



Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

LEHIGH VALLEY PLANNING COMMISSION MEETING Thursday, April 25, 2024, at 7:00 PM Via Microsoft Teams 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 Floor

Chairman's Report

1. Upcoming General Assembly, May 14th at 7 PM.

Minutes

1. *ACTION ITEM*: Minutes and Review of Roll Call Actions of the March 28, 2024, Commission Meeting (JD)

Comprehensive Planning Committee:

1. *ACTION ITEM*: South Whitehall Township – Land Use of Regional Significance – Parkland School District New Operations Center (BGR)
2. *ACTION ITEM*: Comprehensive Planning Committee Summary Sheet (JG)

Environment Committee:

1. *ACTION ITEMS*: Environment Committee Summary Sheet (SR)

Transportation Committee:

1. *ACTION ITEM*: Street Vacation Petition Review, portion of North Elizabeth Street, City of Allentown (BH)

Old Business:

1. *INFORMATION ITEMS*: Activity Reports:
 - a. Monthly Subdivision, Land Development, Stormwater and Municipal Ordinance/Plans Report (JD, JS)
 - b. Quarter One Subdivision, Land Development, Stormwater and Municipal Ordinance/Plans Report (JD, JS)
 - c. Highway Traffic Monitoring (BH)

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?

Executive Director's Report:

1. INFORMATION ITEM: Quarterly Work Plan Update

Communications and Engagement:

1. INFORMATION ITEM: Morning Call Business Cycle Column (HM)
 - a. Published April 14: "the Data-Driven Effort for Safer Roads"
 - b. Next column: May 19
2. INFORMATION ITEM: Monthly, Plan Lehigh Valley Talk Show on WDIY, Lehigh Valley Public Radio, 88.1 (HM)
 - a. Air Date: April 1 – "All Aboard! Passenger Rail Service in the Lehigh Valley with PennDOT's Angela Watson."
 - b. Next show – May 19
 - c. New Host – Margaret McConnell, New WDIY Executive Director
3. INFORMATION ITEM: Local Technical Assistance Program Virtual Classes (BH)
 - a. May 2: Nighttime Visibility for Safety, 11 am to noon
 - Register at www.gis.penndot.gov/LTAP/ or by contacting Hannah Milagio at hmilagio@lvpc.org
4. INFORMATION ITEM: PennDOT Connects 2024 Municipal Outreach Meeting (BH)
 - a. May 16: PennDOT District 5 Offices 1002 Hamilton Street, Allentown / Virtual, 1 pm to 3 pm
<https://attendee.gotowebinar.com/register/3785757509681925207>
5. INFORMATION ITEM: Grants (HM)
 - a. DCED Multimodal Transportation Fund: Deadline, July 31
 - More Info: dced.pa.gov
 - b. Department of Environmental Protection Municipal Recycling Programs Grants: Deadline May 10
 - More Info: pacodeandbulletin.gov
 - c. Commonwealth Financing Authority Grants
 - Baseline Water Quality Data Program
 - Abandoned Mine Drainage Abatement & Treatment Program
 - Flood Mitigation Program
 - Greenways, Trails and Recreation Program
 - Sewage Facilities Program
 - Watershed Restoration Protection Program
 - I. Deadline for all: May 31
 - II. More Info: dced.pa.gov/programs-funding/commonwealth-financing-authority

Next Lehigh Valley Planning Commission Meeting:

Thursday, May 23, 2024, at 7:00 pm, Virtual

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 March 28, 2024, Meeting

The LVPC held a virtual public meeting on Thursday, March 28, 2024. The meeting was advertised in the Lehigh Valley Press on Wednesday, February 14th, 2024.

LVPC Chair Dr. Chris Amato chaired the meeting.

Mr. Joey Dotta took Roll Call.

Members in Attendance:

Lehigh County

Ron Beitler, Michael Drabenstott, Bob Elbich, Sunny Ghai, Philip Ginder, Steve Glickman, Jennifer Gomez, Kent Herman, John Inglis, Diane Kelly, Richard Molchany, Christina Morgan, Stephen Repasch and Kevin Schmidt

Northampton County

Christopher Amato, Andrew Elliott, Charles Elliott, John Gallagher, Judith Haldeman, Darlene Heller, Rachel Leon, Carl Manges, John McGorry, Scott Minnich, Armando Moritz-Chapelliquen, Edward Nelson, Tina Smith and Jean Versteeg

Members Absent:

Lehigh County

Phillips Armstrong, Percy Dougherty, Dennis Klusaritz, Santo Napoli, Owen O'Neil, and Matthew Tuerk

Northampton County

Jessica Cope, Ken Kraft, Lamont McClure, Steve Melnick, Salvatore Panto, Jr., J. William Reynolds and Grace Crampsie Smith

Staff Present: Joey Dotta, Jill Seitz, Becky Bradley, Matt Assad, and Susan Myerov.

Public Present: Jeff Ward (WFMZ), Jay Bradley (PBS39)

COURTESY OF THE FLOOR

Commissioner Moritz-Chapelliquen expressed his gratitude for the LVPC's support at a recent Coalition that Cares release of their action plan, and that the partnership will continue.

CHAIR'S REPORT

Chair Amato updated the Commission on the new moving and occupancy dates for the office relation happening in April.

MINUTES

Chair Amato stated that the minutes of the Thursday, February 22, 2024, LVPC meeting are attached, and Mr. Dotta presented the previously voted on agenda items. Chair Amato then asked for a motion to approve the minutes. Commissioner Molchany made a motion to approve the minutes and Commissioner Morgan seconded the motion.

Chair Amato asked for any comments or questions. There were none. The motion passed. Commissioner Drabenstott, Commissioner Elbich, and Commissioner Leon abstained.

COMPREHENSIVE PLANNING COMMITTEE

ACTION ITEM: Allen Township – Land Use of Regional Significance – Northampton Business Center

Mr. Dotta presented a proposal for construction of a 295,760-square-foot warehouse with loading docks, and tractor-trailer parking lot on Lot 3 at 2893 Howertown Road. This complex has a truck courtyard “staging area” and the LVPC suggests signage to alert commercial vehicles of these available spaces. The LVPC encourages developers of these sites to address the escalating need for overnight tractor-trailer parking and staging space. While the LVPC commends the emergency access drives which enhance emergency response, the LVPC recommends clarifying the intended operation of the access drives for emergency management and maintenance, especially in the event of an emergency or winter weather event.

The LVPC strongly recommends that sidewalks be added leading to Howertown Road and the access point across from Cesanek Road. Sidewalks should also be included from the existing sidewalks on Liberty Drive to the western side of the proposed building. Pavement marked crosswalks and pedestrian crossing signage across Howertown Road leading the established sidewalks along Cesanek Road are recommended.

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

Commissioner Nelson asked if the proposed use meets existing zoning requirements. Mr. Dotta answered that he would confirm and reach back out to Commissioner Nelson.

