



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 ANNUAL MEETING

Thursday, December 19, 2024

Meeting Start at 11:00 AM, Lunch Immediately Afterwards

In Person at LVPC Offices:
615 Waterfront Drive Suite 201
Allentown, PA 18102

AGENDA

Roll Call

Courtesy of Floor

Chairman's Report

1. *PRESENTATION ITEM*: Commissioner Appreciation for Service to the Region

Minutes

1. *ACTION ITEM*: Minutes and Review of Roll Call Actions of the November 21, 2024, Commission Meeting (JD)

Comprehensive Planning Committee:

1. *ACTION ITEM*: Williams Township – Land Use of Regional Significance – 40 Hilton Street and 840 Line Street Warehouse (JD)
2. *ACTION ITEM*: Summary Sheet (JG)

Joint Environment and Comprehensive Planning Committee:

1. *ACTION ITEM*: Upper Macungie Township – Land Development – Ocean Spray Wastewater Treatment Center Upgrade (JS, CR)

Transportation Committee:

1. *INFORMATION ITEM*: Coordinated Public Transit Human Services Transportation Plan (BD)
 - a. <https://lvpc.org/transportation-plans-1>
2. *INFORMATION ITEM*: Annual Listing of Obligated Projects (BH)
 - a. <https://lvpc.org/2024-obligated-projects>
3. *INFORMATION ITEM*: Eastern Pennsylvania Freight Alliance (EPFA) Freight Infrastructure Plan (EG)
 - a. <https://lvpc.org/freight>

Old Business:

1. *PACKET ITEMS:*
 - a. Monthly Subdivision, Land Development, Stormwater and Municipal Ordinances/Plans Report
 - b. Monthly Traffic Monitoring Report

New Business:

1. *ACTION ITEM:* 2025 Election of LVPC Officers (CA)
2. *PRESENTATION ITEM:* 2025 LVPC Budget and Workplan (BB)
3. *DISCUSSION AND ACTION ITEM:* 2025 Meeting Calendar (CA)
4. *PRESENTATION ITEM:* Now + Next Open House Report (BB, SP)

Executive Director's Report:

1. None.

Communications, Engagement and Grants:

1. *PACKET ITEM:* Morning Call Business Cycle Column (MA)
 - a. Published December 15: "Change is inevitable. Progress is not."
 - b. lvpc.org; mcall.com
 - c. Next column: January 19
2. *PACKET ITEM:* Monthly, Plan Lehigh Valley Talk Show on WDIY, Lehigh Valley Public Radio, 88.1 (MA)
 - a. Air Date: December 2 - "Why, Where and How We're Growing", with LVPC Environmental Planner Christian Martinez"
 - b. Lvpc.org; wdiy.org/show/plan-lehigh-valley
 - c. Next show – January 6
3. *PACKET ITEM:* Promoting Resilient Operations for Transformative, Efficient, and Cost-Saving Transportation (PROTECT) Program (BD)
 - a. Deadline: February 24, 2025
 - b. <https://grants.gov/search-results-detail/356840>
4. *PACKET ITEM:* Lehigh Valley Government Academy
 - a. Local Technical Assistance Program Classes (BH)
 1. January 15, 2025: Traffic Calming, 8 am to 3 pm (In-Person)
 - o 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:

Tentative, Thursday, January 23, 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, November 21, 2024, Virtual Meeting

The LVPC held a virtual public meeting on Thursday, November 21, 2024. The meeting was advertised in the Lehigh Valley Press on Wednesday, July 10th, 2024.

LVPC Chair Dr. Chris Amato chaired the meeting.

Mr. Joey Dotta took Roll Call.

Members in Attendance:

Lehigh County

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

Northampton County

Christopher Amato, Jessica Cope, Andrew Elliott, John Gallagher, Carl Manges, John McGorry, Armando Moritz-Chapelliquen, Tina Smith and Jean Versteeg.

Members Absent:

Lehigh County

Phillips Armstrong, Ron Beitler, Percy Dougherty, Kent Herman, Santo Napoli, Owen O'Neil, and Matthew Tuerk.

Northampton County

Charles Elliott, Judith Haldeman, Darlene Heller, Ken Kraft, Rachel Leon, Lamont McClure, Steve Melnick, Scott Minnich, Edward Nelson, Salvatore Panto, Jr., J. William Reynolds and Grace Crampsie Smith.

Staff Present: Joey Dotta, Jill Seitz, Scott Greenly, Becky Bradley, Susan Myerov, Humaira Nabeela and Brian Hite

Public Present: Phil Gianficaro (Lehighvalleynews.com), Craig Beavers, Steve Althouse (WFMZ), Paul Levits, Kelli, and Jane Mellert

COURTESY OF THE FLOOR

Commissioner Moritz-Chapelliquen congratulated LVPC Transportation Planner Brian Hite for earning his American Institute of Certified Planners (AICP) certification. Mr. Hite thanked the Commission. Chair Amato brought to attention that Commissioner Herman received recognition as well.

CHAIR'S REPORT

Chair Amato reminded the Commission of the upcoming Now and Next Open House, December 10, at the LVPC office.

MINUTES

Chair Amato stated that the minutes of the Thursday, October 24, 2024, 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 Glickman seconded the motion.

