



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, October 23, 2025, at 7:00 PM

Microsoft Teams

THE MEETING CAN BE ACCESSED AT <http://www.tinyurl.com/LVPC2025> OR VIA PHONE
610-477-5793 Conf ID: 651 626 091#.

AGENDA

Roll Call

Courtesy of Floor

1. Wilson Area Family Center (AM-C)

Chair's Report

1. LVPC Organizational Strategic Plan Adoption

Minutes

1. ACTION ITEM: Minutes and Review of Roll Call Actions of the September 25, 2025, Commission Meeting (CM)

Comprehensive Planning Committee:

1. ACTION ITEM: Plainfield Township – Zoning Ordinance Amendment – Waste Disposal Tonnage (JS)
2. ACTION ITEM: Plainfield Township – Land Use of Regional Significance – Grand Central Landfill East Expansion (JS, SMyerov)
3. ACTION ITEM: Summary Sheet (SMelnick)

Environment Committee:

1. ACTION ITEM: Whitehall Township – Park, Recreation & Open Space Plan Review (CM)
2. ACTION ITEM: Summary Sheet (SR)

Transportation Committee:

1. INFORMATION ITEM: Employment Centers Preview
 - a. Lehigh Valley Awards Gala (SP)

New Business:

1. INFORMATION/ACTION ITEM: National Community Planning Month (JS)

Executive Director's Report:

1. INFORMATION ITEM: Truck Parking Study Implementation (BB)

2. *INFORMATION ITEM*: Lehigh Valley General Assembly, October 30th @ 7pm, at the LVPC Offices

Monthly Reports:

1. *INFORMATION ITEM*: Quarter 3 Subdivision, Land Development, Stormwater and Municipal Ordinances/Plans Report (JS)
2. *INFORMATION ITEM*: Quarter 3 Highway Performance Monitoring System Traffic Count Report (BB)
2. *PACKET ITEMS*:
 - a. September Subdivision, Land Development, Stormwater and Municipal Ordinances/Plans Report
 - b. Highway Performance Monitoring System - Monthly Traffic Count Report

Communications and Engagement

1. *PACKET ITEM*: Morning Call Business Cycle Column
 - a. Published: September 28 - "Tracking road usage keeps Lehigh Valley moving along"
 - b. lvpc.org; mcall.com
 - c. Next column: November 9
2. *PACKET ITEM*: Monthly, Plan Lehigh Valley Talk Show on WDIY, Lehigh Valley Public Radio, 88.1
 - a. Air Date: October 6 - "Employment and Population Growth with Minsoo Park.
 - b. Next show – 6:30 pm, November 3
3. *PACKET ITEM*: Lehigh Valley Government Academy
 - a. Local Technical Assistance Program (LTAP) In Person Classes held at the LVPC Conference Center, 615 Waterfront Drive, Suite 201, Allentown PA 18102
 - o October 28: Municipal Stormwater Facilities Program
 - Register at www.gis.penndot.gov/LTAP/ or by contacting Hannah Milagio at hmilagio@lvpc.org 610-264-4544

Next Lehigh Valley Planning Commission Meeting:

Thursday, November 20, 2025, at 7:00 pm

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, September 25, 2025, Meeting

The LVPC held a public meeting on Thursday, September 25, 2025. The meeting was advertised in the Lehigh Valley Press on January 8th, 2025.

LVPC Chair Chris Amato chaired the meeting.

Mr. Christian Martinez took Roll Call.

Members in Attendance:

Lehigh County

Michael Drabenstott, Bob Elbich, Sunny Ghai, Philip Ginder, Steve Glickman, Kent Herman, John Inglis, Stephen Repasch, Kevin Schmidt, Richard Molchany and Dennis Klusaritz

Northampton County

Christopher Amato, Scott Minnich, John Gallagher, Judith Haldeman, Steve Melnick, Armando Moritz-Chapelliquen, Jean Versteeg and Basel Yandem

Members Absent:

Lehigh County

Phillips Armstrong, Ron Beitler, Percy Dougherty, Matthew Tuerk, Jennifer Gomez, Diane Kelly, Christina Morgan, Santo Napoli and Owen O'Neil

