



Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

ENVIRONMENT COMMITTEE MEETING
Tuesday, June 25th, 2024, 10:30 AM
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

Committee Business:

1. ACTION ITEM: Act 537 Review - Roseto Borough Sewer Authority Corrective Action Plan
2. ACTION ITEM: PA Public Utility Commission - Service Territory Addition for Ridings at Parkland Phase 2 - North Whitehall Township
3. ACTION ITEM: Agriculture Security Area 7-Year Review - Lower Milford Township
4. ACTION ITEM: Agriculture Security Area Interim Review - Upper Milford Township
5. INFORMATION ITEMS: *Upcoming Projects*
 - a. Lehigh Valley Watersheds - Act 167 Global Stormwater Management Planning – Phase I
 - i. WorkshopLV #1 – August 1st, 8:30-10 AM, LVPC Offices, 615 Waterfront Drive, Suite 201, Allentown
 - ii. WorkshopLV #2 – August 15th, 8:30-10 AM, LVPC Offices, 615 Waterfront Drive, Suite 201, Allentown
 - b. Regional Climate Action Plan
 - i. Revised Greenhouse Gas Inventory to be presented at the August 20th Environment Committee Meeting, WorkshopLV meetings will be scheduled around this

Next Environment Committee Meeting
July 23, 2024 at 10:30 AM



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Executive Director

June XX, 2024

Ms. Mary Beth Peters, PE
Entech Engineering
201 Penn Street, P.O. Box 32
Reading, PA 19603-0032

Re: Act 537 Review – Roseto Borough Sewage Authority Corrective Action Plan – Roseto Borough, Northampton County

Dear Ms. Peters:

The Lehigh Valley Planning Commission (LVPC), at its regular monthly meeting on June 27, 2024, reviewed the above-referenced application based on the adopted plans and policies of the LVPC. We offer the following comments.

The Roseto Borough Sewer Authority (RBSA) has prepared a draft Corrective Action Plan (CAP) to address hydraulic overload conditions within its collection systems identified by the Pennsylvania Department of Environmental Protection in its review of Bangor Borough Authority (BBA), Roseto Borough Sewer Authority (RBSA) and Washington Township’s 2022 Municipal Wasteload Management Annual Report. The RBSA flows are metered at two locations within the RBSA/BBA sewershed boundaries. The meters are owned and operated by Bangor Borough Authority.

According to the RBSA CAP, a number of activities have been completed over the years to remove excess infiltration and inflow (I/I) into the system. Some of these efforts include inspection of the entire collection system, inspection and replacement of sewer mains and laterals, manhole repairs, long-term metering planning, and more replacements and repairs of gravity sewer mains to reduce sanitary sewer overflows. RBSA has also obtained grant funds in 2024 to further address I&I issues and is currently in the design and implementation stage of this effort. RBSA is proposing to have permanent flow meters within its collection system, specifically on the RBSA interconnections to serve as backups to the BBA meters. Installation of a third meter to monitor flow within a subbasin is also proposed in this plan. Other efforts to address the hydraulic overload conditions within the RBSA collection system are to conduct in-home inspections of sump pumps, roof drains or other cross-connections as well as smoke testing to evaluate any cross-connections within the collection system.

The provision of environmentally sound and efficient sewage disposal for existing and future development is a goal of *FutureLV: The Regional Plan*. Actions to remove or reduce excessive infiltration and inflow align with *FutureLV* Policy 3.2, ‘to protect the quality and quantity of surface water and groundwater’. The upgrades the sewer system align with the *FutureLV* action to ‘improve the utility and mobility infrastructure of the region’ (under Policy 1.1). The LVPC recommends continued coordination among the partners to address these issues. Long-term monitoring as proposed in the CAP will help prevent future I/I problems.

Ms. Mary Beth Peters, PE
Entech Engineering
June XX, 2024
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Please feel free to reach out if you have any questions.

Sincerely,

Corinne Ruggiero
Environmental Planner

cc: Cathy Martino, Manager, Roseto Borough
Stephen Reider, Manager, Bangor Borough
Robert Smith, Chair, Washington Township
Amy Bellanca, PE, PA Department of Environmental Protection



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June XX, 2024

Mr. Kenneth R. Stark
McNees Wallace & Nurick LLC
100 Pine Street, P.O. Box 1166
Harrisburg, Pennsylvania 17108-1166

**Re: PUC Review – Application for Approval of a Wastewater Service Territory Addition to the
The Ridings at Parkland Phase 1 and 2 Subdivision
North Whitehall Township, Lehigh County**

Dear Mr. Stark:

The Lehigh Valley Planning Commission (LVPC), at its regular monthly meeting on June 27, 2024, reviewed the above-referenced application based on the adopted plans and policies of the LVPC. We offer the following comments.

