



Lehigh Valley Planning Commission

CHRISTINA "TORI" MORGAN
Chair

ARMANDO MORITZ-CHAPELLIQUEN
Vice Chair

PHILLIPS ARMSTRONG
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

LEHIGH VALLEY PLANNING COMMISSION MEETING

Thursday, July 23, 2026, at 7:00 pm

Virtual Meeting

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

AGENDA

Roll Call

Courtesy of the Floor

Chair's Report

1. New Commissioner Introduction
 - a. Welcome Samantha McLean, Alternate for Mayor Panto, City of Easton

Minutes

1. ACTION ITEM: Minutes and Review of Roll Call Actions of June 25, 2026, Commission Meeting

Comprehensive Planning Committee:

1. ACTION ITEM: Summary Sheet (C. Amato)
2. PRESENTATION AND DISCUSSION ITEM: Housing Supply and Attainability Strategy (JS)
 - a. Unlocking Housing Solutions Event
 - i. August 26, 2026 at 8:00 AM, DeSales University – University Center, 2755 Station Avenue, Center Valley, PA 18034

Environment Committee:

1. ACTION ITEM: Summary Sheet (S. Repasch)

Transportation Planning Committee:

1. INFORMATION ITEM: Committee Report (K. Schmidt)

Old Business:

1. INFORMATION ITEM: FutureLV: The Regional Plan Update – (BB,JS)
 - a. Strategy Labs Report
 - b. Open Call for Infrastructure Projects
 - c. Joint LVPC/LVTS Workshop #2, September 30th, 5:30-7:00 PM, In-person at the LVPC

New Business:

1. *INFORMATION ITEM*: 21st Century ROAD to Housing Act (BB, JS)
2. *INFORMATION ITEM*: Lehigh Valley General Assembly, September 10th, 7-8:30 PM, In-person at the LVPC
3. *INFORMATION ITEM*: LVPC Environment, Comprehensive Planning and Transportation Committees and Full Commission Meeting Packets Going Forward
 - a. Available via the LVPC's website, www.lvpc.org

Executive Director's Report:

1. *INFORMATION ITEM*: Contextualizing the Data Center Boom (BB)

Monthly Reports:

1. *INFORMATION ITEMS*:
 - a. Mid-Year 2026 Review Activity Report (CR, JW)
 - b. Mid-Year 2026 Highway Performance Monitoring System - Traffic Count Report (CK)
2. *PACKET ITEMS*:
 - a. June 2026 Review Activity Report
 - b. Highway Performance Monitoring System - Monthly Traffic Count Report

Communications and Engagement

1. *CELEBRATION ITEM*: Pennsylvania News Media Association, Keystone Media Award Honorable Mention, Plan Lehigh Valley Radios Show/Podcast in Partnership with WDIY
2. *INFORMATION ITEM*: Lehigh Valley Government Academy (MA)
 - a. Pennsylvania Municipal Planning Education Institute, Zoning Administration Course
 - o Tuesdays, 9/15, 22, 29; 5:30- 9 pm
 - o Registration at www.lvpc.org/lvga
3. *PACKET ITEM*: *Morning Call Business Cycle Column*
 - a. Published July 5th – Talking Business with Becky Bradley: "Route 22 was built for another era but is essential for our and the next."
 - b. lvpc.org; mcall.com
 - c. Next Column: August 23rd
4. *PACKET ITEM*: Monthly, Plan Lehigh Valley Talk Show on WDIY, Lehigh Valley Public Radio, 88.1
 - a. Aired July 6th: "The real impact of data centers, with Jill Seitz and Susan Myerov"
 - b. lvpc.org; mcall.com
 - c. Next show: June 1st, 6:30 pm
5. *PACKET ITEM*: *GRANTS*
 - a. PA Department of Community and Economic Development: Multimodal Transportation Fund
 - o Application deadline: July 31st

Next Lehigh Valley Planning Commission Meeting:

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

Virtual Meeting

The LVPC/LVTS website, www.lvpc.org, may be translated into multiple languages. Publications and other public documents can be made available in non-English languages and alternative formats, if requested.



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LEHIGH VALLEY PLANNING COMMISSION
Minutes from the Thursday, June 25, 2026, Meeting

The LVPC held a public meeting on Thursday, June 25, 2026. The meeting was advertised in the Lehigh Valley Press on January 7, 2026.

LVPC Chair Tori Morgan chaired the meeting.

Mr. Jacob Weinberg took Roll Call.

Members in Attendance:

Lehigh County

Phillips Armstrong, Craig Beavers, Michael Drabenstott, Gary Fedorcha, Sharon Fehlinger-Ricker, Sunny Ghai, Philip Ginder, Steven Glickman, Kent Herman, John Inglis, Ryan Mayberry, Christina 'Tori' Morgan, Santo Napoli, Samantha Pearson and Stephen Repasch.

Northampton County

Bryan Cope, Jo Daniels, Charles Elliott, Cathy Fletcher, Judy Haldeman, Tung-To Lam, Armando Moritz-Chapelliquen, Victoria Opthof-Cordaro, Eric Shamis, Dean Turner and Brett Webber.

Members Absent:

Lehigh County

Ron Beitler, Jennifer Gomez, Kevin Schmidt, Josh Siegel and Matthew Tuerk.

Northampton County

Justin Amann, Christopher Amato, Andrew Elliott, Anita Erdos Forrester, Carl Manges, Jack McGorry, Steve Melnick, Salvatore Panto, Jr., J. William Reynolds, Jeff Warren and Tara Zrinski.

Staff Present: Becky A. Bradley, Clay Karnis, Jillian Seitz, David Cohen, Matt Assad, Chris Embert, Michele Anfuso, Steven Weber, Evan Gardi, Jacob Engbert, Stephanie Kinslow, Peter Lantz, Hannah Milagio, Susan Myerov, Beth Ritter-Ruth, Jacob Weinberg and Corinne Ruggiero.

Public Present:

Online Attendance: Yvette Kuhns, Dave Manhardt – South Whitehall Township, Efreemah Faulkner – Keller Williams, Carla Lindenmuth – South Whitehall Township, Samuel Morgan, Steve Althouse, Andy Ricker, Wendy Torres, Zac, RY, JS, phone number ending in 4676 and phone number ending in 3981.

In-Person Attendance: C. Mahoney and Greg Sussman – South Whitehall Civic Alliance

COURTESY OF THE FLOOR

None.

CHAIR'S REPORT

Chair Morgan announced the promotions of two LVPC staff members: Corinne Ruggiero and Evan Gardi. Effective June 1, Ms. Ruggiero rose from Environmental Planner to Senior Environmental Planner and Mr. Gardi rose from Transportation Planner to Senior Transportation Planner.

Chair Morgan also welcomed a new full-time member of the LVPC staff, Stephanie Kinslow, who stepped into the newly developed role of Human Resources Manager. Ms. Kinslow introduced herself to the Commissioners and gave a brief description of her work and education experience.

MINUTES

Chair Morgan asked for a motion to approve the Thursday, May 28, 2026, LVPC meeting minutes. Commissioner Armstrong made a motion to approve the minutes and Commissioner Repasch seconded the motion.

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

Chair Morgan called for affirmative votes to approve the minutes. The motion passed.