Chair Amato asked for any comments or questions. There were none. The motion passed. Commissioners Cope, Kelly, Klusaritz and Gallagher abstained.

COMPREHENSIVE PLANNING COMMITTEE

ACTION ITEM: Wind Gap Borough and Plainfield Township – Land Use of Regional Significance – 905 Pennsylvania Ave. (Cubes at Wind Gap)

Mr. Dotta presented a proposal to construct two warehouses located at 905 Pennsylvania Avenue (PA Route 512) totaling 640,400 square feet with associated parking, utilities, and access drives. A previous application proposed development of two warehouses – Building A being 786,000 square feet and Building B being 308,000 square feet – and a 19,520-square-foot office and shop. Building A has been reduced about 50% to 385,400 square feet and Building B has been reduced about 17% to 255,000 square feet.

Chair Amato called for a motion to accept the staff comments. Commissioner Ginder made the motion, and Commissioner Manges 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. Commissioner McGorry voted no.

ACTION ITEM: City of Allentown – Land Use of Regional Significance – Northridge School

Mr. Dotta presented a proposal to construct a multi-story, 203,400-square-foot elementary and secondary school and new roadways at 1600 Hanover Avenue. The site once housed a psychiatric hospital which closed in 2010, and the building was demolished in 2020. The redevelopment of such a pivotal and important area accessible by the community supports several goals and policies in *FutureLV: The Regional Plan*.

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

Commissioner Gomez thanked the staff and for the feedback. Commissioner Moritz-Chapelliquen stated that it was refreshing to see a project like this one.

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

ACTION ITEM: Plainfield Township - Zoning Ordinance Amendment – Solid Waste Processing and Disposal District

Ms. Seitz presented a proposal, submitted by Waste Management as a private applicant, to amend the Plainfield Township Zoning Ordinance and Zoning Map pertaining to sanitary landfill facilities. The application proposes to amend the Township's Zoning Map by rezoning 18 parcels on the east side of Pen Argyl Road from Farm and Forest Zoning District (FF) to Solid Waste Processing and Disposal (SW). The total area to be rezoned is 211 acres, with a total land area of 325 acres to be acquired by Waste Management to incorporate buffering. The area to be rezoned is adjacent to the existing landfill, which is zoned Solid Waste Processing and Disposal (SW) Zoning District, indicating capacity for the general area to accommodate the land use at the existing scale and intensity. Based on the context of the location, rezoning the area to accommodate continuation of landfill operations can make sense for the Township if the environmental impacts of the land use are scrutinized and mitigated through the Township's regulations.

Ms. Myerov added that the ordinance amendment proposes to add an exception for Sanitary Landfill uses from the Township's steep slope regulations, stating that such use is appropriately regulated by the Pennsylvania Department of Environmental Protection (DEP). The conceptual site plan shows that slope areas of varying steepness will be impacted by the landfill expansion if the properties are rezoned. The Township may find that DEP requirements should not be the primary reason to exempt the land use from

local steep slope regulations because they may not reflect local community concerns, goals and values. Rather than exempt Sanitary Landfill uses from all provisions of the Steep Slope Overlay District, a better regulatory approach could be to permit solid waste disposal as a special exception in the steep slope regulations, to ensure an efficient development process that is responsive to regional needs. Another alternative that could be explored is to reconfigure the sanitary landfill footprint area to minimize impacts to Class A steep slope areas.

Ms. Seitz concluded that the LVPC received numerous impact analyses prepared by the applicant, including environmental, transportation, health and economic impacts. Because the existing landfill is nearing its maximum capacity, at which point operations will cease, the rezoning will allow a continuation of existing operations. If the area is rezoned, significant adverse community impacts are unlikely due to the proximity of the expansion area to existing operations. The most substantial impacts would be to the land itself. Mitigation measures for impacts on natural resources present on site must be secured and accepted by permitting agencies, and the Pennsylvania Natural Diversity Inventory report included in the submitted application should be updated to 'minimize environmental impacts of development to protect the health, safety and welfare of the public.'

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

Ms. Jane Mellert stated that she believes not enough information has been reviewed and urged the LVPC to consider documents that were sent via email to staff the day prior, November 20th, 2024. They requested the LVPC take into the account the study information and why the district was created. There was a letter emailed to LVPC staff that provides more detail about the change of the setback area and tonnage allowed when the district was created. Ms. Mellert sent a 1988 study detailing the purpose of the solid waste zoning district and another letter specifying Plainfield Township's position. Ms. Mellert noted that the information reviewed was from Waste Management and not indicative of the Township's and its residents' feelings.

Ms. Seitz read aloud an email sent to the LVPC that was requested to be recorded. The message from Ms. Millie Beahn read:

"The Plainfield Township Supervisors have been asked again - twice to review and consider rezoning a new area for solid waste. The solid waste area that has been in use for many years was made bigger "several years" quite a few years ago (I believe it went from 300 feet high to 900 feet high). Now WM the multibillion-dollar conglomerate wants a new dump site in Plainfield Township. Our area hosted and has endured and had the landfill for many years and it is time for it to end. So - they have someone that owns 200 plus acres and wants WM to buy it so they can start a new site on the other side of Pen Argyl Road. This is not an expansion. This is a whole new area of farmland that they want rezoned to from farm and forest to solid waste. So, they dangle money to all the little people ... our health and welfare should be considered and based on the Penna Constitution Article 27, the people have a right to clean air, pure water, and to the preservation of the natural, scenic, historic and esthetic values of the environment. Pennsylvania's public natural resources are the common property of all people including generations yet to come. As trustee of these resources, the Commonwealth shall conserve and maintain them for the benefit of all people (May 19, 1971, P. L. 769, J. R. 3)."