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

ACTION ITEM: City of Bethlehem – Curative Amendment – Building Length in Limited Commercial Zoning District

Ms. Seitz presented a challenge and curative amendment to the Zoning Ordinance of City of Bethlehem pursuant to §609(e) and §609.1(a) of the Pennsylvania Municipalities Planning Code related to an approximately 8.74-acre tract. The tract, comprised of four tax parcels, is located southeast of Hanover Avenue, south of West Broad Street, east of Wahneta Street, north of Florence Avenue and west of Bascom Street and Grandview Boulevard within the Limited Commercial (CL) Zoning District.

Ms. Seitz reviewed the challenge and amendments against the goals and policies of *FutureLV* and evaluated both whether the challenge and curative amendment have merit, and impacts the curative amendment bears on the site and to the City as a whole. The LVPC finds that the reasoning of the curative amendment does not appear to have merit.

The Petitioner’s challenge states the intent to develop Petitioner’s Property with a residential apartment use, and files the curative amendment on the grounds that the 180-foot length limitation on residential apartment buildings in the CL District is arbitrary and unreasonable and has no valid relation to the public health, safety, morals and general welfare; and restricts Petitioner’s property rights for no valid public purpose and is therefore invalid. The LVPC disagrees that the 180-foot length limitation on residential apartment buildings in the Limited Commercial District is arbitrary and unreasonable. The LVPC also disagrees that the 180-foot length limitation on residential apartment buildings in the Limited Commercial District restricts Petitioner’s property rights for no valid public purpose.

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

Commissioner Heller commented that the City of Bethlehem supports LVPC's letter and that she is available for any questions tonight about the City of Bethlehem.

Commissioner Nelson asked what the City of Bethlehem's view is and Commissioner Heller noted that the City's letter was similar to LVPC's. Commissioner Heller said that the developer should ask for dimensional relief from the zoning hearing board, which the previous attempt was denied.

Commissioner Leon expressed that it felt inappropriate to vote tonight since this proposal will come before Bethlehem City Council.

Chair Amato called for affirmative votes to accept the staff comments. The motion passed. Commissioner Heller and Commissioner Leon abstained.

ACTION ITEM: Palmer Township – Curative Amendment – Manufactured/Mobile Home Parks

Ms. Seitz presented a curative amendment to the Zoning Ordinance of Palmer Township pertaining to land the Petitioner owns at 1492 Van Buren Road, located within the Planned Office/Business (PO/B) Zoning District.

The Petitioner's challenge states that the Townships Zoning Ordinance 'is unconstitutionally exclusionary because it fails to make any provision for mobile home parks', and that 'a Mobile Home Park is not a use permitted in any zoning district'. The LVPC disagrees that the Palmer Township Zoning Ordinance fails to make any provision for mobile home parks and that Mobile Home Parks are not a use permitted in any zoning district, identifying that the Township provides for all housing types in a few provisions in the Ordinance. Additionally, sections of the Township Zoning Ordinance outlining specific regulations for the Low-Density Residential District (LDR), Medium-Density Residential District (MDR) and High-Density Residential District (HDR) include 'Comparable residential uses not specifically listed' as a special exception use.

Ms. Seitz stated that the LVPC is concerned about the widespread applicability of the ordinance throughout the Township if adopted. Ms. Seitz identified several concerns for environmental hazards in this location, most notably the proximity of development to the floodplain, as the Schoeneck Creek flows through the middle of the site.

Overall, the LVPC finds that the substance of the Petitioner's challenge lacks merit, and the Township Zoning Ordinance has permitted all residential types with regulations and procedures established in the interest of protecting the public health, safety and welfare.

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

Commissioner Nelson commented that Upper Mount Bethel went through a similar experience to the petition stated in the letter but ultimately lost the case. He asked if there was a committee constructed to go over these issues and ensure that scenarios like this can be avoided. Ms. Bradley noted that in-depth conversation occurred at the Comprehensive Planning Committee meeting earlier in the week and that the LVPC review letter states that Palmer Township does include this use in their zoning code.

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

ACTION ITEM: Comprehensive Planning Committee Summary Sheet:

Comprehensive Planning Committee Vice Chair John Gallagher presented a summary of the Committee meeting that occurred on Tuesday. The meeting included a zoning ordinance amendment in Borough of Walnutport, a zoning ordinance and subdivision and land development ordinance amendment in Weisenberg Township, and a zoning ordinance amendment in East Allen Township.

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

Chair Amato called for affirmative votes to accept the staff comments. The motion passed. Commissioner Elbich abstained from the Weisenberg vote.

ENVIRONMENT COMMITTEE

ACTION ITEM: Federal Energy Regulatory Commission – Preliminary Permit Application for Chain Dam Hydroelectric Project – Palmer Township and City of Easton

Ms. Myerov presented an application from Lock 47 Hydro LLC for a preliminary permit, proposing to study the feasibility of hydropower on the Lehigh River in Northampton County, Pennsylvania. The proposed project would involve the installation of infrastructure to support generation of hydroelectric power. An existing fish passage on the Dam would be modified to encourage fish to use the entrance.

The use of hydropower aligns with the *FutureLV: The Regional Plan* action to support renewable energy and diversification of sources (of Policy 3.4). The *LVPC Climate + Energy Element* supports the diversification of energy sources that lower cost and carbon emissions and reduce impacts to the environment (of Energy Goal 3). The evaluation letter included in your packet includes a series of questions that we recommend be considered and addressed as part of the feasibility study to evaluate potential impacts of the project to the canal and historic, recreational, and river habitat resources.

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

Commissioner Glickman asked what the output of the dam will be and if there is a way to measure that against the project cost. Ms. Myerov responded that it produces 1,000 to 2,000 homes worth of power. The project is intended to be a feasibility study rather than to produce profit.

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

ACTION ITEM: Comment Letter on the Draft 2024 Lehigh Valley Hazard Mitigation Plan

Ms. Myerov presented the 2024 Lehigh Valley Hazard Mitigation Plan, the fourth for the region. The LVPC identified the *FutureLV* goals, policies and actions related to each of the eight hazard mitigation goals. Ms. Myerov added that the LVPC provided updated actions for incorporation into the plan, including the Global Act 167 Stormwater Management Plan Update and Climate Action Planning & Implementation.

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

Commissioner Morgan emphasized that communities be aware of the plan and its correlation to federal funding. Commissioner Tina Smith asked if all Lehigh Valley municipalities agreed to the plan. Ms. Bradley said that the municipalities will eventually have to.

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

ACTION ITEM: Comment Letter to the Ad Hoc Pennsylvania Department of Environmental Protection Committee on Proposed Stormwater Best Management Practices for Karst Terrain

Ms. Myerov presented a report done by an informal group of karst experts, stormwater practitioners and state regulators for a Stormwater Best Management Practices in Karst Terrain. The LVPC reviewed the plan based on ordinances and experience in reviewing stormwater plans in the region.

Commissioner Repasch stressed the recent sinkhole activity in the area and the importance of these reviews.

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

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

ACTION ITEM: Environment Committee Summary Sheet:

Environment Committee Chair Steve Repasch presented a summary of the Committee meeting that occurred on Tuesday. The meeting included a review for a revised Sewage Facilities Plan Update for South Whitehall Township.