Northampton County

Jessica Cope, Ken Kraft, Rachel Leon, Carl Manges, Lamont McClure, Edward Nelson, Salvatore Panto, Jr., J. William Reynolds, Andrew Elliott, Charles Elliott, John McGorry, Crystal Rose and Tina Smith

Staff Present: Becky A. Bradley, David Cohen, Jillian Seitz, Matt Assad, Susan Myerov, Christian Martinez, Corinne Ruggiero, Mackenzie Geisner, Subham Kharel, Clay Karnis, Minsoo Park, Tracy Oscavich, Denjam Khadka, Taylor Beasley, Chris Embert, Hannah Milagio, Evan Gardi and Samantha Pearson

Public Present: Amy Unger, Phil Gianfarco, Lauren Palmer, Meredith Hauck, Cathy Fletcher, Josh Rappaport, Joe Uliana and Ed Konjoyan

COURTESY OF THE FLOOR

Commissioner Moritz-Chapelliquen commented on how nice it is to meet in person and stressed the importance of the commission continuing to work together to better the region.

CHAIR'S REPORT

MINUTES

Chair Amato stated that the minutes of the Thursday, August 28, 2025, LVPC meeting are attached. Chair Amato asked for a motion to approve the minutes. Commissioner Repasch made a motion to approve the minutes and Commissioner Melnick seconded the motion.

Chair Amato asked for any comments or questions. There were none. The motion passed. Commissioner Klusaritz abstained.

COMPREHENSIVE PLANNING COMMITTEE

ACTION ITEM: Lehigh County Subdivision and Land Development Ordinance Amendment

Ms. Seitz presented a proposal to update Lehigh County's Subdivision and Land Development Ordinance. As the LVPC prepares to launch the new Online Submission Portal, the County's ordinance has to be updated to require electronic plan submission through the new portal; and remove or revise any existing requirement for submission of paper plans.

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

Commissioner Glickman asked if every municipality in the County has to submit through the e-plan portal, or if it only applies to the County SALDO communities. Ms. Bradley and Ms. Seitz confirmed that all plan submissions, regardless of municipality, must go through the e-plan portal.

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

ACTION ITEM: Northampton County Subdivision and Land Development Ordinance Amendment

Ms. Seitz presented a proposal to update Northampton County's Subdivision and Land Development Ordinance. As the LVPC prepares to launch the new Online Submission Portal, the County's ordinance has to be updated to require electronic plan submission through the new portal; and remove or revise any existing requirement for submission of paper plans.

Chair Amato called for a motion to accept the staff review. Commissioner Minnich made the motion, and Commissioner Moritz-Chapelliquen 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: Comprehensive Planning Committee Summary Sheet

Comprehensive Planning Committee Vice Chair Gallagher briefed the Commission on the Comprehensive Committee Summary Sheet that featured a zoning ordinance amendment from Hanover Township (NC) for the Aircraft Flightpath Highway Business District and a subdivision and land development ordinance update from Whitehall Township regarding recreation fees.

Chair Amato called for a motion to accept the summary sheet. Commissioner Ghai made the motion, and Commissioner Repasch seconded the motion. Chair Amato asked for any comments or questions and the Chair commented on poor air quality in the region and offered mitigation strategies for new development in the Aircraft Flightpath Highway Business District zone in Hanover Township (NC).

Chair Amato called for affirmative votes to accept the staff comments. Commissioners Ginder and Versteeg abstained.

ENVIRONMENT COMMITTEE

ACTION ITEM: Environment Committee Summary Sheet

Commissioner Repasch briefed the Commission on the Environment Committee Summary Sheet that featured the Lehigh County Authority Preliminary Capital Plan for 2026-2030 for its Allentown and Suburban Divisions and a Pennsylvania Utilities Commission review of an application for Comcast Cable Communications to install new underground communications infrastructure at Lehigh Drive in the City of Easton.

Chair Amato called for a motion to accept the staff review. Commissioner Moritz-Chapelliquen made the motion and Commissioner Drabenstott 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. Commissioners Ghai and Herman abstained from the Lehigh County Authority Capital Plan item.