LVPC's Review Role

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

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

COMPREHENSIVE PLANNING COMMITTEE

INFORMATION ITEM: Communities Regulating Data Centers

Ms. Seitz provided a quick update on data center ordinances and the 24 communities that currently have adopted zoning regulations related to data centers or that are working on zoning regulations related to data centers, and the 25 municipalities that are covered because they are part of multi-municipal comprehensive plans with communities that are adopting regulations. So altogether, 49 of the 62 municipalities in the region are directing where data centers could possibly go and what standards they must follow. Ms. Seitz also briefed the Commission that the LVPC is not only evaluating whether municipalities have regulations but also how strong, clear and practical those regulations are. Ms. Seitz noted that several communities had adopted data center regulations and have immediately turned around and strengthened those ordinances to include provisions for heat impacts, decommissioning and setbacks, to name a few. Ms. Seitz also noted the LVPC has been providing extensive municipal and community support. The LVPC has heard from communities that the Lehigh County Industrial Land Use Guide, which followed the Northampton County Freight-Based Land Use Guide, continues to serve as a guiding document for this work. Ms. Seitz stated that the LVPC has also provided direct education, technical assistance and public communication support through provided trainings for Lehigh Valley local governments, through presentations, webinars and panels like at Greater Lehigh Valley Chamber of Commerce events, through the Pennsylvania Chapter of

the American Planning Association, and to the Northeast PA Legislative Delegation. The LVPC has also used LVPC Committee and Commission meetings, radio programming, public-facing discussions and municipal coordination meetings to share experiences and best practices. Ms. Seitz concluded by stating the value the LVPC is looking to provide through all this work is that municipalities do not have to navigate this issue alone and that the LVPC is serving as a regional resource, and work is actively happening to prevent any municipality from having a development situation that would be detrimental to the community.

Chair Morgan asked for any comments or questions. Commissioners noted the communities in the region that did not have data center regulations and asked if there was anything the LVPC could do to assist them. Ms. Bradley and Ms. Seitz stated that the LVPC is actively lending support and reaching out to communities to assist with this work. Commissioners also discussed the number of data center proposals that are currently in and what can be expected over the next 5 years as well as if the LVPC knows the types of data centers being proposed, the data centers in the region that already exist and the known impact of the data centers in the region. Commissioners and LVPC staff discussed the different types of data centers that have been proposed in the region and the known uses of some existing data centers in the region and Pennsylvania as a whole. Some Commissioners voiced concerns over the environmental and community impacts that data centers could cause, especially in terms of switching internal use of data centers and if we should be evaluating and regulating different uses within data centers based on their impact. For example, cloud storage data center vs. a data center used for artificial intelligence and if some data center uses have higher or lower impact. Commissioners further discussed the importance of knowing the impacts on all the different types of data centers and how impacts should be tracked as well as the importance that communities have strong regulations generally for data centers as they noted it is easier to manage the impact rather than the specific use of the data center.

ACTION ITEM: Land Use of Regional Significance (LURS) - Project Atlas Data Center Revised Plans

Ms. Seitz presented the staff review for the proposed development of a 410-acre site by constructing three data center buildings, each 492,000 square feet for a total of approximately 1.5 million square feet at 2493 North Cedar Crest Boulevard. Ms. Seitz noted the LVPC had previously reviewed an earlier version of this project in January and that the revised plan has been reduced in scale, and the applicant has addressed several prior LVPC comments. Ms. Seitz also briefed the Commission that as a part of this review, the LVPC convened a coordination meeting with the Township and external review agencies to discuss project impacts. Ms. Seitz then briefed the Commission on how this review item was discussed earlier this week at the Comprehensive Planning Committee meeting, alongside members of the public that attended, and the Committee added two comments to the review letter. The first comment encourages the Township to explore standards and best practices for vibration, including monitoring and enforcement, to minimize disturbance to nearby residents. The second comment strongly recommends coordinating project traffic with adjacent school traffic, including bussing and student drop-off and pickup, given the site's proximity to Parkland High School. Ms. Seitz then went through the rest of the review comments, noting the comments in the letter that address regional preference for preserving agricultural land and the comments addressing quality of life impacts such as noise, vibration, lighting, heat, air quality and visual impacts. Ms. Seitz noted that following the LVPC's comments in the previous review, the applicant has provided a noise study, increased setbacks, proposed noise walls, and added landscaping, but

the LVPC recommends the Township determine whether those measures are adequate and ensure commitments are documented through the review process. Other comments addressed in the staff review letter included environmental, utility and emergency service considerations including karst geology, stormwater, wastewater, energy demand, cooling systems, backup generators, fuel storage and emergency access as well as transportation comments that address traffic, the new roadway proposed, school-area coordination, congested corridors, bridge conditions, sidewalks, Electric Vehicle charging, trail connections and construction traffic.

Vice Chair Moritz-Chapelliquen made the motion to accept the staff comments and Commissioner Beavers seconded the motion.

Chair Morgan asked for any comments or questions. Commissioners Daniels, Opthof-Cordaro, Glickman and Ghai discussed and asked questions about the project and its impacts, noting specific discussions regarding the project's Environmental Impact Assessment, the karst geology on the site, noise and vibrations as well as air quality and sensitive receptors. Ms. Bradley and Ms. Seitz, along with Mr. Dave Manhardt, South Whitehall Township's Director of Planning, responded to the questions and comments Commissioners and members of the public raised regarding this project.

Chair Morgan called for affirmative votes to accept the staff comments. Commissioner Fehlinger-Ricker and Commissioner Herman abstained. The motion passed.

ACTION ITEM: Comprehensive Planning Summary Sheet

Commissioner Repasch briefed the Commission on the Comprehensive Committee Summary Sheet that featured a draft comprehensive plan for Salisbury Township, a curative amendment in Lower Nazareth Township, a map amendment in Nazareth Borough, two ordinances in Forks Township - one for their growth management overlay and another that was an update to their Data Center Ordinance - and zoning ordinance amendment in the City of Bethlehem for an update to the definitions of hotels and other housing uses.

Commissioner Repasch made the motion to accept the staff comments and Commissioner Fedorcha seconded the motion.

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

Chair Morgan called for affirmative votes to accept the summary sheet. Commissioners Glickman, Fletcher and Turner abstained. The motion passed.

INFORMATION ITEM: Housing Supply and Attainability Strategy

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

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

ENVIRONMENT COMMITTEE

ACTION ITEM: Revised Pathway to a Resilient Greater Lehigh Valley Plan

Environment Committee Chair Repasch briefed the Commission that on Tuesday's Environment Committee meeting, the Committee approved the motion to forward the revised regional climate action plan, *Pathway to a Resilient Greater Lehigh Valley* to full Commission for approval. Environment Committee Chair Repasch also noted the staff presentation on the Transportation Needs Assessment and the status of *FutureLV: The Regional Plan* update. Ms. Myerov presented an overview of the changes made to *Pathway to a Resilient Greater Lehigh Valley* to the Commission, which included revisions such as the addition of supplemental text related to interagency and intergovernmental coordination and leveraging funding resources. Other revisions included supplemental information to the co-pollutant estimates and projections with specific co-pollutant data such as levels of carbon monoxide, ozone, sulfur dioxide and particulate matter related to each specific sector and based on our implementation scenarios. Ms. Myerov noted that the additions and changes that were made affected the overall design and page numbering of the document and the copy of the plan in their packet reflected those changes.

Chair Morgan called for a motion to adopt the revised *Pathway to a Resilient Greater Lehigh Valley* (Resolution 6-25-26A) as the official regional decarbonization policy plan of the LVPC.