There was further discussion with several commissioners, Ms. Mellert and LVPC staff about what the limitations of amending the letter could be. There was discussion specifically regarding language that spoke to the impacts and whether new information could be used to amend the wording.

Commissioner Repasch amended the motion and Commissioner Morgan seconded the amendment to add language requesting the municipality consider additional materials.

Chair Amato called for affirmative votes to accept the staff comments. The motion passed. Chair Amato and Commissioner Versteeg voted no.

ACTION ITEM: Comprehensive Planning Committee Summary Sheet

Commissioner Gallagher briefed the Commission on the Comprehensive Committee Summary Sheet that featured a zoning map amendment in the City of Bethlehem, zoning ordinance amendments in Upper Saucon and Williams Townships. Also, the updated zoning ordinance, zoning map and new official map for Heidelberg Township, and a zoning ordinance and map amendment in Wilson Borough.

Chair Amato called for a motion to accept the summary sheet. Commissioner Elbich made the motion, and Commissioner Glickman 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.

ENVIRONMENT COMMITTEE

Environment Committee was cancelled for the month of November.

TRANSPORTATION COMMITTEE

ACTION ITEM: Transportation Committee Summary Sheet

Commissioner Schmidt briefed the Commission on the Transportation Committee Summary Sheet that featured a street vacation in Wilson Borough and a street vacation in Salisbury Township.

Chair Amato called for a motion to accept the summary sheet. Commissioner Moritz-Chapelliquen made the motion, and Commissioner Gallagher seconded the motion. Chair Amato asked for any comments or questions.

Commissioner Moritz-Chapelliquen added that he was pleased about the notifications relating to the street vacation for nearby residents.

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

OLD BUSINESS:

PRESENTATION ITEM: 1st Through 3rd Quarter Traffic Monitoring Report

Ms. Nabeela presented the 1st Through 3rd Quarter Traffic Monitoring Report that featured the active continuous traffic counters in operation in the Lehigh Valley. The total vehicle traffic and vehicle traffic counts were presented.

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

PRESENTATION ITEM: Industrial Market Report

Mr. Dotta presented the industrial market report that featured information on average asking lease rates, development and review trends, and vacancy rates. The data illustrated that while square footage is down from pandemic-induced expansion, it is still relatively high and ever-evolving.

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

NEW BUSINESS:

PRESENTATION ITEM: Briefing on Drought Conditions in Lehigh Valley

Ms. Myerov gave a topical presentation on the lack of precipitation and its consequences of spiked drought conditions. There was general information about drought indicators and historical comparisons for context.

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

INFORMATION ITEM: December In Person Meeting Reminder

Mr. Dotta gave a brief reminder that December's Annual Meeting will be in person at the LVPC office at 615 Waterfront Drive in Allentown, PA. To accommodate the holidays, the meeting will be held on December 19, 2024, at 11:00 am.

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

EXECUTIVE DIRECTOR'S REPORT:

Lehigh Valley General Assembly

Ms. Bradley briefed the Commission on the General Assembly that was held at the LVPC office on October 29, 2024. Ms. Seitz, Ms. Myerov, and Mr. Dotta summarized what happened at the event and some general takeaways from participants. Ms. Bradley closed it out by inviting everyone to the next General Assembly meeting on April 30, 2025, at 7:00 pm.

Commissioner Moritz-Chapelliquen asked about educational opportunities and ways to get more access to the communities. Ms. Bradley talked further about upcoming educational initiatives.

COMMUNICATIONS AND PUBLIC ENGAGEMENT:

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 in person on Thursday, December 19 at 11 am. 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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BECKY A. BRADLEY, AICP
Executive Director

December 6, 2024

Ms. Melody Ernst, Manager
Williams Township
655 Cider Press Road
Easton, PA 18042

**Re: 840 Line Street and 40 Hilton Street Warehouse – Land Use of Regional Significance
Williams Township
Northampton County**

Dear Ms. Ernst:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). The meetings are to be held on:

- LVPC Comprehensive Planning Committee Meeting
 - December 17, 2024, at 12:00 PM
 - <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting
 - December 19, 2024, at 11:00 AM
 - <https://lvpc.org/lvpc-meetings>

The application is considered a Land Use of Regional Significance under *FutureLV: The Regional Plan* in the Warehouse, Logistics and Storage Facilities category. The project proposes to construct a 272,700-square-foot warehouse at 40 Hilton Street (parcel number M9 9 2C). A lot consolidation of four parcels to total 16.338 acres is proposed as well to facilitate the development (parcel number M9 9 2C, M9 9 2B, M9 9 2A, M9 9 2).

Background

There are two existing two-story buildings that are proposed to be demolished that contain active businesses. According to the Williams Zoning Map, the project parcel is zoned for General Industrial (GI) and borders Glendon Borough to the west and the City of Easton to the north.