TRANSPORTATION COMMITTEE

INFORMATION ITEM: US Route 22 Mobility, Safety and Congestion Management Plan RFP

Ms. Bradley informed the Commission regarding a request for proposals for a Mobility, Safety and Congestion Plan for US Route 22. Ms. Bradley directed anyone interested in the project to pennbid.net for further information.

Commissioner Minnich asked about the selection and bidding process for the project. Ms. Bradley clarified the process, explaining that proposals would be taken until 3 pm October 10, the project would be scheduled to begin in December and be completed a year later.

EXECUTIVE DIRECTOR'S REPORT:

Ms. Bradley introduced Lauren Palmer and Meredith Hauck, from EverStrive Solutions, to present an overview of the LVPC Strategic Plan.

The EverStrive Solutions team presented on the process behind the development of the strategic plan, the key research findings, the strategic pillars of the plan and previewed the implementation plan.

Commissioner Moritz-Chapelliquen emphasized the role of LVPC Commissioners as champions of the LVPC, building off a recommendation made in the strategic plan presentation.

MONTHLY REPORTS

Chair Amato notified the Commission that monthly reports are featured in each Commissioner's packet. Chair Amato asked for any comments or questions. There were none.

COMMUNICATIONS AND PUBLIC ENGAGEMENT:

INFORMATION ITEM: 2025 Lehigh Valley Awards Gala

Ms. Pearson shared that the 2025 Lehigh Valley Awards and Gala has been scheduled for December 3rd at Hotel Bethlehem. The celebration honors the region's most impactful planning, design, and community development achievements across Lehigh and Northampton counties. Ms. Pearson described the awards to be given out and their nomination process. Information was also provided about sponsorship availability and ticket reservations.

Chair Amato commended the addition of the Percy Dougherty Planning Award and celebrated his contributions to planning in the region.

INFORMATION ITEM: Big Check Presentations

Mr. Assad gave a recap of the media events held by the Lehigh Valley Transportation Study that distributed \$11.4 million in transportation funding at communities across the Lehigh Valley.

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

ADJOURNMENT:

Chair Amato stated that the next LVPC meeting will be on Thursday, October 21 at 7 pm. Chair Amato then asked if there was a motion to adjourn the meeting and Commissioner Minnich made the motion. Commissioner Repasch seconded. The meeting was adjourned.

Submitted by:

Becky Bradley, AICP, Executive Director and Christian Martinez, Environmental Planner



2025 LEHIGH VALLEY AWARDS GALA

TITLE SPONSOR: \$7,500

*only one available

Logo on awards screen, event signage, print program, web + social media
5 minutes at the podium during awards ceremony
Web + social media recognition
Reserved table with prime seating + 8 event tickets

PARTNER SPONSOR: \$5,000

*only one available

Partner in one award category + co-presentation of award
Logo in print program, event signage, web + social media
Recognition during awards ceremony
Reserved table with prime seating + 8 event tickets

REFRESHMENTS SPONSOR: \$3,000

Logo in print program, event signage, web + social media
Recognition during awards ceremony
Branded signage at bar carts
Reserved half table with prime seating + 4 event tickets

GOLD SPONSOR: \$2,000

Logo in print program, event signage, web + social media
Recognition during awards ceremony
Reserved half table with prime seating + 4 event tickets

SUPPORTING SPONSOR: \$1,000

Logo in print program, web + social media
2 event tickets

Support the return of the Lehigh Valley Planning Commission's Annual Awards Gala.
Become a sponsor for the ceremony on December 3, 2025 from 4pm to 7pm.

Please contact spearson@lvpc.org to sponsor by November 18, 2025.

Hotel Bethlehem is located @ 437 Main Street Bethlehem, PA 18018.



**2025
LEHIGH VALLEY
AWARDS
GALA**

**WEDNESDAY
DECEMBER 3rd**

4–7pm | Hotel Bethlehem

This celebration honors the region's most impactful planning, design, and community development achievements across Lehigh and Northampton counties.