Commissioner Armstrong made the motion, and Commissioner Haldeman seconded the motion.

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

Chair Morgan called for affirmative votes to adopt the revised *Pathway to a Resilient Greater Lehigh Valley* plan. The motion passed.

TRANSPORTATION COMMITTEE

Transportation Committee Chair Schmidt briefed the Commission that the Transportation Committee discussed several information items at Thursday's Committee meeting, which included a discussion of the Lehigh Valley Transportation Study (LVTS) Adoption of the 2027-2030 Transportation Improvement Program, the LVTS Adoption of the Lehigh Valley Congestion Management Plan, an update on the Route 22 Study, a presentation of the Transportation Needs Assessment report as well as the Land Use Assumption review for Traffic Impact Fee Ordinances in Lower Nazareth Township.

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

OLD BUSINESS:

INFORMATION ITEM: FutureLV: The Regional Plan Update Transportation Needs Assessment

Mr. Weber presented an overview of the results from the Transportation Needs Assessment survey. The survey included information about the survey participation, results from survey participants rating transportation issues, priority transportation objectives, road and bridge priorities, trails being a part of the transportation network. The survey also include questions that measured how often participants use different modes of transportation (walking and biking, trails, transit, driving alone, carpooling, taxis and rideshares), the most important transit

objectives in their community, most important issues related to freight in their community, priority walking, cycling, rolling and accessibility objectives. Finally, the survey also included how participants would spend a theoretical budget of \$100 if asked to choose how these funds should be spent on various transportation investments.

Chair Morgan asked for any comments or questions. Commissioners discussed the results of the Transportation Needs Assessment Survey and how some of the results were surprising, specifically how often certain modes of transportation are utilized over other modes. Commissioners also discussed the importance of the bus services provided in the region.

FutureLV: The Regional Plan Update

Ms. Ruggiero and Ms. Myerov presented a *FutureLV* plan update which included a brief overview of Strategy Lab sessions and the overall timeline of the *FutureLV* process and an update of where we are in the process and upcoming next steps. Ms. Ruggiero presented an overview of the Strategy lab sessions, noting a total of 165 people participated in the series of 9 strategy labs which focused on topics such as economy, borough & rural development and land use, cities & suburbs development and land use, transportation, arts and culture, environment, community infrastructure, care and crisis and trends and future forces. Ms. Ruggiero also noted that staff has been compiling the feedback received within the strategy labs into a report, and there will be a qualitative dialogue summary on the agenda for Full Commission next month. The Summary of the Strategy labs will help provide insight on needs and priorities for the regional plan. Ms. Myerov discussed what has been completed as part of the regional plan update thus far, which includes completing key plans such as the *Congestion Management Plan*, the Lehigh Valley Housing Supply and Attainability Strategy and the *Lehigh Valley Trail Connection Strategy*. Ms. Myerov then discussed the next steps of the *FutureLV* update process which includes continued refinement of the LVTS Transportation Project Selection Process, building on feedback received from PennDOT during last fall's Transportation Improvements Program project selection discussions, Open Call for Infrastructure Projects, Drafting Policy, Subregional Meetings, Complete Draft of the Plan by year's end, coordination, modeling and intergovernmental review in early 2027 and plan adoption deadline of June 30, 2027.

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

NEW BUSINESS:

INFORMATION ITEM: LVPC Website Update

Mr. Embert briefed the Commission on the development of the new LVPC website. LVPC.org has become an important tool in how the LVPC gets information to and from the public, and that role will continue to expand as the organization grows and as we continue to deepen our connection with the community. Mr. Embert stated a lot of research has gone into this effort and in the coming months, staff will develop a website that is more intuitive, efficient and easier to navigate and will be ready to use by the region by early next year.

Chair Morgan asked for any comments or questions. Commissioners made comments about the excitement of the upcoming updated website and the importance of accessibility for all and sharing information with the public.

INFORMATION ITEM: Municipal Officials Guide Update

Ms. Ritter-Guth briefed the Commission about the new interactive and searchable Municipal Officials Guide that launched in April and shared some activity results. Since May 24th, the Municipal Officials Guide has had 504 unique visitors who have requested 1,046 pieces of

information since tracking its usage in May. Ms. Ritter-Guth noted that this directory is the only place in the entire Lehigh Valley where you can find state leaders, local elected officials and municipal volunteers, all in one page. Ms. Ritter-Guth also noted that the LVPC received external requests from planning agencies in California and Texas to share the AI and human-in-the-loop framework and code that powers the Guide.

Chair Morgan asked if there were any questions or comments. Commissioners discussed how great of a resource the Municipal Officials Guide is for the region.

EXECUTIVE DIRECTOR'S REPORT:

Ms. Bradley briefed the Commission on the National Association of Regional Councils (NARC) Nationwide Regional Council Priorities Conference that she and LVPC Treasurer Armstrong attended on June 7th-10th in Tulsa, Arizona. Ms. Bradley noted important topics discussed at the Conference, which included Regional Housing Planning Coordination and its importance, continued emphasis on Coordination of Comprehensive Economic Development Strategies, Impacts of the 4th Industrial Revolution with a specific focus on emerged and emerging land uses such as data centers, and the Reauthorization or Replacement of the Infrastructure Investment and Jobs Act. Commissioner Napoli noted during the presentation the benefits of the LVPC's support to the City of Allentown and thanked Ms. Bradley, Ms. Seitz and the rest of the LVPC staff for their guidance and support, especially in regard to the City of Allentown's data center ordinance.

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

MONTHLY REPORTS

Chair Morgan notified the Commission that monthly reports are featured in each Commissioner's packet. Mr. Lantz and Mr. Weinberg gave a brief overview of the May 2026 BuildLV report, specifically on plan activity in May as well as residential and non-residential development data within the Subdivision and Land Development Monthly Report.

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

Mr. Karnis gave a brief presentation on the traffic count data throughout the Lehigh Valley, which included traffic and truck volume data spanning from early January of this year through the first week of June 2026, noting trends and patterns examined.

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

INFORMATION ITEM: Lehigh Valley Government Academy

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

of courses that have been booked through June 30th, with an upcoming on Temporary Traffic Control on June 30. Mr. Assad stated there will be five more classes offered in the second half of the year but are awaiting scheduling from our partners at PennDOT.

COMMUNICATIONS AND PUBLIC ENGAGEMENT:

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

ADJOURNMENT:

Chair Morgan stated that the next LVPC meeting will be on Thursday, July 23 at 7 pm. Chair Morgan then asked if there was a motion to adjourn the meeting and Commissioner Ghai made a motion to adjourn, and Commissioner Haldeman seconded the motion. The meeting was adjourned.

Submitted by:

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

Project Review Summary Sheet

Comprehensive Planning Committee

Date: July 2026

Project	Municipality	Brief Statement of Purpose	LVPC Comment
Zoning Ordinance Amendment	Lehigh Township	The application proposes to amend the Township Zoning Ordinance to regulate Data Centers and associated uses in the Industrial (I) Zoning District in Lehigh Township	LVPC supports the Township's proactive effort to address an emerging land use, which aligns with <i>FutureLV</i> by guiding the location and intensity of development and encouraging an efficient development process responsive to regional needs (of Policy 1.1). The proposed amendment aligns with the goals of <i>FutureLV</i> for minimizing the environmental impact of development (of Policy 3.2) and minimizing the impacts of regional significant land uses (of Policy 1.4).
Zoning Ordinance Amendment	Upper Nazareth Township	The application proposes to amend the Township Zoning Ordinance to require a Thermal Impact Mitigation Plan (TIMP) as a requirement in their data center ordinance amendment. The proposal also changes the parking requirements for off-street parking for public recreation.	The ordinance outlines an in-depth process for the measurement, applicability, and standards for a thermal impact mitigation plan. These measures 'minimize the environmental impact of development to protect the health, safety and welfare of the public' (of Policy 3.2). The ordinance also adjusts the total required off street parking for recreation facilities in the township, supporting best-practice contextual standards that match development intensity with appropriate infrastructure capacity (of Policy 1.1) and reduce impervious surfaces and protect water sources (of Policy 3.3).