The purpose of the application is for approval of Allied Utility Services to expand its service territory and provide wastewater treatment service to the proposed Ridings at Parkland Phase 2 residential subdivision as well as additional properties from the existing adjacent residential subdivision, Ridings at Parkland Phase 1 within North Whitehall Township adjacent to its existing PUC service territory. The proposed subdivision consists of 38 lots on 25.94 acres and then six lots within Phase 1 of the residential subdivision. The existing Township Act 537 Sewage Facilities Plan revision was approved by the PA Department of Environmental Protection on January 26, 2021, officially recognizing that the Applicant can serve additional sewage flows up to 120,000 gallons per day of the design and permitted capacity of the existing treatment plant. Therefore, additional capacity is available at the plant to handle the flows from the proposed development of Phase 2 as well as flows generated from the six Phase 1 lots.

The proposed development is in a designated Farmland Preservation/Preservation Buffer area according to *FutureLV: The Regional Plan*. In Preservation Buffer areas, factors may be present and capable of accommodating additional development, including available public sewer system capacity. While public sewage disposal is not available to the site presently, the use of existing excess capacity at the central sewage treatment plant would be suitable for accommodating the proposed development to ‘match development intensity with sustainable infrastructure capacity’ (of Policy 1.1).

Please call me if you have any questions regarding these comments.

Sincerely,

Corinne Ruggiero
Environmental Planner

cc: Rosemary Chiavetta, Secretary, Pennsylvania Public Utility Commission
Jeffrey Mouer, Director of Planning & Zoning, North Whitehall Township



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June xx, 2024

Emily Fucci, Township Administrator/Zoning Officer/Planning Administrator
Lower Milford Township
7607 Chestnut Hill Church Road
Coopersburg, Pa 18036-3712

RE: Agricultural Security Area Seven -Year Review

Dear Ms. Fucci,

Thank you for notification regarding Lower Milford Township’s initiation of the seven-year review of its Agricultural Security Areas (ASA) properties to determine whether certain properties currently listed in the ASA still qualify for inclusion. The Lehigh Valley Planning Commission (LVPC) considered the subject interim review at its Environmental Planning Committee and Full Commission meetings, pursuant to the requirements of Pennsylvania’s Agriculture Security Area Law (Subchapter E. Section 1381.51).

Lower Milford Township staff has identified 17 properties to be reviewed based upon its belief that such properties have been changed to residential or nonagricultural commercial uses. A detailed spreadsheet of properties currently enrolled in the ASA was provided, along with a list of the 17 properties being recommended for removal. These parcels are residential lots with the Maplewood Subdivision as shown in the aerial image attached. Prior to the subdivision, the land was a farm.

The LVPC offers the following comments and recommendations:

LVPC staff conducted a GIS-based analysis of the properties utilizing 2023 aerial imagery and agricultural property data information. This information was overlaid using the ASA property boundary data provided by the Township and compared with LVPC data. Based on this review it is our recommendation that the Township staff’s analysis is accurate and that these properties should no longer qualify for ASA inclusion.

Please feel free to reach out with any questions.