2025 AWARDS

**1ST ANNUAL
Percy Dougherty
Planning Award**

**Lehigh Valley
Award**

**Community of
Distinction Award**

GALA SCHEDULE

4PM

Networking Cocktail
Reception

5PM

Keynote Speech
and Dinner

6PM

Awards
Presentation

**RESERVE YOUR SPOT
TODAY**

tinyurl.com/lvpcgala2025



For more event information, please contact:
planning@lvpc.org | (610) 264-4544

THE MORNING CALL

Talking Business with Becky Bradley: Tracking road usage keeps Lehigh Valley moving

By Becky Bradley

Special to The Morning Call

September 28, 2025 at 8:30 AM



We've all seen those ubiquitous little QR code boxes that, with a simple mouse click, take us where we want to go online. So easy to create. So easy to use. Yet, every one of them involves a complex system of encoded data, error correction and positioning information.

Our road system is sort of like those QR codes. From Interstate 78 to Route 22 to the smallest local alley, a surprising amount of data and analysis goes into every paved path before and after the rubber meets the road.

Periodically we perform what the U.S. Department of Transportation has less-than-affectionately named "Roadway Functional Classification." Sounds boring yes, but it's

actually pretty important. It's essentially categorizing every road in our transportation system, based on how it's being used. It's the reality check for usage, based on average annual daily traffic or how many vehicles use the road. Functional classification is really exactly that — what the road operates or functions as. Stringing together the various sections — what transportation planners and engineers call segments — we get a very clear picture of where people are going and in what volumes. We can track changes, and yes, we see the cut-through that you thought only you and your closest friends and family know.

How roads are classified affects how a road is signed, what speed limit it has, whether it gets traffic signals or turning lanes, and determines crosswalk and bikeway design. It also dictates the criteria used to monitor whether it's working well, what federal or state funding it's eligible for, and ultimately, where it is placed on the priority list for upgrades or improvements.

Whether a road gets funding for improvements could quite literally depend on how it has been categorized.

Road classification has to be done because things change. Communities grow, development happens, societal habits evolve, and all that changes how people get to and from the places they need to go — work, school, the gym, wherever. It also affects the need for emergency services access from police, ambulance, and fire to national security. It's that important. And since it was last done in 2015, we've changed a lot.

The population of Lehigh and Northampton counties has increased by more than 40,000 in just a decade. We've added more than 48 million square feet of industrial development, and another 18,000 homes have been approved by local communities. Perhaps the most relevant change is that Lehigh Valley motorists are now logging nearly 1 million more miles a day on local roads than they did a decade ago. People are now collectively travelling nearly 15 million miles a day on Lehigh Valley roads.

Societal habit changes include more people using rideshare, and an explosion of delivery services beating a path to your doorstep. Sure, more people are working from home at least part of the week these days, and the data shows more local trips around neighborhoods, but because of population and business growth, traffic on major routes such as Routes 22 and 33 has increased as well. I've said it every day for a decade now — more is more, which means we have to think about transportation system management and improvement differently. The functional classification system updates allow us to do this, support more and better system refinements and ultimately enhance safety and mobility.

With all that in mind, the Lehigh Valley Planning Commission analyzed all 8,235 unique roads in the Lehigh Valley by inputting millions of bits of data that include things such as

traffic counts, crash and injury reports, speed limits, population and employment density and whether such traffic generators such as schools, hospitals or entertainment centers are nearby. The analysis puts each road into one of seven categories ranging from the Local Road to the Interstate. I, like many of you, sample just about every category on my typical commute to work, which includes driving past farm fields in Northwest Lehigh County, and passing by commercial centers and industrial corridors before arriving in one of the region's more urban zones along the riverfront in Allentown. You have experienced the changes so we are supporting communities, emergency management services, PennDOT and the USDOT, to rise to the challenge.

As a result of that road analysis, we requested to PennDOT and eventually USDOT that 31 Lehigh Valley roads be upgraded to a higher classification. And big announcement, folks — Route 22 now meets the traffic threshold to be classified as an interstate highway. The functional classification work of the LVPC is the basis for this request to the federal government for redesignation as critical to national mobility, not just state or regional. You heard it here first.

It will likely surprise no one that we found zero roads that should be downgraded.