Project Review Summary Sheet

Comprehensive Planning Committee

Date: July 2026

Zoning Map Amendment	Williams Township	900 Island Park Road - Rezones a 1.2-acre lot from Agricultural Zoning District (A) to Local Commercial Zoning District (LC).	The site is within an area identified for Exurban development in <i>FutureLV</i> . Rezoning the site facilitates low-intensity commercial uses compatible with nearby residential uses and provides opportunities for economic diversification (of Policy 4.2) and increases locally available businesses and services that meet daily needs for all people (of Policy 5.2).
Zoning Map Amendment	Upper Saucon Township	3537 and 3519 Preston Lane – Applies the Village Commercial Overlay Zone to two parcels currently designated as Suburban Residential Zoning District.	The properties are located within the Development area of <i>FutureLV</i> . Directing additional commercial opportunities to an area planned for development and served by existing infrastructure supports the efficient use of land and helps match development intensity with infrastructure capacity (of Policy 1.1).

Project Review Summary Sheet

Environment Committee

Date: July 2026

Project	Municipality	Brief Statement of Purpose	LVPC Comment
Application to Renew Approval of Existing Wastewater Treatment Plant and Discharge (DRBC Review)	Pen Argyl Borough	Application by Pen Argyl Municipal Authority to renew approval of existing 950,000 gallons per day wastewater treatment plant and discharge. The current operating flow to the plant over the last 12 months has been 420,000 gallons per day. No expansion or modification of the treatment plant is proposed with this application.	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 Leachate Treatment Plant and Discharge and Approve Equipment and Process Upgrades (DRBC Review)	Plainfield Township	Application by Grand Central Sanitary Landfill, Inc. to renew approval of existing 0.1 million gallons per day leachate treatment plant and related discharge as well as approve proposed equipment and process upgrades. The average daily flow to the plant is 0.024 million gallons per day. The proposed upgrades consisted of the conversion of the Sequencing Batch Reactor System to a Membrane Bioreactor System and replacing the simplex microfilter with a duplex ultrafilter. Applicant indicated that the equipment upgrades increased the efficiency and effective capacity of the leachate treatment plant.	Aligns with <i>FutureLV</i> action to 'protect the quality and quantity of surface water and groundwater' (of Policy 3.2). The proposed equipment and process upgrades align with the <i>FutureLV</i> actions to 'improve the utility and mobility infrastructure of the region' and to 'integrate efficiency measures and emerging technologies' (of Policy 1.1).
Application to Renew Approval of Existing Groundwater Withdrawal Project (DRBC Review)	Washington Township	Application by Green Walk Trout Hatchery, Inc. to renew approval of an existing groundwater withdrawal of up to 13.392 million gallons per month to the applicant's commercial trout hatchery from three existing wells (Wells W-2, W-5 and W-6). Well withdrawals are piped into various hatchery structures, draining into Greenwalk Creek and resulting in negligible consumptive use. The applicant anticipates the current allocation of groundwater to meet its demands over the next ten years.	Aligns with <i>FutureLV</i> action to 'protect the quality and quantity of surface water and groundwater' (of Policy 3.2).



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MEMORANDUM

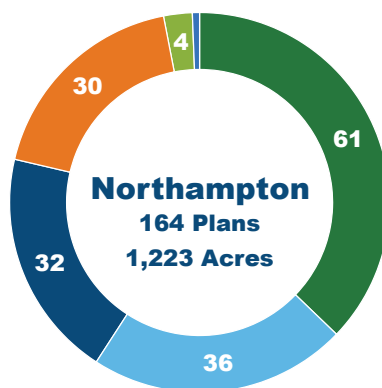
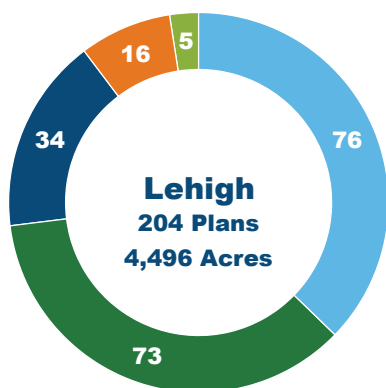
DATE: July 17, 2026
TO: Lehigh Valley Planning Commission
FROM: Beth Ritter-Guth, Director of Research and Innovation and Jacob Weinberg, Community and Regional Planner
CC: Becky Bradley, AICP, Executive Director, Tracy Oscavich, Director of Administration, Jennifer Kollhoff, Executive Administrative Assistant
REGARDING: LVPC Meeting Packets

Several situations have arisen that require the LVPC Environment, Comprehensive Planning, Transportation and Full Commission meeting packets to be handled differently. First, the volume and complexity of work the LVPC is managing has increased substantially as growth and development have increased. Meeting materials, as a result, have also increased. The file size of each meeting packet is regularly exceeding the limits for most email systems resulting in the need to use other file sharing systems. File sharing systems, such as Dropbox, have inherent IT vulnerabilities, including increased risk of computer viruses and malware. Because of the increased IT vulnerabilities, many of the LVPC Commissioners are prohibited from opening meeting materials by their IT team.

To address this issue and ensure that all Commissioners have access to meeting materials, the LVPC team needs to change how we share packets with you for the Committees listed above and the Full Commission. As of August 1st, you will receive a meeting reminder email that contains a web link to www.lvpc.org. Follow the web link or go directly to www.lvpc.org to access the meeting packet. Meeting packets will not be sent via email attachment going forward.

We appreciate your cooperation and understanding as we navigate a changing region and our response together. If you have any issues, please reach out to either Beth Ritter-Guth at britter-guth@lvpc.org or Jacob Weinberg at jweinberg@lvpc.org.