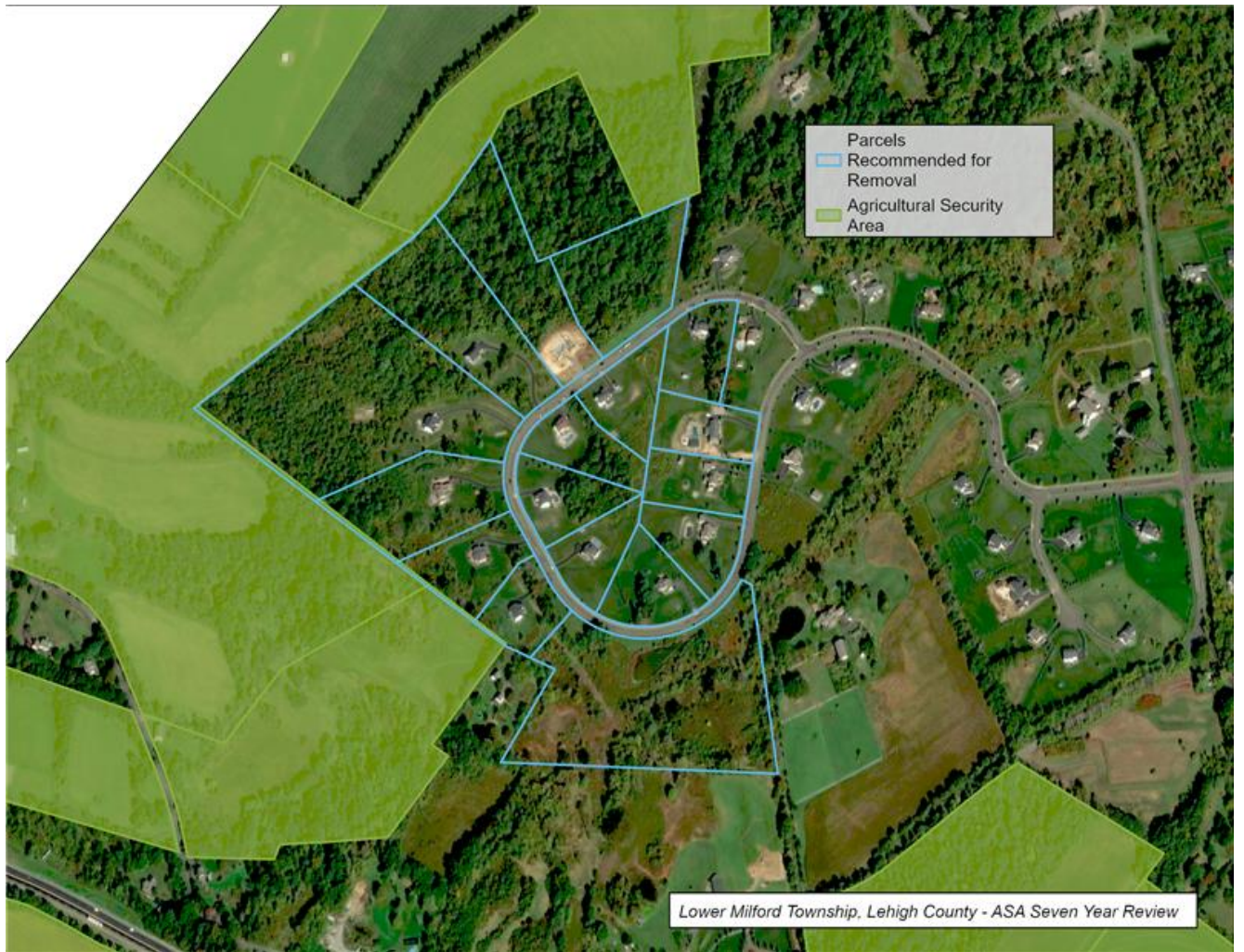
Sincerely,

Susan Myerov, AICP
Director of Environmental Planning

Christian Martinez
Environmental Planner

Mackenzie Geisner
GIS Planner

Attachments



Location of Parcels Recommended for ASA Removal - Lower Milford Township



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BECKY A. BRADLEY, AICP
Executive Director

June 12, 2024

Brian Miller, Planning Coordinator/SEO
Upper Milford Township
5671 Chestnut St.
P.O. Box 210
Old Zionsville, Pa. 18068

RE: Agricultural Security Area Interim Review

Dear Mr. Miller

Thank you for notification regarding Upper Milford Township’s interim review of its Agricultural Security Areas (ASA) properties to determine whether certain properties currently listed in the ASA still qualify for inclusion. The Lehigh Valley Planning Commission (LVPC) will consider the subject interim review at its Environmental Planning Committee and Full Commission meetings, pursuant to the requirements of Pennsylvania’s Agriculture Security Area law (Subchapter E. Section 1381.51). Discussion on agenda items primarily takes place during the Committee meeting. Both meetings will be virtual and held on:

- LVPC Environment Committee Meeting
June 25, 2024, at 10:30 AM
<http://www.tinyurl.com/LVPC2024>
- LVPC Full Commission Meeting
June 27, 2024, at 7:00 PM
<http://www.tinyurl.com/LVPC2024>

Upper Milford Township staff has identified 157 properties to be reviewed based upon its belief that such properties have been changed to residential or nonagricultural commercial uses. A detailed spreadsheet and mapping of ASA properties currently enrolled in the ASA were provided to LVPC to assist in its review.

The LVPC offers the following comments and recommendations:

LVPC staff conducted a GIS-based analysis of the properties utilizing 2023 aerial imagery and agricultural property data information. This information was overlaid using the ASA property boundary data provided by the Township and compared with LVPC data. Based on this review it is our recommendation that the Township staff's analysis is accurate and that these properties should no longer qualify for ASA inclusion.

Please feel free to reach out with any questions.

Sincerely,



Susan Myerov, AICP
Director of Environmental Planning



Mackenzie Geisner
GIS Planner



Christian Martinez
Environmental Planner

Attachments

Upper Milford Township Agricultural Security Act Properties

March 2024 Review Map



- 3/22/24
- Total land area enrolled in the Upper Milford Agricultural Security Area = 2,365 acres
 - Number of parcels enrolled 282
 - ✗ Number of parcels to be reviewed 157
 - Number of acres to be reviewed 79.08

Map of ASA parcels in Upper Milford with Recommended Changes – Source: Upper Milford Twp.



LVPC Parcel Review Example – 1 – Jasper Ridge Development (LVPC image)



LVPC Parcel Review Example – 2 (LVPC Image)