Chair Amato called for a motion to accept the staff comments. Commissioner Heller made the motion, and Commissioner Ginder seconded the motion. Chair Amato asked for any comments or questions. There were none.

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

TRANSPORTATION COMMITTEE

INFORMATION ITEM: Transportation Committee Summary

Transportation Committee Chair Kent Herman summarized the Committee meeting that occurred hours before. Ms. Bradley and Mr. Assad then went over a brief recap of the release of the Pennsylvania Department of Transportation Lehigh Valley Passenger Rail Feasibility Study that occurred on March 27, 2024. Next steps for the rail analysis were discussed.

Chair Amato asked for any comments or questions. Commissioner Glickman asked if LANTA was under the same funding rules and Ms. Bradley answered that they are under different authority.

OLD BUSINESS:

ACTION ITEM: Lehigh Valley Priority Climate Action Plan for Transportation Decarbonization

Ms. Myerov presented the plan that includes a list of strategies to mitigate the impacts of climate change by reducing greenhouse gas (GHG) emissions from one of the Allentown-Bethlehem-Easton Metropolitan Statistical Area's (MSA) top sources - the transportation sector. The transportation sector was selected as the focus for this PCAP, as it was determined to be one of the largest sources of GHG emissions in the region.

Ms. Myerov briefed the Commission on each of the six GHG reduction measures and associated emission reduction estimates that were detailed in the plan. It was summarized that potential GHG emission reductions resulting from the measures outlined in this plan are estimated at 321,000 metric tons of CO₂e annually by 2050, a reduction from 2021 transportation sector emissions by nearly 12%.

Chair Amato called for a motion for the LVPC to adopt the Lehigh Valley Priority Climate Action Plan as the formal transportation decarbonization plan for the region. Commissioner Repasch made the motion, and Commissioner Morgan seconded the motion. Chair Amato asked for any comments or questions.

Commissioner Morgan commented that it was exciting how the motions came so quickly.

Chair Amato called for affirmative votes to adopt the *Lehigh Valley Priority Climate Action Plan* as the formal transportation decarbonization plan for the region. The motion passed.

INFORMATION ITEMS: Activity Reports

Chair Amato notified the Commission that activity reports are included in the meeting packets and will not be presented.

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

NEW BUSINESS:

INFORMATION ITEM: Statement of Financial Interests Form Reminder

Mr. Assad reminded the Commissioner that Statement of Financial Interests forms are required and due by May 1, 2024.

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

EXECUTIVE DIRECTOR'S REPORT:

INFORMATION ITEM: Carbon Pollution Reduction Implementation Grant Application

Ms. Bradley presented the CPRG program implementation grant, application is due to the EPA on April 1st. The LVPC is putting together an application with PennDOT to create green stormwater infrastructure along major regional highways, such as Route 22. In addition, the application also proposes upgrades to the William Penn Park and Ride along Route 33, which may include electric vehicle charging facilities, and enhanced public transit access.

Ms. Bradley showed several renderings of different highway intersections that are proposed to be a part of this grant opportunity.

Chair Amato asked for any comments or questions.

Commissioner Gallagher commented that the mowing cost should be a no-brainer for PennDOT. Ms. Bradley expressed her excitement with working with several engineers and the possibility of the project. Commissioner Glickman added that the pollution of mowing is a great thing this project would accomplish. Ms. Bradley commented that those calculations were included, and that Ms. Myerov and the environment team deserve congratulations for their work. Ms. Myerov responded that those calculations are included in the plan after careful consideration of how best to determine the pollution offset.

Commissioner Ghai asked what the cost of the project would be and Ms. Bradley responded that the cost was just determined to be about \$115 million. Commissioner Elbich commented that the renderings were terrific and urged them to be on the website. Ms. Bradley responded that it was a great idea and said they should be on the website.

COMMUNICATIONS AND PUBLIC ENGAGEMENT:

INFORMATION ITEM: Morning Call Business Cycle Column

Mr. Assad spoke about the most recent Morning Call column under a headline "Lehigh Valley Businesses can help fight climate change," where Becky explains the detail of the region's first-ever priority climate action plan, what's ahead and why it's all of our responsibility to make climate action a part of our daily lives. That column can be found at lvpc.org/news/v or at mcall.com. The next column will take a look at our draft TIP, and that will run April 14.

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

INFORMATION ITEM: Plan Lehigh Valley radio show on WDIY NPR 88.1FM

Mr. Assad summarized the most recent Plan Lehigh Valley radio show that aired March 4, and it also took a deeper look at the PCAP, with Susan Myerov, Director of LVPC Environmental Planning. The discussion was about the detail of the plan, why we chose transportation as our priority sector and the next step, which is developing a Comprehensive Climate Action Plan that will set goals to reduce emissions in all sectors. That show is streaming at lvpc.org/news/v and at WDIY.org.

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

INFORMATION ITEM: Local Technical Assistance Program Virtual Classes

Mr. Assad summarized the PA Municipal Planning Education Institute (PMPEI) being offered in PA land use and planning. In 2024, the three courses offered are Zoning Administration in May, Subdivision and Land Development in September, and Community Planning in October.

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

INFORMATION ITEM: Local Technical Assistance Program Virtual Classes

Ms. Bradley presented dates and times for five upcoming Lehigh Valley Government Academy classes occurring in the next few weeks.

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

ADJOURNMENT:

Chair Amato stated that the next LVPC meeting is set to be virtual on April 25 at 7pm. Chair Amato then asked if there was a motion to adjourn the meeting and Commissioner Molchany made a motion to adjourn. The meeting was adjourned.

Submitted by:

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



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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 style with a large, sweeping initial "B".

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



Project Review Summary Sheet

Comprehensive Planning Committee

Date: April 2024

Project	Municipality	Brief Statement of Purpose	LVPC Comment
Zoning Ordinance and Map Amendment	Lower Nazareth Township	<i>Mineral Extraction Special Exception and Rezoning to Manufacturing, Extraction and Processing Zoning District</i> - Adds Mineral Extraction as a special exception use in the Manufacturing, Extraction and Processing District (TD11) with requirements, and rezones a series of parcels to TD11 District.	The proposed ordinance amendments serve to ‘minimize environmental impacts of development to protect the health, safety and welfare of the public’ (Policy 3.2). The proposed map amendments ‘guide the location and intensity of development’ (of Policy 1.1) and further support ensuring that mineral extraction is managed according to law (of Policy 3.2).
Zoning Map Amendment	Lower Nazareth Township	Rezoning to Estate Residential District - rezones a property to be within the Estate Residential Zoning District (TD2).	The proposal aligns with the intent of <i>FutureLV: The Regional Plan</i> to ‘manage growth and development to preserve natural areas and farmland’ (of Policy 1.1).
Zoning Ordinance Amendment	Lower Nazareth Township	Miscellaneous - Ordinance revisions for clarification and reorganization in a variety of Articles to address inconsistencies, add specific requirements for certain uses and update graphics and references.	The LVPC commends the Township for continuing to evaluate its ordinances, supporting the intent of <i>FutureLV</i> to encourage best practices in planning that facilitate efficient development processes (of Policy 1.4).
Zoning Map Amendment	Macungie Borough	Rezoning to Low Density Residential - Rezones two properties to be within the Low Density Residential Zoning District (R-10).	The proposal aligns with <i>FutureLV</i> 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).