Site Suitability

The project site is situated just north of Interstate 78 and approximately a half-mile from the nearest interstate entrance at Morgan Hill Road. The proposal supports a core strategy of *FutureLV: The Regional Plan* to increase density in urban areas using infill development (Density Special Section, page 71). According to the General Land Use Plan in *FutureLV: The Regional Plan*, this parcel is in a Development area and has most, or all the factors needed to support growth, such as sewer and transportation infrastructure capacity and contiguity to existing development. These areas can accommodate additional development and are appropriate for a variety of uses, including industrial development.

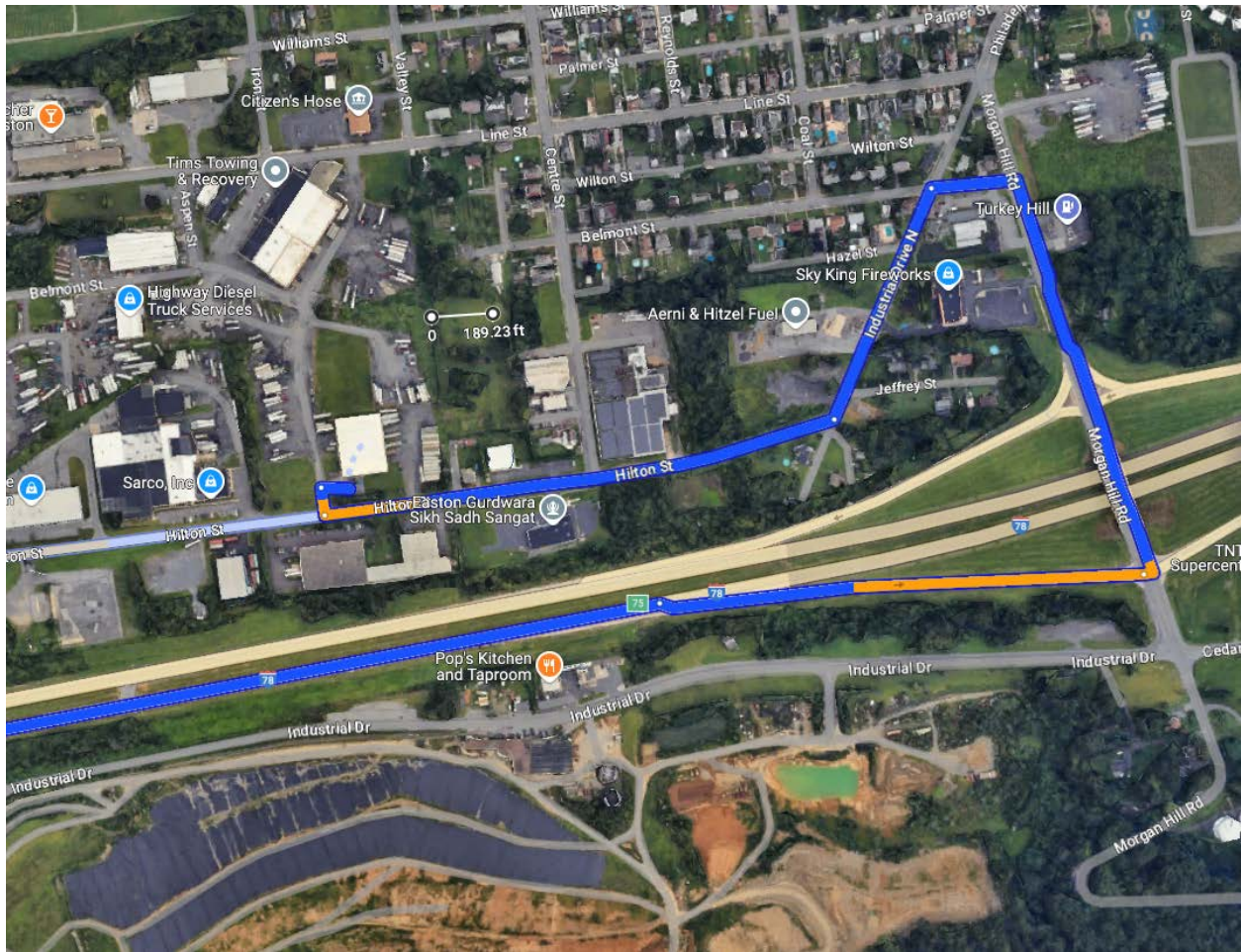
Proximate uses are primarily industrial with single-family properties to the east. It is recommended that adequate buffering from the residences to the east are accounted for to 'minimize impacts of Land Uses of Regional Significance' (of Policy 1.4). The adjacent land uses are similar to the proposed industrial property. The site's location near I-78 and the Chrin Brother's Sanitary Landfill makes it more appropriate for industrial uses rather than more community-oriented developments.

Transportation

There is a bus stop (ID 5325) for the Lehigh and Northampton Transportation Authority (LANTA) directly adjacent to the north of the project site on Line Street. The bus stop is on asphalt within a tight space between the curb and an existing fence. The LVPC recommends the internal sidewalk be connected throughout the site and be lengthened externally along the property frontage on Hilton Street and Line Street. This extension would facilitate sidewalk access to the site from this bus stop is strongly recommended to 'encourage enhanced transit connections to improve mobility and job access' (Policy 2.3). The LVPC recommends ensuring that bicyclists and pedestrians can safely access the site (Policy 2.2) with bicycle racks provided in a visible and secure location.