Review Activity by County



Regional Totals*

66
Subdivision/Lot Line Adjustments
134
Development
112
Environment
46
Municipal Ordinances, Maps and Plans
9
Data/Support Requests
1
Transportation

Residential Development

2,851 Total Units



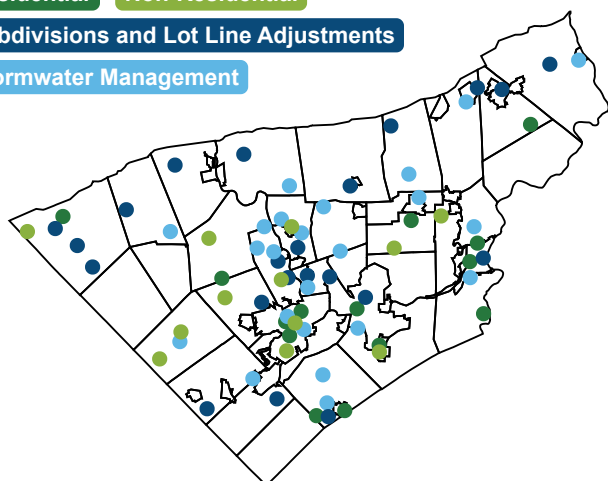
Non-Residential Development

12,844,373 Total Square Feet



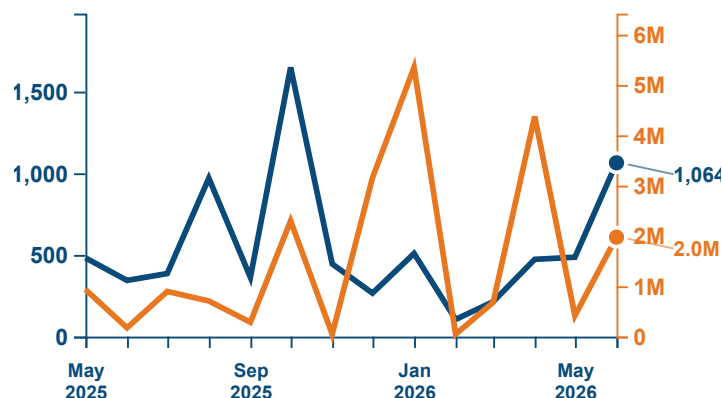
Location of Development

Residential Non-Residential
Subdivisions and Lot Line Adjustments
Stormwater Management



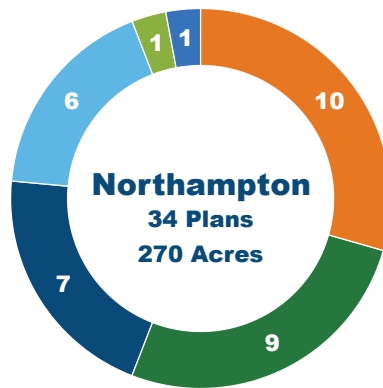
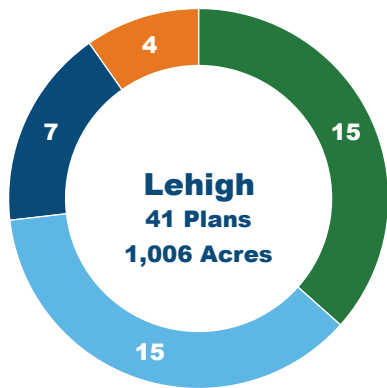
Development Trends

Residential Units Non-Residential Square Footage



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

Review Activity by County



Regional Totals*	
14	Subdivision/Lot Line Adjustments
24	Development
21	Environment
14	Municipal Ordinances, Maps and Plans
1	Data/Support Requests
1	Transportation