Project Review Summary Sheet

Comprehensive Planning Committee

Date: April 2024

Zoning Ordinance Amendment	Moore Township	Solar Electric Facility Decommissioning Requirements - revises a comprehensive list of requirements associated with decommission of a solar electric facility.	These updates align with <i>FutureLV</i> 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).
Zoning Ordinance Amendment	Plainfield Township	Keeping of Chickens - adds definitions and establishes standards and regulations for raising and keeping non-commercial domesticated chickens.	The LVPC suggests the Township consider adding language and changing the limit on the maximum number of fowl allowed per acre to prevent overcrowding and increased risk of disease transmission.
Zoning Ordinance Amendment	Plainfield Township	Commercial / Industrial - Adds Recycling Processing Facility as a use in the Commercial/Industrial District.	The LVPC commends the Township for updating its ordinances, which demonstrates evolution and adaptability of government (Policy 1.1).
Zoning Ordinance Amendment	Hanover Township	Hotel Motel - Adds limited-service hotel/motel establishment as a conditional use in the Planned Industrial Business District.	The LVPC suggests consideration of limiting oversized parking to two spaces at a minimum to support Goal 1 of <i>FutureLV</i> by supporting an efficient and coordinated development pattern.



Project Review Summary Sheet

Environment Committee

Date: April 2024

Project	Municipality	Brief Statement of Purpose	LVPC Comment
Application to Renew Approval of Existing Wastewater Treatment Plant and Discharge (DRBC Review)	Slatington Borough	Application by Slatington Borough to renew approval of existing 1.5 million gallons per day (gpd) wastewater treatment plant and discharge. Current flow is 830,000 gallons per day. No modifications to the plant are proposed.	Aligns with <i>FutureLV</i> action to 'protect the quality and quantity of surface water and groundwater' (of Policy 3.2).
Application to Renew Approval of Existing Wastewater Treatment Plant and Discharge (DRBC Review)	Lehigh Township	Application by Richard C. Becker to renew approval of existing 50,000 gallons per day Walnutport Mobile Home Park wastewater treatment plant and discharge. Current flow is 7,000-9,000 gallons per day. No modifications to the plant are proposed.	Aligns with <i>FutureLV</i> action to 'protect the quality and quantity of surface water and groundwater' (of Policy 3.2).
Application to Renew Approval of Existing Groundwater Withdrawal and Approve Additional Source (DRBC Review)	Washington Township, Northampton County	Application by BlueTriton Brands, Inc./Green Waltz Water Company to renew approval of existing groundwater withdrawal of up to 17.05 million gallons per month from two existing groundwater sources and approve a new source to provide operational flexibility for the facility. No increase in groundwater allocation is proposed.	Aligns with <i>FutureLV</i> action to 'protect the quality and quantity of surface water and groundwater' (of Policy 3.2).
Application to Renew Approval of Existing Non-Contact Cooling Water Discharge (DRBC Review)	Lower Nazareth Township	Application by Heidelberg Materials US Cement LLC to renew approval of existing 350,000 gallons per day non-contact cooling water discharge. Current discharge is 260,000 gallons per day. No modifications to the facility are proposed.	Aligns with <i>FutureLV</i> action to 'protect the quality and quantity of surface water and groundwater' (of Policy 3.2).



DR. CHRISTOPHER R. AMATO
Chair

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Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

April 1, 2024

Michael P. Hanlon
435 West Hamilton Street
Allentown PA 18101
Michael.Hanlon@AllentownPA.gov

RE: **Street Vacation Petition
North Elizabeth Street from Wayne Street (Vacated) to Monroe Street
City of Allentown, Lehigh County**

The Lehigh Valley Planning Commission (LVPC) will consider the subject street vacation petition at its Transportation Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings are virtual, please see the meeting details below to attend. The LVPC will issue a follow-up letter after the Commission meeting should the Commission have any additional comments.

- LVPC Transportation Planning Committee Meeting
 - April 25, 2024 at 5:30 PM
 - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting
 - April 25, 2024 at 7:00 PM
 - <https://lvpc.org/meetings.htm>

Mr. Hanlon,

The proposed street vacation application was submitted by the City of Allentown on behalf of Diane C. Schmidt of 323 North Ott Street. the proposed street vacation requests to vacate a portion of North Elizabeth Street from previously vacated Wayne Street to Monroe Street.

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

North Elizabeth at the location petitioned to be vacated is an undeveloped, unimproved plotted street. The area is currently maintained by property owners and is essentially lawn and trees in the area of rights of way.


The street vacation petition was co-signed by Jonathan Andrews of 329 North Ott Street and Nicolas Fulton of 328 North 26th Street. It is recommended that the petitioner acquire concurrence signatures for the street vacation petition by all affected property owners including the property owners of 314, 334 North 26th Street and 313 North Ott Street. Concurrence of all property owners brings awareness of property and maintenance responsibilities of the area petitioned to be vacated if granted. *(of FutureLV: The Regional Plan Policy 2.2)*

It is recommended utilities that are above or below ground remain accessible as they are today in the event of maintenance or repair that may be required to maintain the essential power and telecommunications utilities as well as any City of Allentown or Lehigh County utilities and infrastructure required to sustain the public health, safety and welfare of the community. (of *FutureLV: The Regional Plan Policy 5.4*)

The vacating of rights of way by the City of Allentown for the described portion of North Elizabeth Street would not negatively affect current traffic circulation as the area will remain the same as it currently existing

The LVPC appreciates the City of Allentown's consideration of the goals and policies of *FutureLV: The Regional Plan* in as much as it relates to the street vacation petition of a portion of North Elizabeth Street.

Please feel free to reach out to me with any questions or concerns you may have regarding the LVPC review.



Brian Hite
Transportation Planner



Aerial view of the North Elizabeth Street location, petitioned to be vacated, is in red box
 Image Courtesy of Google Earth



Looking south from North Elizabeth Street



Looking North from Monroe Street

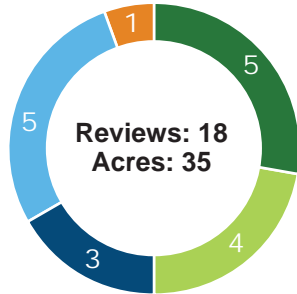
Images Courtesy of Google StreetView



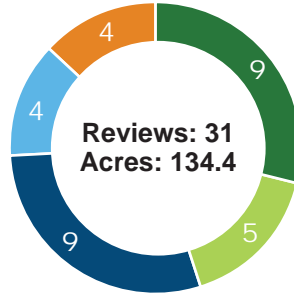
Aerial image provided by the City of Allentown
Submitted with the Street Vacation Petition from the City of Allentown

Plan Activity

Lehigh County



Northampton County



- Residential
- Non-Residential
- Subdivisions and Lot Line Adjustments
- Stormwater Management
- Municipal Ordinances, Maps and Plans