Climbing a step in classification, and in some cases two, include some of the region's most recognizable corridors, including American Parkway, Tilghman Street, Route 100, Catasauqua Road in Bethlehem, Eighth Street in Allentown and 13th Street in Easton. PennDOT and USDOT experts will evaluate our recommendations and decide which roads will change. If you frequent one of the roads changing, you won't see immediate impacts, but over time, the most likely changes will be different lane widths, speed limits and the addition of turning lanes on some roads that have become a lot busier.

The fact that we have to reclassify over three dozen roads is a statement of how the success of our region has a cascading impact that touches just about every aspect of daily life. People are attracted to this region's wide range of natural resources, open space and recreation, and in some cases, its robust transportation network.

These increases in population, employment centers, commercial corridors and ultimately traffic, reinforce a simple truth: a growing, thriving region doesn't just happen — it's planned, studied, and yes, sometimes reclassified. The roads we drive each day aren't just pavement — they're the backbone of a community and an economy in motion. So next time you're sitting at a red light or navigating a new turning lane, know that it's not just traffic — it's data in action, shaping a Lehigh Valley that's constantly evolving to meet the needs of the people who call it home.

This is a contributed opinion column. Becky Bradley is executive director of the Lehigh Valley Planning Commission. She can be reached at planning@lvpc.org.



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BECKY A. BRADLEY, AICP
Executive Director

MEMORANDUM

DATE: October 8, 2025
TO: Lehigh Valley Planning Commission
FROM: Matt Assad, Managing Editor

REGARDING: Public Engagement, Education and Grants

Public Engagement

The most recent **Plan Lehigh Valley National Public Radio** show, which aired at 6:30 pm, October 6 on WDIY radio 88.1 FM, focused on, with guest Minsoo Park, LVPC and Workforce Board Lehigh Valley Economist. With hosts Becky Bradley and Matt Assad, Minsoo discussed how the Lehigh Valley is growing, on average, by 4,300 people a year and how it will continue to grow at that pace in the coming 25 years. They also reviewed which communities are growing at the fastest rates, and how artificial intelligence played a role in developing the Employment and Population projections. The show is available at www.wdiy.org/show/plan-lehigh-valley and www.lvpc.org/news/v. The next Plan Lehigh Valley will air November 3, at 6:30 pm.

The latest **Business Cycle Column** published on Sunday, September 28, focusing on how data shapes the ways in which the LVPC, LVTS, PennDOT and others plan for the future of our transportation infrastructure. Becky focuses on the Functional Roadway Classification update, and how this update is shaped by population and employment growth. The column can be found at www.lvpc.org/news/v and mcall.com. The next column in the Morning Call will publish on Sunday, November 14.

Educational Opportunities

The following Lehigh Valley Government Academy (LVGA), Local Technical Assistance Program (LTAP) Class will be held in person at the LVPC Office:

Municipal Stormwater Facilities Program

- **What:** This course will introduce participants to the stormwater processes, explain the need for stormwater control measures (SCMs), highlight the key laws regulating SCMs, define the common types of SCMs, and provide an overview of inspection and general maintenance activities. Attendees will learn to about different aspects of a municipal SCM program including inventory methods, inspections approaches, and maintenance needs as required by municipal codes, MS4/NPDES permits, and Chapter 102 NPDES permits. This content focuses on NPDES MS4 permit MCM 5 activities, with a brief overview of all MS4 MCMs.
- **Who:** Primarily intended for individuals who are involved in the planning level and permit adherence aspects of operation and maintenance of SCMs, including public works directors, personnel involved in establishing and administering local stormwater policies. SCM maintenance staff, persons reviewing SCM development plans, and inspecting SCMs would also benefit from the course content.
- **When:** Tuesday, October 28, 8 AM to noon

All LVGA LTAP classes are free and are intended for municipalities, transportation non-profits and organizations with a transportation purpose. LTAP Enables many practitioners who need courses with professional development hours (PDHs) to earn credits for maintaining their licenses and certificates.