Residential Development

1,064 Total Units

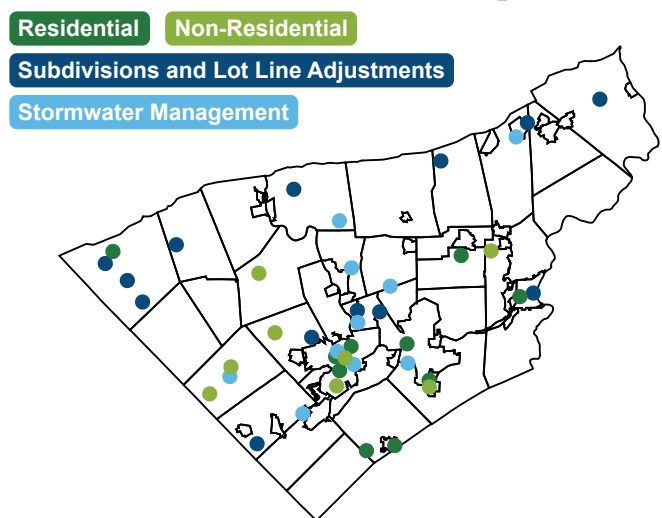


Non-Residential Development

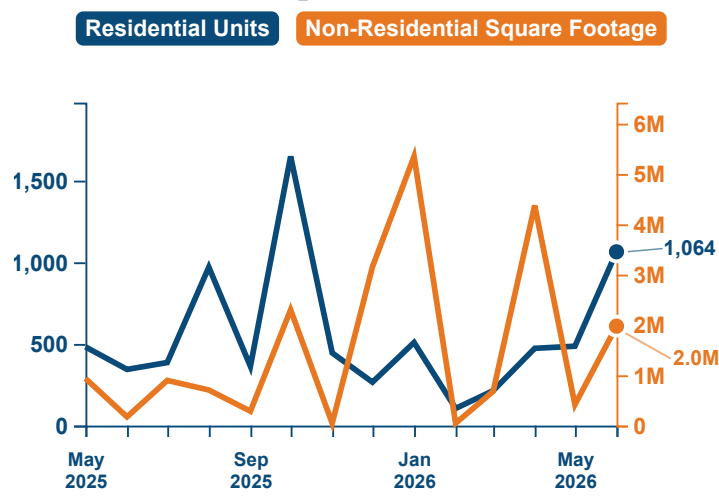
1,976,304 Total Square Feet



Location of Development

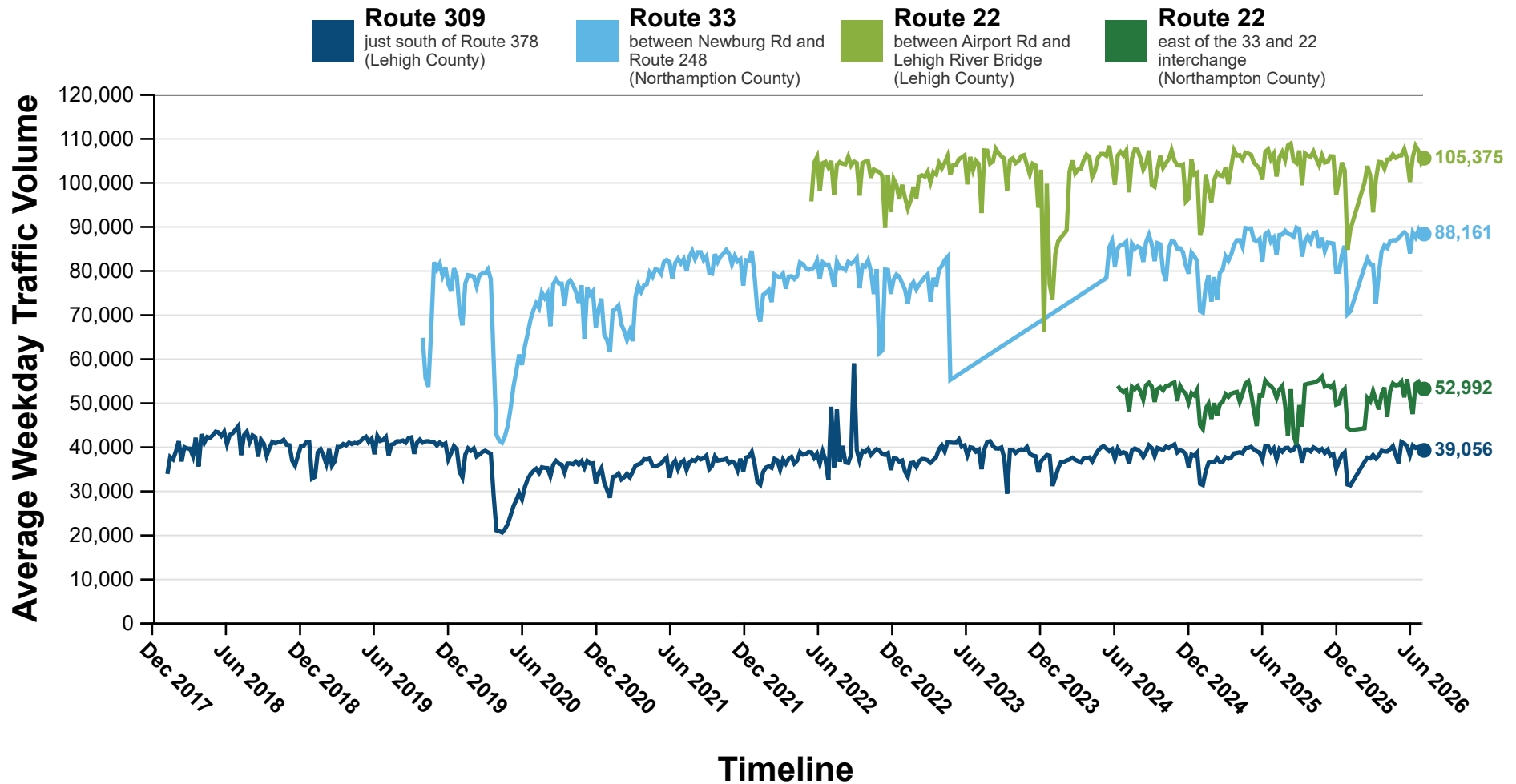


Development Trends



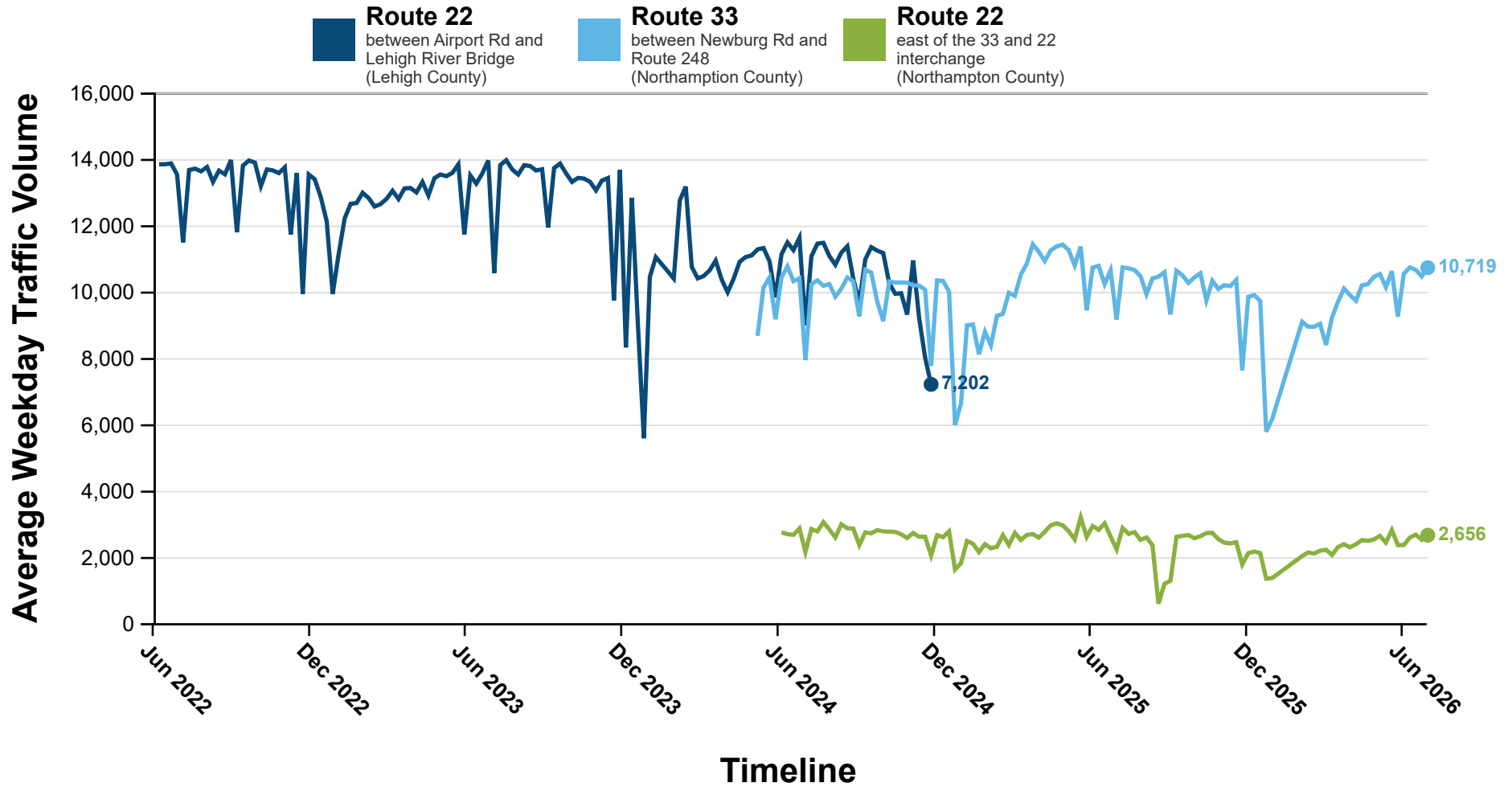
*Includes preliminary and final plans
**Warehouse is a subset of Industrial

Average Weekday Traffic Volumes Throughout the Lehigh Valley



*Data points represent daily weekday averages for that week

Average Weekday Truck Volumes Throughout the Lehigh Valley



**Data points represent daily weekday averages for that week*

Mid-Year Traffic Reports

June 2026

June 2026 traffic volumes increased across all four monitored sites compared to June 2025, while truck volumes showed mixed trends. Total traffic grew by 1,221 vehicles or 1.41% on Route 33, just south of Route 378 in Lehigh County, on Route 22, between Airport Rd and the Lehigh River Bridge in Lehigh County traffic increased by 0.79% or 836 vehicles, a 0.79% or 420 vehicles on Route 22 east of the 33 and 22 interchange and on Route 33 between Newburg Rd and Route 248 an increase of 0.72% or 280 vehicles were recorded.

In contrast, truck traffic rose by 3.25% (+335 trucks) on Route 33 between Newburg Rd and Route 248 but fell by 4.17% (-113 trucks) on Route 22 east of the 33 and 22 interchange. Change in truck traffic on counters on Route 309 and other parts Route 22 are unknown, for they do not record truck volumes.