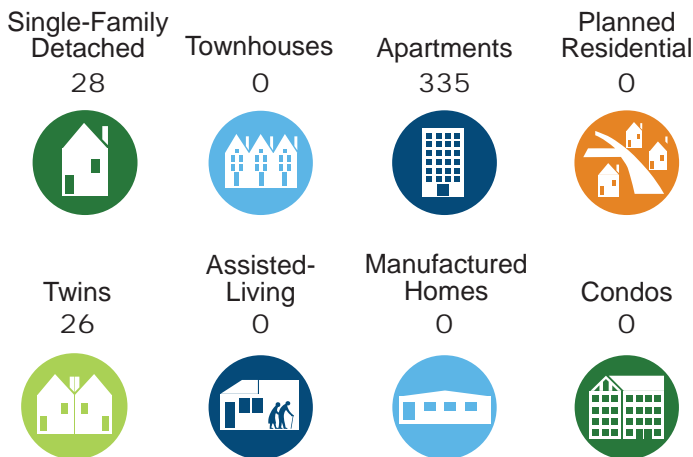
Regional Totals*



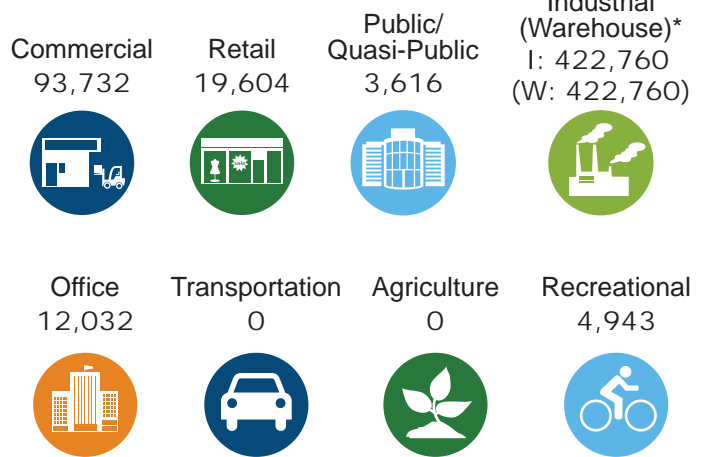
*Includes preliminary and final plans

Types of New Development

Residential: 389 Total Units

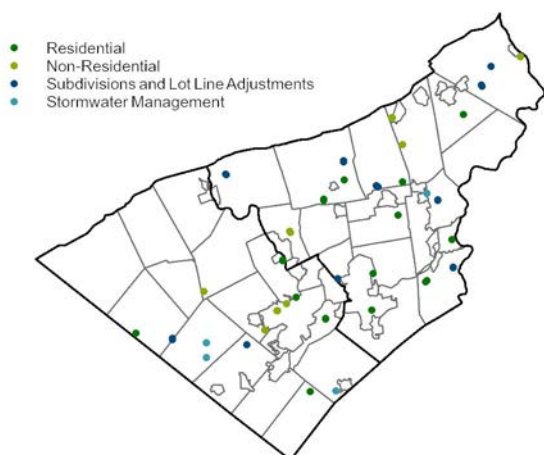


Non-Residential: 556,687 Total Square Feet

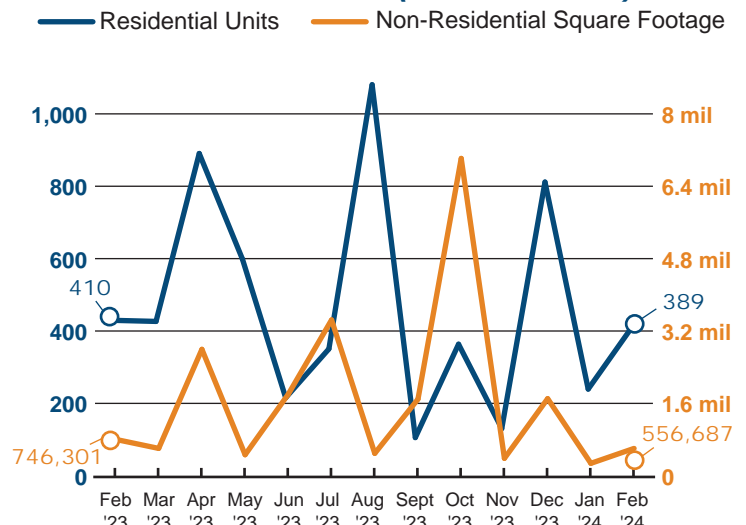


* Warehouse number is a subset of industrial total square footage.

Location of Development

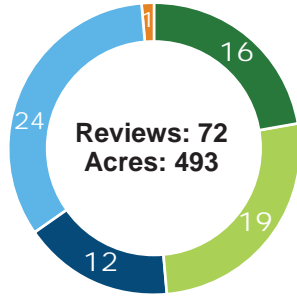


Year to Date (Year to Year)

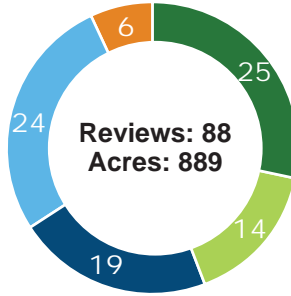


Plan Activity

Lehigh County



Northampton County



■ Residential ■ Non-Residential ■ Subdivisions and Lot Line Adjustments
■ Stormwater Management ■ Municipal Ordinances, Maps and Plans