In addition to the recommended sidewalk, LANTA recommends including a 5'x8' concrete pad at the existing bus stop location to allow for a bus stop landing pad for proper boarding/alighting. There is potential for increased ridership at this site and the recommended pedestrian and transit infrastructure will 'increase social and economic access to daily needs for all people' (Policy 5.2). It is recommended the developer reach out to Molly Wood at mwood@lantabus-pa.gov to discuss any additional bus stop details.

There are five existing site accesses to the site, two from Hilton Street, two from Line Street, and one from Aspen and Belmont Street. The plan is proposing to remove all existing site accesses and create two new accesses on Hilton Street. It is recommended that an additional emergency access be included on the site plan near Line Street. The two access points on Hilton Street direct traffic away from nearby residential properties and instead to Industrial Drive onto Route 78. To further minimize freight transportation impacts, truck routing information and signage should be established for the best clarity for truck drivers. The below screenshot shows the GPS routing for someone driving towards the proposed project site.



Trucking Accommodations

The sizing of the trailer parking spaces are 55 feet in length whereas a connected tractor-trailer requires 70 feet of parking to safely park and allow movement of other vehicles around the parked vehicle. To ensure adequate turning radius and ‘strengthen freight mobility,’ truck parking spaces should be lengthened to 70 feet to accommodate connected tractor-trailers.

The accumulation of snow and ice on top of tractor-trailers poses a safety hazard to other vehicles on the roadway, potentially resulting in serious injury and death. The 2006 Pennsylvania Snow/Ice Removal Law requires the removal of snow and ice from all vehicles prior to leaving the site. The LVPC strongly recommends that freight centric facilities such as this proposal facilitate the installation of a snow-clearing tool at the site that would easily allow for truck drivers to clean off tractor-trailers to help ‘provide a safe, well-maintained transportation network’ (Policy 2.2). These snow removal devices are becoming more commonplace with recent land development construction and operations for freight facilities across the Lehigh Valley to assist drivers in compliance with state law.

The Traffic Impact Study (TIS) should better clarify the need for the additional 82 parking spaces proposed. Based on the municipal code of Williams Township, only 150 spaces are required. It is also unclear how the parking space per employee and parking space per company vehicle were determined with no end user identified in the TIS. These additional parking spaces create a stormwater concern regarding runoff and the amount of impervious surface on the property. This land cover could be used for other uses such as better sidewalk connectivity throughout the site, truck parking, or more landscaping to help mitigate and manage stormwater runoff created by the proposed building. The submitted plan does not match the TIS. The site plan shows 208 parking spaces while the TIS says 232 parking spaces.

Sustainable Systems

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.

Electric vehicles are a growing trend among automotive manufacturers, and it is recommended that the employee parking lots include electric vehicle charging. Electric vehicles are becoming more common among medium- and heavy-duty vehicles and should be planned for to 'advance autonomous and electric vehicle technologies' (of Policy 2.5).

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,



Joseph Dotta
Regional Planner



Evan Gardi
Transportation Planner

cc: Industrial VI Enterprises, LLC, Applicant; Dynamic Engineering, Project Engineer/Surveyor; Ronald Madison, P.E., Township Engineer.



Project Review Summary Sheet

Comprehensive Planning Committee

Date: December 2024

Project	Municipality	Brief Statement of Purpose	LVPC Comment
Zoning Ordinance Amendment	City of Bethlehem	<i>Health Care Adaptive Reuse</i> – Adds Health Care Adaptive Reuse as a use permitted by right in two residential zoning districts with provisions allowing certain portions of existing health care buildings to be converted to different health care uses.	Conversion of an existing medical facility into another type of medical facility may be suitable to the City’s planning objectives and potentially increase access to daily needs of all people (of <i>FutureLV</i> Policy 5.2), however the enacting the ordinance amendment as proposed is discouraged because the suitability of land use proposals should be determined on a case-by-case basis as outlined through processes established by the City’s Zoning Ordinance and the Pennsylvania Municipalities Planning Code as a best practice for local governance (of <i>FutureLV</i> Policy 1.4).
Zoning Ordinance and Map Update	Lynn Township	<i>Zoning Ordinance and Map Update</i> - a comprehensive update to the Township’s Zoning Ordinance following the recent adoption of the updated <i>Northern Lehigh Multi-Municipal Comprehensive Plan</i> .	The proposal aligns with the Pennsylvania Municipalities Planning Code, <i>FutureLV</i> , and fulfills a strategy of the Northern Lehigh Plan policy to ‘continue and expand collaboration between communities and infrastructure partners’ (<i>Plan NL</i> Policy 6.1).
Official Map	Lynn Township	<i>Official Map</i> – Establishes an Official Map for the Township.	The proposal serves to preserve recreational, cultural, historical and scenic assets (of <i>FutureLV: The Regional Plan</i> , Policy 3.1, 4.2 and 5.4 and <i>Plan NL</i> Policies 3.4 and 4.1).