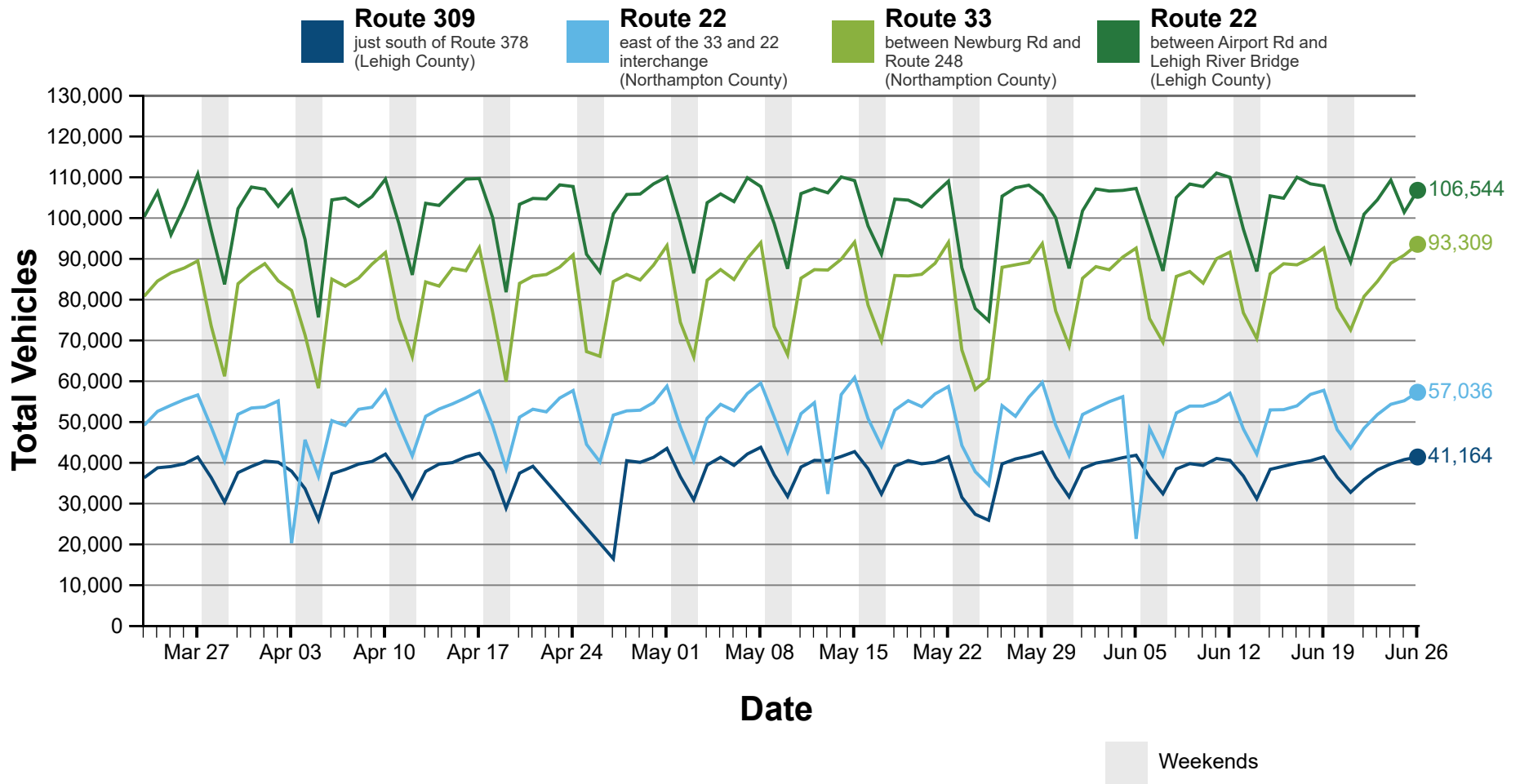
Traffic Volumes

Location	Initial Volume (year collected)	June 2025 Volume	June 2026 Volume	Difference between 2025 & 2026	Percentage Change 2025 & 2026	Annual Percentage Change Since Initial Count
Route 309	33,713 (Jan '17)	39,079	39,359	+280	0.72%	1.66%
Route 33	64,636 (Sep '19)	86,796	88,017	+1,221	1.41%	4.68%
Route 22 (Airport Rd)	95,567 (May '22)	105,394	106,230	+836	0.79%	2.62%
Route 22 (east of Route 22 Interchange)	53,716 (Jun '24)	53,321	53,741	+420	0.79%	-0.68%

Truck Volumes

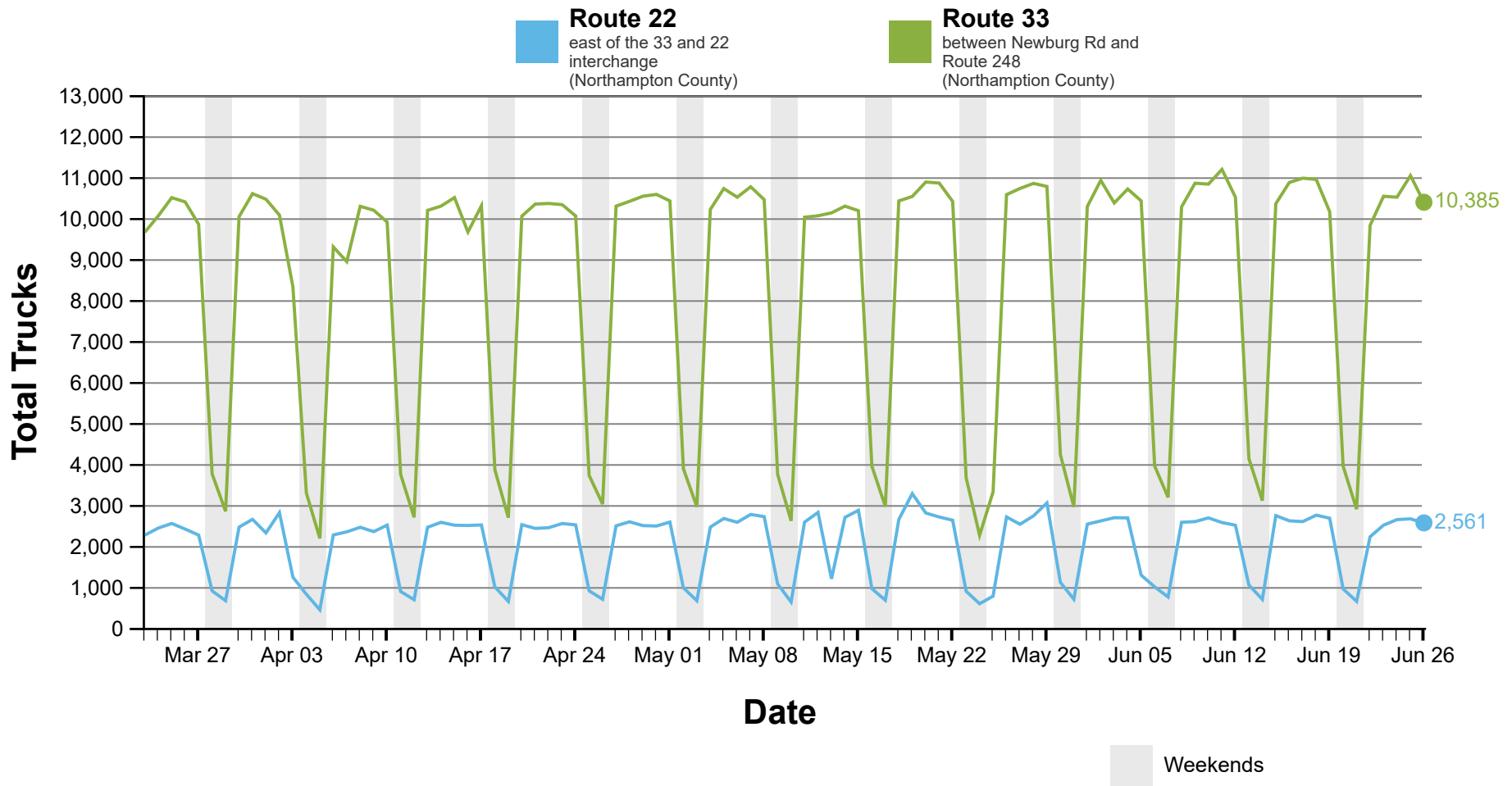
Location	Initial Volume (year collected)	June 2025 Volume	June 2026 Volume	Difference between 2025 & 2026	Percentage Change	Annual Percentage Change Since Initial Count
Route 33	8,664 (May '24)	10,305	10,640	+334	3.25%	10.76%
Route 22	2,741 (Jun '24)	2,721	2,608	-113	-4.17%	-2.1%

Traffic Volumes Throughout the Lehigh Valley



**Data from Mar/23/2026 - Jun/26/2026 at daily intervals*

Truck Volumes Throughout the Lehigh Valley



**Data from Mar/23/2026 - Jun/26/2026 at daily intervals*

THE MORNING CALL

Talking Business with Becky Bradley: Route 22 was built for another era, but is essential for ours and the next

By Becky Bradley

For The Morning Call

July 3, 2026 at 8:00 AM



Spoiler alert: Love it or hate it, this article is in defense of Route 22.