Regional Totals*

31
 Subdivision/Lot Line Adjustments

74
 Development

48
 Stormwater Management

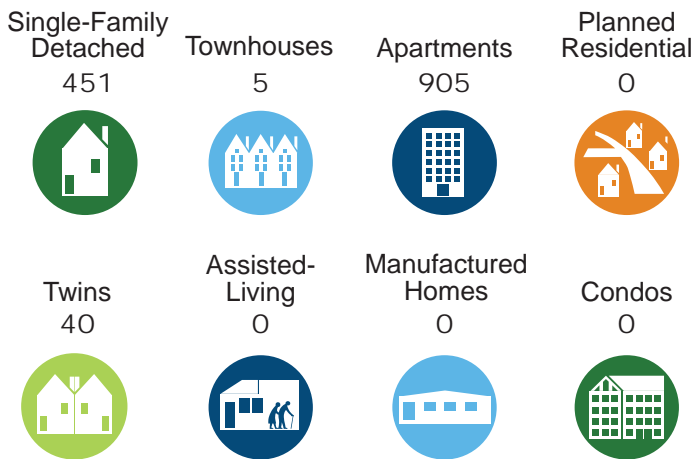
7
 Municipal Ordinances, Maps and Plans

1,382
 Acres

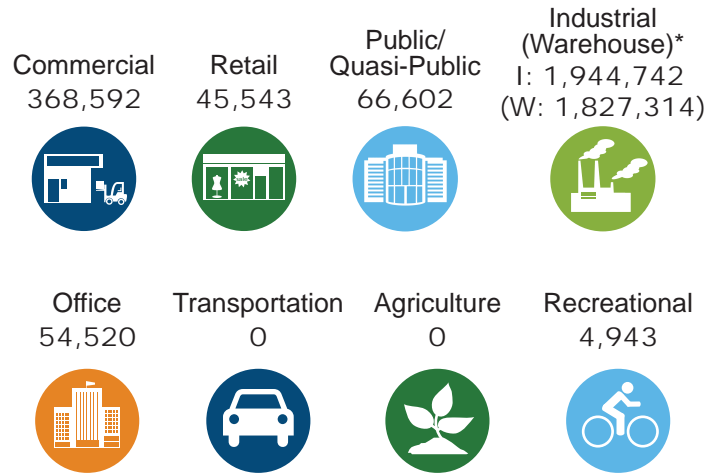
*Includes preliminary and final plans

Types of New Development

Residential: 1,401 Total Units



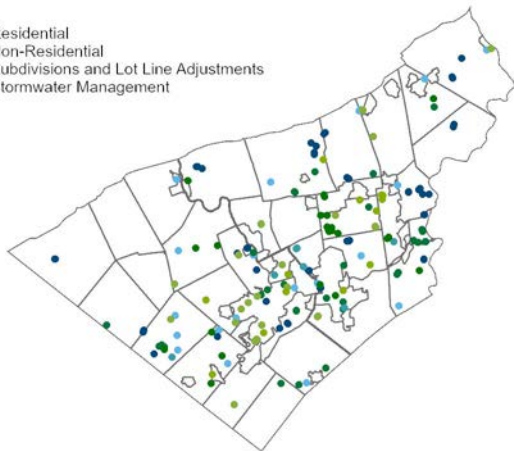
Non-Residential: 2,483,942 Total Square Feet



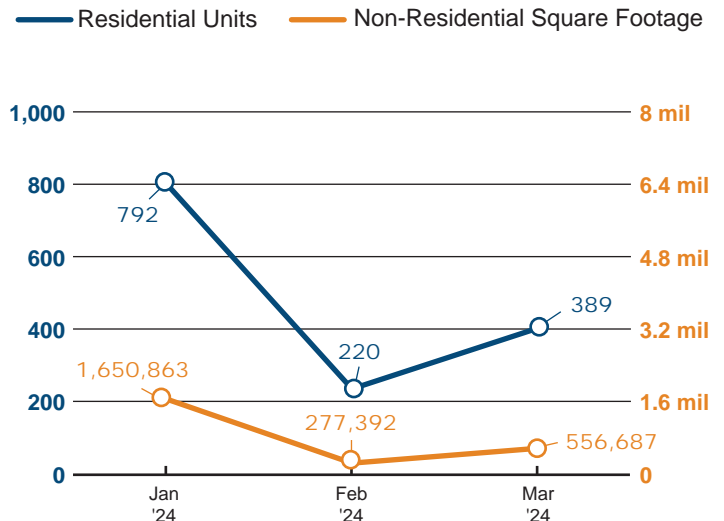
* Warehouse number is a subset of industrial total square footage.

Location of Development

● Residential
● Non-Residential
● Subdivisions and Lot Line Adjustments
● Stormwater Management

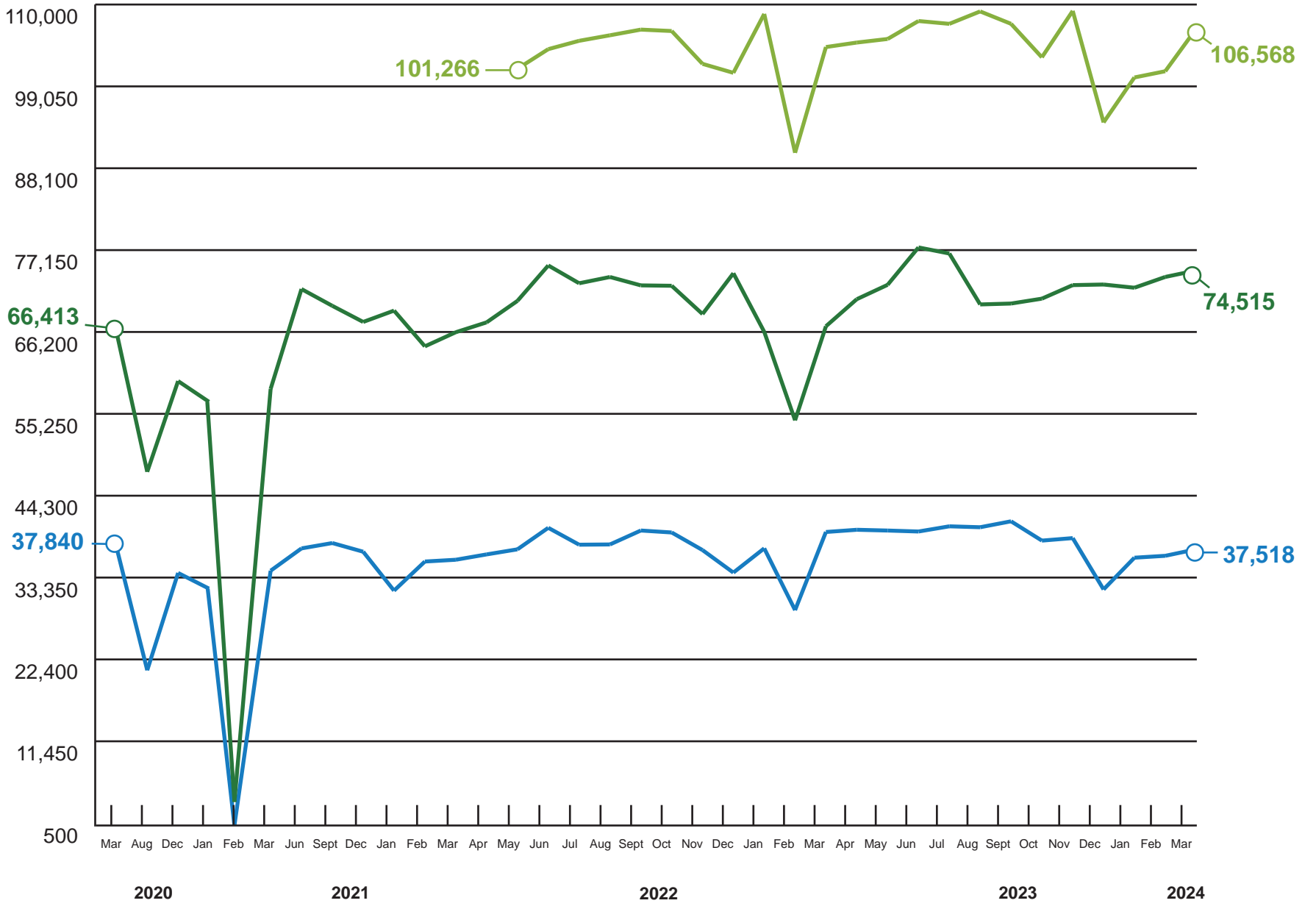


Year to Date (Year to Year)