Project Review Summary Sheet

Comprehensive Planning Committee

Date: December 2024

<p>Zoning Ordinance Update</p>	<p>Bushkill Township</p>	<p><i>Zoning Ordinance Update</i> – amends the Township’s Zoning Ordinance following the recent adoption of the updated <i>Nazareth Area Multi-Municipal Comprehensive Plan</i>.</p>	<p>The proposal demonstrates evolution and adaptability of government (of <i>FutureLV</i> Policy 1.1) and supports best practices in managing freight-based land uses (of <i>FutureLV</i> Policy 2.4) in alignment with the <i>NazPlan</i> recommendation to update ordinances to reflect new emerging trends for warehousing construction (of <i>NazPlan</i> Policy 6.2).</p>
<p>Subdivision and Land Development Ordinance Update</p>	<p>Bushkill Township</p>	<p><i>Subdivision and Land Development Ordinance Update</i> – amends the Township’s Subdivision and Land Development Ordinance to align with the recently adopted <i>Nazareth Area Multi-Municipal Comprehensive Plan</i>.</p>	<p>The proposal improves clarity and usability of the Ordinance and demonstrates evolution and adaptability of government (of <i>FutureLV</i> Policy 1.1). Additional provisions also align with goals, policies and actions outlined in the <i>Nazareth Area Multi-Municipal Comprehensive Plan</i>.</p>



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Treasurer

BECKY A. BRADLEY, AICP
Executive Director

December XX, 2024

Mr. Kal A. Sostarecz, Director of Community Development
Upper Macungie Township
8330 Schantz Road
Breinigsville, PA 18031

**Re: Ocean Spray Wastewater Treatment Upgrade – Land Development
Upper Macungie Township
Lehigh County**

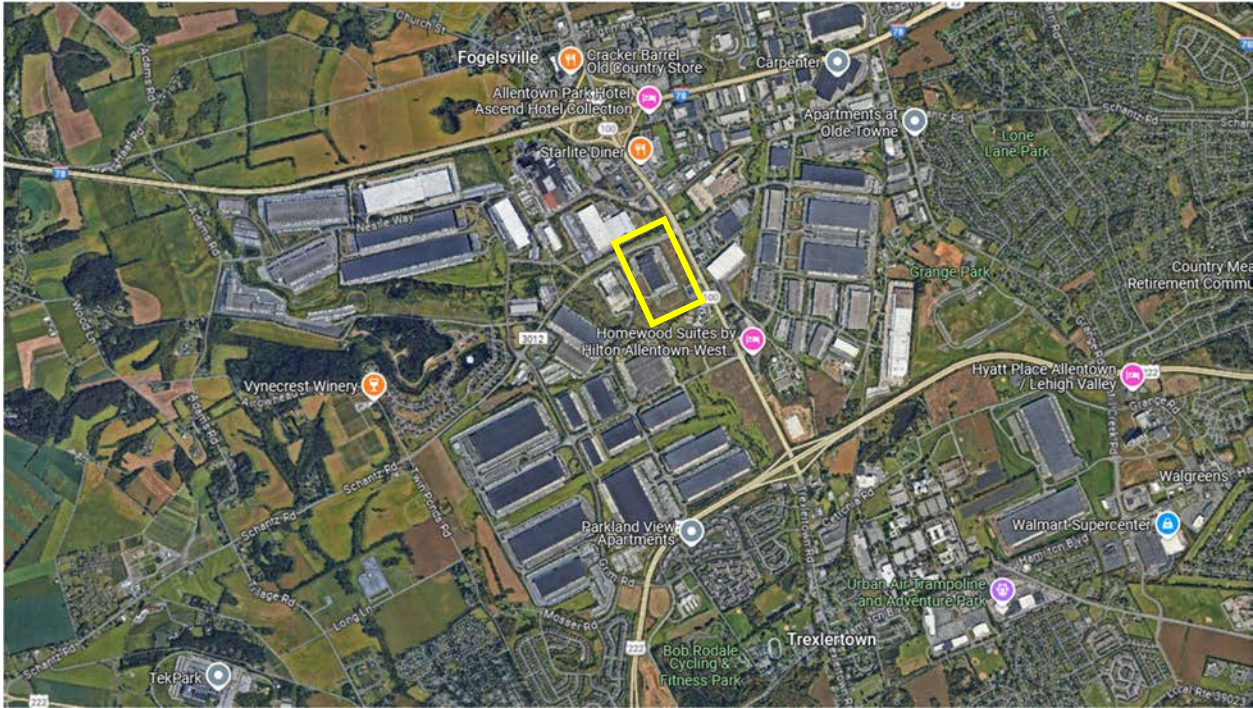
Dear Mr. Sostarecz:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Joint Environment and Comprehensive Planning Committee and Full Commission meetings. Discussion on agenda items primarily takes place during the Committee meeting, and we welcome your participation. Meeting information is available below:

- LVPC Joint Environment and Comprehensive Planning Committee Meeting
 - December 17, 2024, at 11:30 AM
 - <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting
 - December 19, 2024, at 7:00 PM
 - <https://lvpc.org/lvpc-meetings>

The application proposes to upgrade the existing Ocean Spray Wastewater Treatment with additional accessways and a stone bed for three shipping containers at 151 Boulder Drive (parcel number 546507138254). This system will provide pre-treatment of wastewater prior to its discharge to the existing Lehigh County Authority wastewater sewer system.