Anyone can register at www.gis.penndot.gov/LTAP or by contacting Hannah Milagio at hmilagio@lvpc.org or 610-264-4544

Grant Opportunities

PA Department of Transportation (PennDOT) Transportation Alternative Set-Aside

The federal Transportation Alternatives Set-Aside (TASA) provides funding for projects and activities defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, environmental mitigation, trails that serve a transportation purpose, and safe routes to school projects. Final Applications are due October 31, 2025 at 4:00 PM. More information is available at

<https://www.pa.gov/agencies/penndot/research-planning-and-innovation/transportation-alternatives-set-aside-program.html>

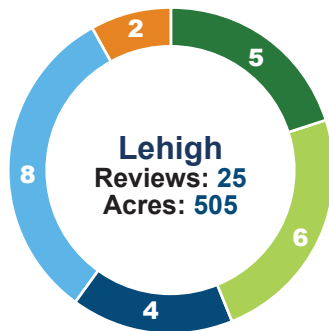
PA Department of Environmental Protection (DEP) 904 Recycling Performance Grant

Recycling Program Performance Grants are available to all Pennsylvania local governments with recycling programs. Grants are awarded based on the weight of source-separated recyclable materials identified in Section 1501 of Act 101 that were recycled or marketed in the previous calendar year and the population of the municipality. Applications are due December 31, 2025 at 11:59 PM. More information is available at <https://www.pa.gov/grants/search/grant-details/dep/38>

PA Department of Conservation + Natural Resources (DCNR) Peer + Circuit Ride Programs

These grant programs fund projects that help municipalities, counties, multi-municipal partnerships, and council of governments to increase local capacity for recreation, parks and conservation. The Peer program funds projects that, through a collaborative process, focus on a specific need identified by the grantee and its partners. The Circuit Rider program aides in the hiring of a full-time park, recreation or conservation professional whose services are shared by the members of a formal partnership, commission or authority. Applications are due June 30, 2026. More information is available at <https://www.pa.gov/grants/search/grant-details/dcnr/8>.

PLAN ACTIVITY BY COUNTY



REGIONAL TOTALS*

7
Subdivision/Lot Line
Adjustments

23
Development

12
Stormwater
Management

4
Municipal Ordinances,
Maps and Plans

656
Acres

*Includes preliminary and final plans

RESIDENTIAL

NON-RESIDENTIAL

SUBDIVISIONS AND LOT LINE ADJUSTMENTS

STORMWATER MANAGEMENT

MUNICIPAL ORDINANCES, MAPS AND PLANS

RESIDENTIAL DEVELOPMENT

363 Total Units



65

SINGLE-FAMILY
DETACHED



199

TOWNHOUSES



83

APARTMENTS



16

TWINS



0

ASSISTED-
LIVING



0

MANUFACTURED
HOMES



0

CONDOS

NON-RESIDENTIAL DEVELOPMENT

285,447 Total Square Feet



80,096

COMMERCIAL



0

RETAIL



52,176

PUBLIC/
QUASI-PUBLIC



55,760

INDUSTRIAL



55,760

WAREHOUSE*



21,728

OFFICE



75,687

TRANSPORTATION



0

AGRICULTURE



0

RECREATIONAL

*Warehouse is a subset of Industrial

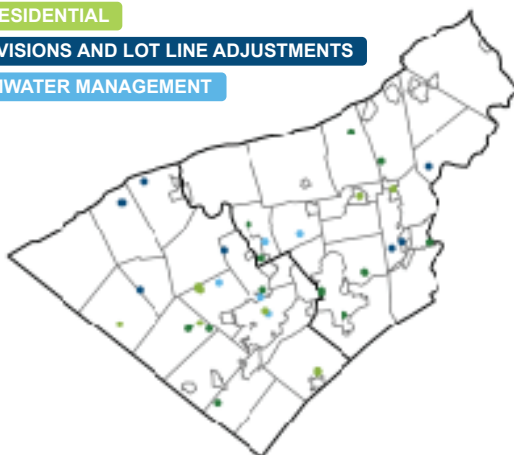
LOCATION OF DEVELOPMENT

RESIDENTIAL

NON-RESIDENTIAL

SUBDIVISIONS AND LOT LINE ADJUSTMENTS

STORMWATER MANAGEMENT



YEAR-TO-DATE (YEAR-TO-YEAR)

RESIDENTIAL UNITS

NON-RESIDENTIAL SQUARE FOOTAGE