If I didn't lose you after the first sentence, let's ride.

Route 22 has a unique ability to incite emotion in Lehigh Valley drivers. For some, [it's the terror of merging](#) into speeding traffic with exactly 12 feet of runway. Others are moved to avoid the region's busiest roadway by taking back roads, only to find everyone else had the exact same idea. And some find it the perfect excuse for why they're late for work — for the fourth time this week.

Well, I'm here to defend the old gal, now more than 70 years old. She's the Lehigh Valley's Main Street, carrying people to jobs, schools, shopping and recreation. She just needs a little TLC — OK, a lot of TLC. But that's why we're in the midst of developing the Route 22: Mobility, Safety and Congestion Management Plan, or as I like to call it the [“What to do with 22” plan](#). It's going to provide a clear vision of what we need Route 22 to be, and what it will take to get there. We expect a draft by the end of the year, but as we collect data for the analysis, an interesting picture is emerging.

This is a very complex road that will require a ton of specific, surgical and layered improvements and the corresponding funding to make critical investments. We are six months into the planning process and early data suggests that this is a roadway in relatively good condition, but with a design from a bygone era, even as it strains to handle the pressures of one of the fastest-growing regions in Pennsylvania.

Here's some of what we've learned, so far:

- At its busiest interchange at Airport Road, Route 22 handles more than 107,000 vehicles a day, of which roughly 10,500 are tractor-trailers. No other road in the region is close, although Route 33 is gaining. Subtext — it's mostly single-occupancy passenger vehicles using 22 and only 9.8% of total traffic is tractor-trailers.
- Route 22 really is our Main Street. Just 7% of the vehicles that travel the highway drive the entire 23-mile stretch, without getting off. That means 93% of drivers get on or off — or both — within the Valley. It's original name, “Lehigh Valley Thruway,” no longer applies. This is no bypass.
- Over the last five years, 2,170 crashes have happened — 2,050 were on the roadway and 117 on ramps. Most were rear-end collisions where drivers ran into the back of the vehicle in front of them because of tailgating, speeding or not allowing enough space to stop. Fortunately, rear-end crashes are the least likely to cause fatalities. More on bad driver behavior in a minute.
- In a related matter, 24 acceleration lanes and 13 deceleration lanes are not long enough, based on today's standards. This means drivers on acceleration ramps don't have enough runup to easily merge into moving traffic, and those exiting have to begin slowing on the roadway, as they enter an exit ramp with a tight turning radius. These lanes and ramps are partially to blame for many of the accidents and congestion coupled with excessive speeds.
- Congestion is about more than too many cars. Causes include:
 - 25% from crashes or stopped vehicles
 - 16% from peak hour travel demand

- 4% from weather
- 38% from a combination of factors
- 15% from unknown causes.
- 1% are in a work zone
- Less than 1% holiday-related travel

- Ninety-two percent of Route 22 has a road surface that is rated as being in good or excellent condition. Drivers, if you think about it, we really don't encounter potholes or ruts.

- Route 22 has 33 bridges that pass over or under other roadways. Twenty-nine are rated in fair condition and the other four are in good condition, primarily because they have outdated design.

Clearly, 22 has issues. But we rely on it more than any of the other 8,234 unique roads in the Lehigh Valley, so we need to take care of it. It is the lifeblood of our transportation network, economy and community. With the right plan, motivation and money, we can greatly improve its safety and congestion. We know it's going to be expensive, but we must get this right.

And for those of you Route 22 haters, try to imagine where we'd be without her. Let me lay one more piece of data on you. Before we had it, you had to pass through 31 traffic signals to get across the region. You know how many Route 22 has now? Zero.

So yes, Route 22 can be frustrating, if we let it be. It can test our patience, our brakes and occasionally our vocabulary, if we let it. But it also makes modern life in the Lehigh Valley possible. More than 70 years after it opened, Route 22 remains the backbone of a region that has grown far beyond what its designers could have imagined. So, we need to refine and invest, not whine, complain and generally send negative vibes toward a critical asset.

The challenge before us isn't how to fix Route 22. It's whether we're willing to invest in making it safer, smarter and better suited for the next 70 years. That's what this plan is all about and in a few months I'll be back to share the solutions package, funding need and strategy to make it happen.

Spoiler alert two: You are part of the plan, so expect an ask.

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: July 14, 2026
TO: Lehigh Valley Planning Commission
FROM: Hannah Milagio, Regional Planner for Community Engagement
REGARDING: Public Engagement, Education and Grants

Public Engagement

The most recent **Plan Lehigh Valley National Public Radio** show, which aired at 6:30 pm, July 6 on WDIY radio 88.1 FM, focused on the controversial issue of data centers. Why are so many proposed for the Lehigh Valley? What impacts do they have in the community? And do we really need them? With guests Jill Seitz, LVPC's Chief Community and Regional Planner, and Susan Myerov, LVPC's Director of Environmental Planning, the show dedicated 30 minutes to separating fact from fiction to give listeners a close look at what impacts this emerging land use could have on their communities. The podcast is now streaming at www.wdiy.org/show/plan-lehigh-valley and www.lvpc.org/news/v. The next Plan Lehigh Valley show will air Monday, August 3 at 6:30 pm.

The last **Morning Call Business Cycle Column** published Sunday, July 5, focusing on the interesting data collected during the effort to build the "What to Do With 22" Plan. In the column, Becky defends the Lehigh Valley's busiest roadway, explains why it really is the region's Main Street, and tells readers she'll be back later to ask for their help. The column is now available at www.lvpc.org/news/v and mcall.com. The next column in the Morning Call will publish on Sunday, August 18.

Educational Opportunities

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

Zoning Administration

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

When: Tuesdays in September: 9/15, 9/22, and 9/29

How Much: \$130 plus fees

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

Grant Opportunities

PA Department of Community and Economic Development (DCED): Multimodal Transportation Fund

Last chance to complete your applications for the Multimodal Transportation Fund, which provides grants to encourage economic development and ensures that a safe and reliable system of transportation is available to the residents of the commonwealth. Funds may be used for the development, rehabilitation and enhancement of transportation assets to existing communities, streetscape, lighting, sidewalk enhancement, pedestrian safety, connectivity of transportation assets and transit-oriented development.

Applications for the Multimodal Transportation Fund are accepted annually between March 1 and July 31. All applications and all required supplemental information must be electronically submitted by close of business on July 31st. More information is available at <https://dced.pa.gov/programs/multimodal-transportation-fund/>