The project site is located in an existing commercial/industrial development positioned between two Post-War Centers, Fogelsville and Trexlertown, and less than 1 mile away from Interstate 78 a Regional Highway (*FutureLV: The Regional Plan Centers and Corridors Plan*).



Google Maps Aerial Imagery

The project coordinates infrastructure investments that support Centers and Corridors and match land use intensity with sustainable infrastructure capacity (of *FutureLV* Policies 4.6 and 1.1). Pre-treatment of wastewater is a requirement for discharge to the Lehigh County Authority wastewater sewer system, and the proposed pre-treatment system enables the continuation of operations at the existing facility. This proposal enhances growth by rooting economic development in the unique competitive advantages of the region (of Policy 4.1), and *FutureLV* encourages reinvestment in commercial areas to promote the fiscal health and sustainability of municipalities (Policy 4.6).

The applicant should ensure resources are in place for proper long-term maintenance and monitoring of the additional equipment associated with its wastewater treatment upgrade system in order to ‘minimize environmental impacts of development to protect the health, safety and welfare of the public’ and ‘protect the quality and quantity of surface water and ground water’ of *FutureLV: The Regional Plan* (Policy 3.2).

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,



Corinne Ruggiero
Environmental Planner



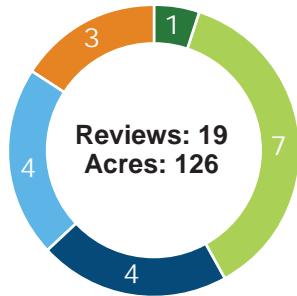
Jill Seitz
Chief Community and Regional Planner

cc:

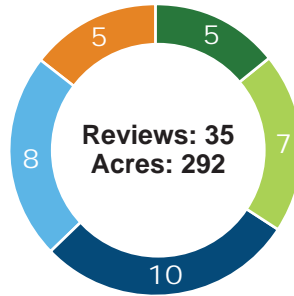
Ania Mikulska, Ocean Spray Project Engineer;
Timothy Casey, PE, Gilmore and Associates, Project Engineer/Surveyor;
Josh Baucom, Ocean Spray Plant Director;
David Alban, Jr., Township Engineer.

