy Municipal Council;  
Michael Lester, Tatamy Municipal Council;  
Scott Sylvainus, Upper Nazareth Township Planning Commission Chair