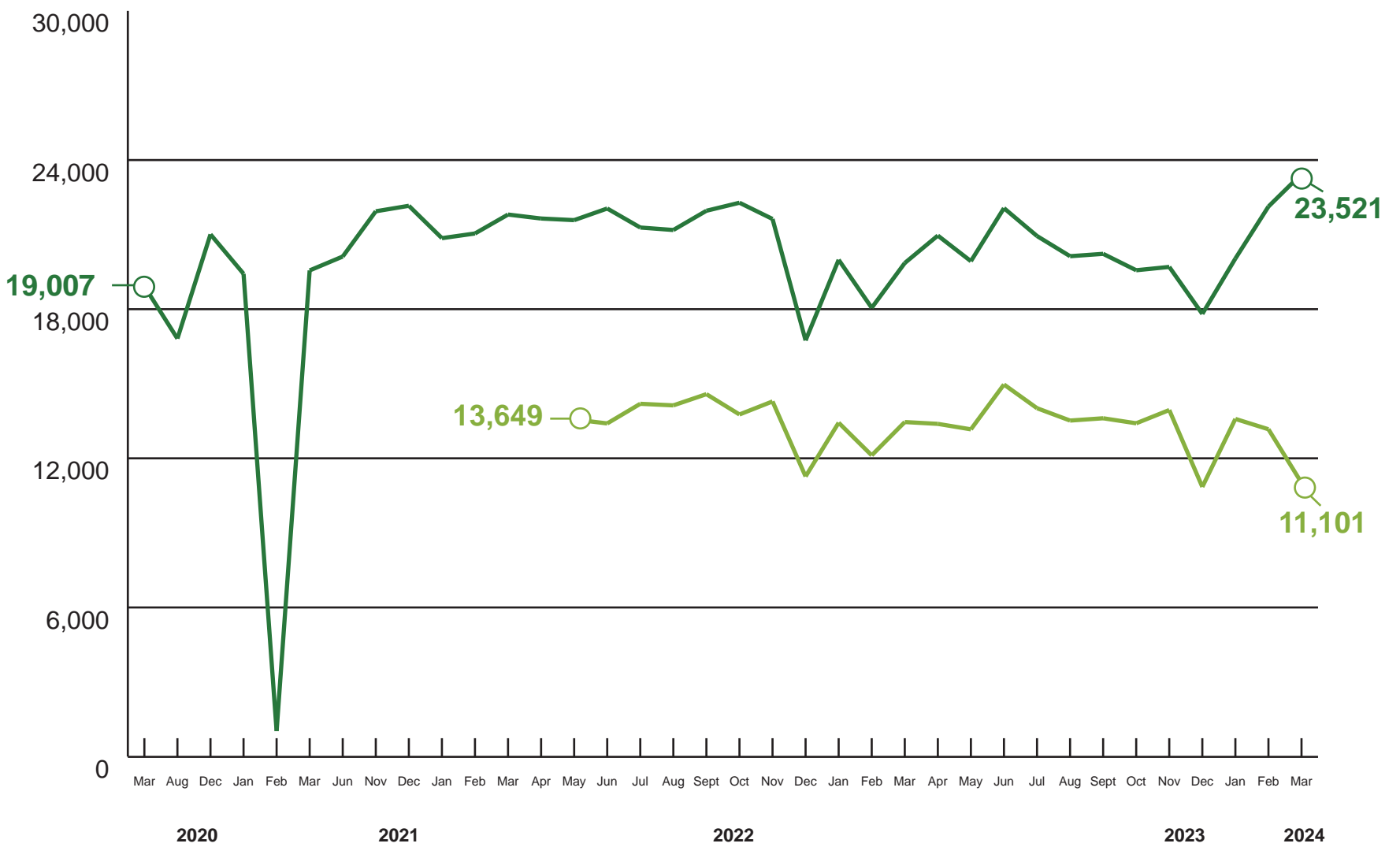
TOTAL VEHICLE TRAFFIC

INTERSTATE-78 Just east of the State Route 309 exit (Lehigh County) **STATE ROUTE 309** Just south of State Route 378 (Lehigh County) **STATE ROUTE 22** between Airport Road and Lehigh River Bridge (Lehigh County)



TOTAL TRUCK TRAFFIC

INTERSTATE-78 Just east of the State Route 309 exit (Lehigh County) **STATE ROUTE 22** between Airport Road and Lehigh River Bridge (Lehigh County)



THE MORNING CALL

Talking Business with Becky Bradley: The Data-Driven Effort for Safer Lehigh Valley Roads

By Becky Bradley

For The Morning Call

April 14, 2024 at 9:00 AM UPDATED: April 14, 2024 at 7:54 p.m.

We talk a lot about multimillion-dollar road projects, and as you grind to a halt along Route 22 at 4 pm on a Wednesday, it's easy to get fixated on how many of those big-ticket projects will help move vehicles through our transportation network quicker and more efficiently.

It's why we all check GPS before we hit the road, right? We'll do anything to avoid traffic. And the 118 road, bridge, trail, transit and pedestrian projects in the draft four-year, \$558 million Transportation Improvement Program will certainly improve the efficiency of a Lehigh Valley network that is handling more people and vehicles than ever.

But when it comes to the 2025-2028 Draft TIP, the old cliché "safety first" surely applies because we are investing a tremendous amount of funding to improve some of the Lehigh Valley's most crash-prone areas. Route 309 and Tilghman Street is easily one of the region's most troublesome interchanges with more than 200 accidents from 2018 through 2022 – the most recent year that all crash data has been compiled. Anyone who uses that interchange knows that accelerating from Tilghman into moving traffic on Route 309 is not for the timid. To be fair, virtually all of those accidents are rear end fender-benders created when one driver thinks they can merge into traffic and stops abruptly, to the surprise of the driver behind them. But think about that. It's an accident virtually every week, and that's just the ones that have been reported to police. Our planners believe there are many, many more in which police are never called. That's what can happen when an outdated road design done when that area was surrounded by limited residential and undeveloped farm fields has to service today's hive of retail, residential and commercial development.

At a total cost of \$108 million, that interchange is getting a complete reconstruction, new traffic signals, two new bridges and most importantly, new acceleration and deceleration lanes added to 309. That's a lot of money, but that's a lot of crashes, and fully a quarter of them include injuries.

The TIP is marked by several projects in which the investment will go a long way to improve safety. They include:

- Route 191 and Route 22, Bethlehem Township — This is another interchange with entrance and exit ramps that were engineered in a previous era, so the ramps will be replaced to prevent most of the 99 accidents that have occurred there over five years. The total investment is expected to be \$48.6 million, including the \$4.4 million in this draft TIP.
- Route 309 and Center Valley Parkway, Upper Saucon Township — This intersection has been the site of more than 100 crashes in five years, largely because the traffic volume on both roads has exploded in recent years. Development in this area has resulted in more vehicles (by the way, it always does) and this \$78.6 million investment — including \$57 million in this draft TIP — will separate the roads by creating an interchange with Route 309 bridging over Center Valley Parkway.
- Hill-to-Hill Bridge, Bethlehem — This is a very historic bridge, the only one of its design in the entire world and is in need of rehabilitation. Its current safety record of 88 accidents over five years, will certainly be improved by wider lanes and better pedestrian and bicycle access. The total cost is projected at \$98 million, including \$56 million in this draft four-year plan.
- Route 248 Realignment, Bath Borough — This section of West Northampton Street includes a small weight-restricted bridge that is forcing tractor-trailers through a National Register of Historic Places listed district with neighborhood scale streets that simply weren't built to handle vehicles that large. This \$8.1 million project will replace the bridge and straighten the road, alleviating much of the challenges residents and businesses are dealing with daily.

The TIP is a four-year spending plan for the region's transportation projects, and it's updated every two years. Obviously, some projects are so expensive that accumulating the money and doing the design, engineering and construction can stretch across several TIPs.

Projects take time. Center Valley Parkway at Route 309 was started 11 years ago, for example. That is a combination of design and engineering, but mostly public money is not available in the quantity that is needed for large projects to move more quickly. We aren't authorized by the State Legislature to borrow money to advance projects faster. So, many plod along, one foot at a time, until the finish line is reached a decade or more later.

Safety has always been central to transportation planning. But we have more data than ever to determine where the weaknesses are, and how to reduce them. Several

years ago, following federal directives, the Pennsylvania Department of Transportation instituted transportation performance management with a Performance Measures program. Annually, we set targets for safety measures, specifically designed to develop and implement projects to reduce fatalities and injuries. Each year we determine whether those measures are met and if they aren't, we take steps to make changes. Since then, PennDOT added new annual Performance Measures for road and bridge conditions, and mostly recently, for congestion management and air quality.

The point is, we have more data — and better data — than ever and we're using it. Here's one more statistic that we can all work to change — 41%. That's the percentage of fatal accidents that are caused by speed in Pennsylvania, the fifth-highest rate in the nation, according to an analysis by Forbes. But it's also a 12% improvement from a decade ago — one of the biggest improvements nationwide — an indication that the Performance Measures are working.

That means we can all make a dent by doing one thing: Slow down. I'm as guilty as anyone. Who hasn't left the office later than expected, or is running a few minutes late to the next appointment? You – or rather I – try to make up that time on the roads. If you do the math, what do you really gain by careening through traffic on a five-mile commute to the next appointment? Two minutes, maybe three? It's not worth it.

Since taxpayers are doing their part in the form of more than a half-billion worth of safety-improving road investments, we can all do a little more by removing the lead from our right shoe. Matching infrastructure improvements with better driver behavior makes us all more mobile and safer. At the heart of it that's what we all want.

Becky Bradley is executive director of the Lehigh Valley Planning Commission.



Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

MEMORANDUM

DATE: April 25, 2024
TO: Commission Members and Municipal Partners
FROM: LVPC Staff
CC:
REGARDING: Grant Opportunities

Upcoming Grant Opportunities

Below are several upcoming grant opportunities, in order of when the applications are due:

- Department of Environmental Protection: Development & Implementation of Municipal Recycling Programs Grants**
Who May Apply: Municipalities
Use: Recycling program design costs, recycling market investigations, development of recycling public education program, purchasing or leasing vehicles used to collect recyclables, transporting recyclables to processing facilities, and other eligible activities.
Funds: Municipalities are eligible for 90% funding of approved recycling program costs and applications may not request more than \$200,000.
Application Deadline: **May 10, 2024**
More information: [Pennsylvania Bulletin](#)
- Commonwealth Financing Authority: Abandoned Mine Drainage Abatement & Treatment Program**
Who May Apply: Municipalities, Councils of Governments, Authorized Organizations, Institutions of Higher Education, Watershed Organizations, for profit businesses.
Use: Grants may be used for abatement of abandoned mine drainage and/or treatment of abandoned mine drainage through treatment facility system construction, treatment system repair, and upgrades or operation and maintenance of existing passive and active treatment systems.
Funds: Grant requests shall not exceed \$1 million.
Application Deadline: **May 31, 2024**
More information: [CFA Website](#)
- Commonwealth Financing Authority: Baseline Water Quality Data Program**
Who May Apply: Municipalities, Councils of Governments, Authorized Organizations, Institutions of Higher Education, Watershed Organizations, for profit businesses.
Use: Eligible projects are those that will use accepted scientific principles and practices

for water sample collection and analysis to document existing groundwater quality conditions on private water supplies.

Funds: Grant requests shall not exceed \$250,000.

Application Deadline: **May 31, 2024**

More information: [CFA Website](#)

- **Commonwealth Financing Authority: Flood Mitigation Program**
Who May Apply: Municipalities, Councils of Governments, Authorized Organizations, Institutions of Higher Education, Watershed Organizations, for profit businesses.
Use: Eligible projects are to assist with flood mitigation.
Funds: Grant requests shall not exceed \$500,000.
Application Deadline: **May 31, 2024**
More information: [CFA Website](#)
- **Commonwealth Financing Authority: Greenways, Trails and Recreation Program**
Who May Apply: Municipalities, Councils of Governments, Authorized Organizations, Institutions of Higher Education, Watershed Organizations, for profit businesses.
Use: Planning, acquisition, development, rehabilitation and repair of greenways, recreational trails, open space, parks and beautification projects.
Funds: Grant requests shall not exceed \$250,000.
Application Deadline: **May 31, 2024**
More information: [CFA Website](#)
- **Commonwealth Financing Authority: Orphan or Abandoned Well Plugging Program**
Who May Apply: Municipalities, Councils of Governments, Authorized Organizations, Institutions of Higher Education, Watershed Organizations, for profit businesses.
Use: Cleaning out and plugging of abandoned and orphan oil and gas wells, stray gas mitigation systems, and well venting projects.
Funds: Grant requests shall not exceed \$1,000,000.
Application Deadline: **May 31, 2024**
More information: [CFA Website](#)
- **Commonwealth Financing Authority: Sewage Facilities Program**
Who May Apply: Municipalities, Councils of Governments, Authorized Organizations, Institutions of Higher Education, Watershed Organizations, for profit businesses.
Use: Costs associated with the planning work required under the Pennsylvania Sewage Facilities Act.
Funds: Grant requests shall not exceed \$100,000.
Application Deadline: **May 31, 2024**
More information: [CFA Website](#)
- **Commonwealth Financing Authority: Watershed Restoration Protection Program**
Who May Apply: Municipalities, Councils of Governments, Authorized Organizations, Institutions of Higher Education, Watershed Organizations, for profit businesses.
Use: Projects that restore and maintain restored streams impaired by nonpoint source polluted runoff.

Funds: Grant requests shall not exceed \$300,000.

Application Deadline: **May 31, 2024**

More information: [CFA Website](#)

· **Department of Community and Economic Development: Multimodal Transportation Fund (MTF)**

Who May Apply: Municipalities, councils of government, businesses, economic development organizations, public transportation agency, ports (rail/freight)

Use: The MTF provides grants to encourage economic development and ensure a safe and reliable system of transportation exists in Pennsylvania. The program is intended to provide financial assistance in order to improve public transportation assets that enhance communities, pedestrian safety, and transit revitalization.

Funds: Requests must have a total eligible cost of \$100,000 or more and no request shall exceed \$3,000,000 for any project.

Application Deadline: **July 31, 2024**

More information: [DCED Website](#)