Plan Activity

Lehigh County



Northampton County



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

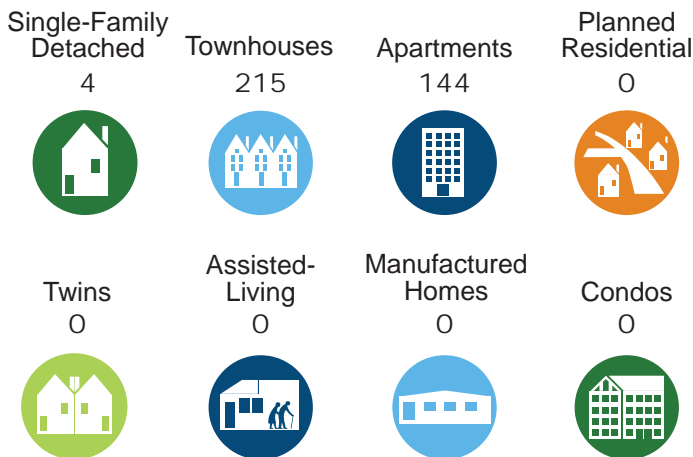
Regional Totals*



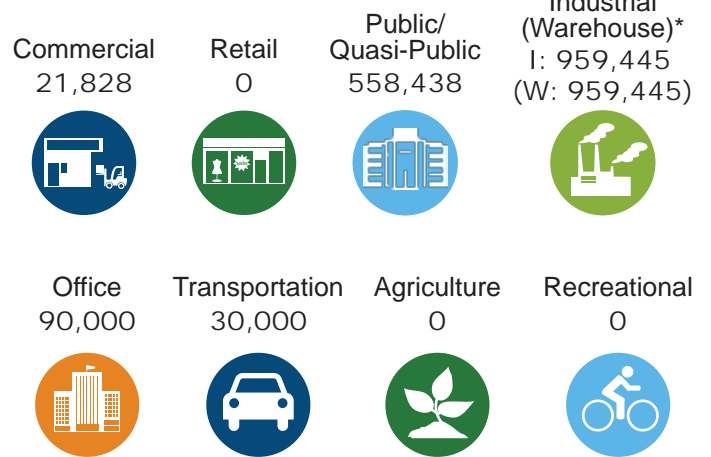
*Includes preliminary and final plans

Types of New Development

Residential: 363 Total Units

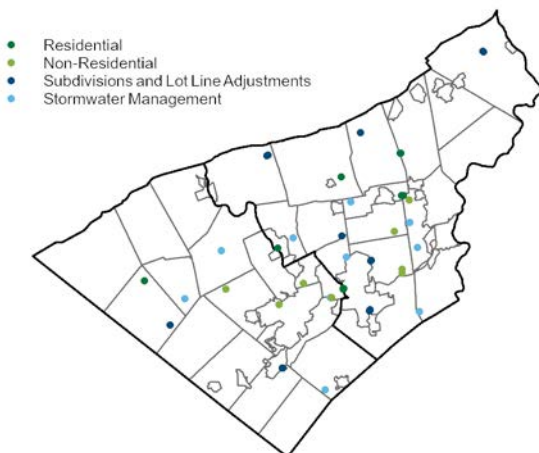


Non-Residential: 1,659,711 Total Square Feet

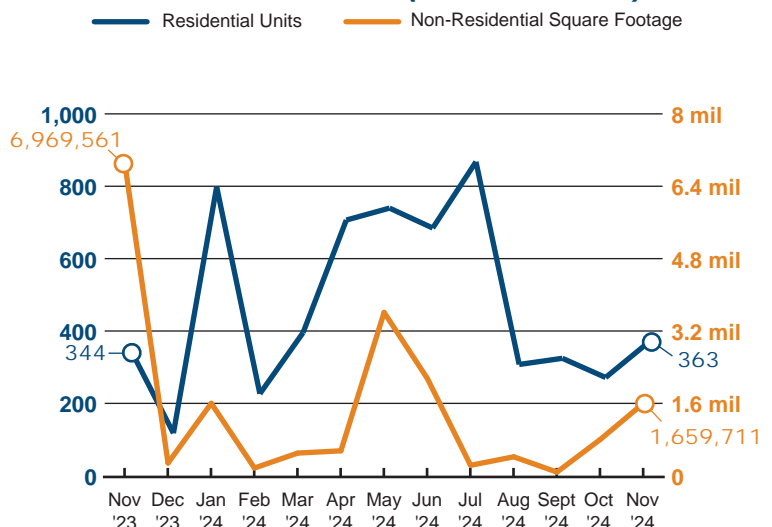


* Warehouse number is a subset of industrial total square footage.

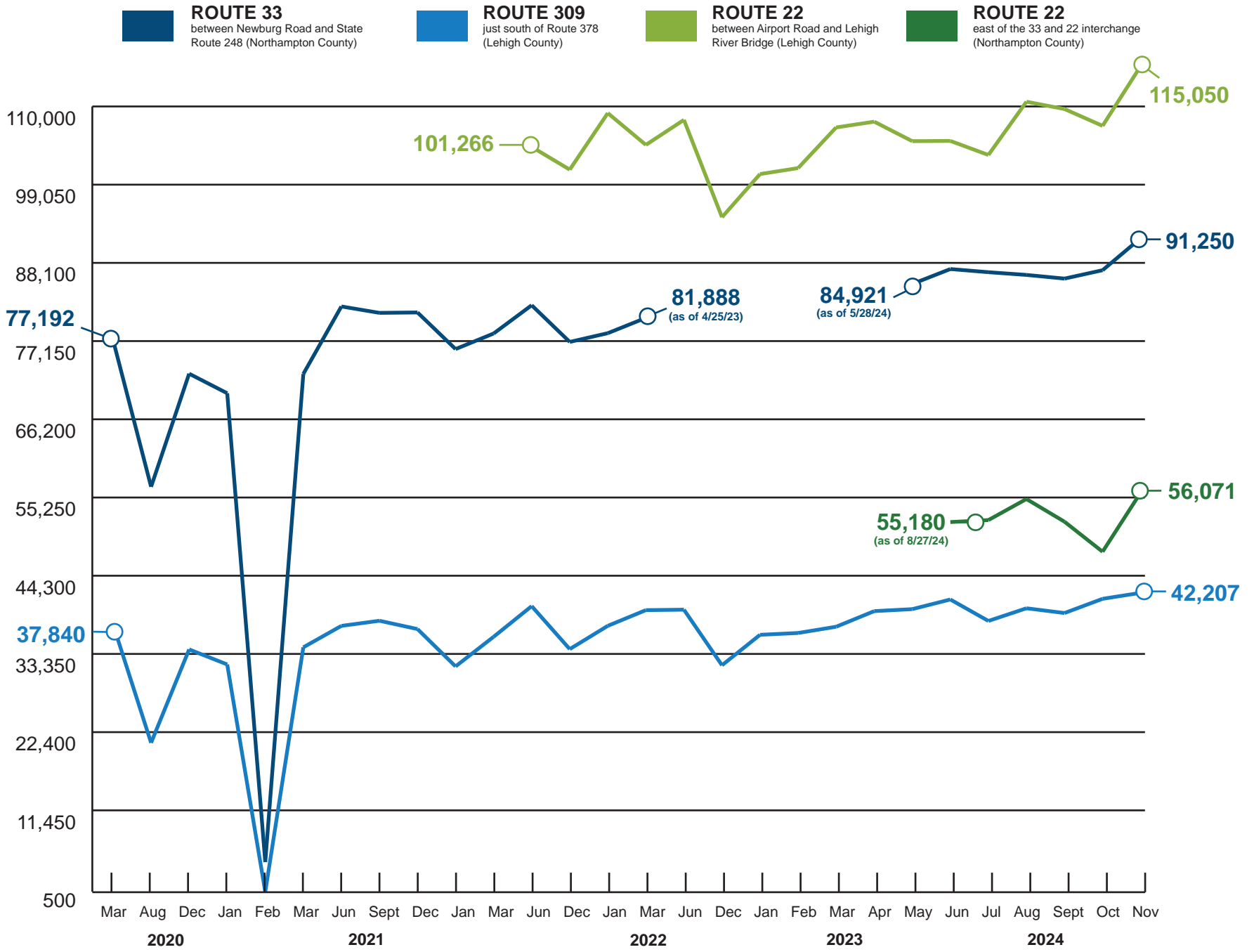
Location of Development



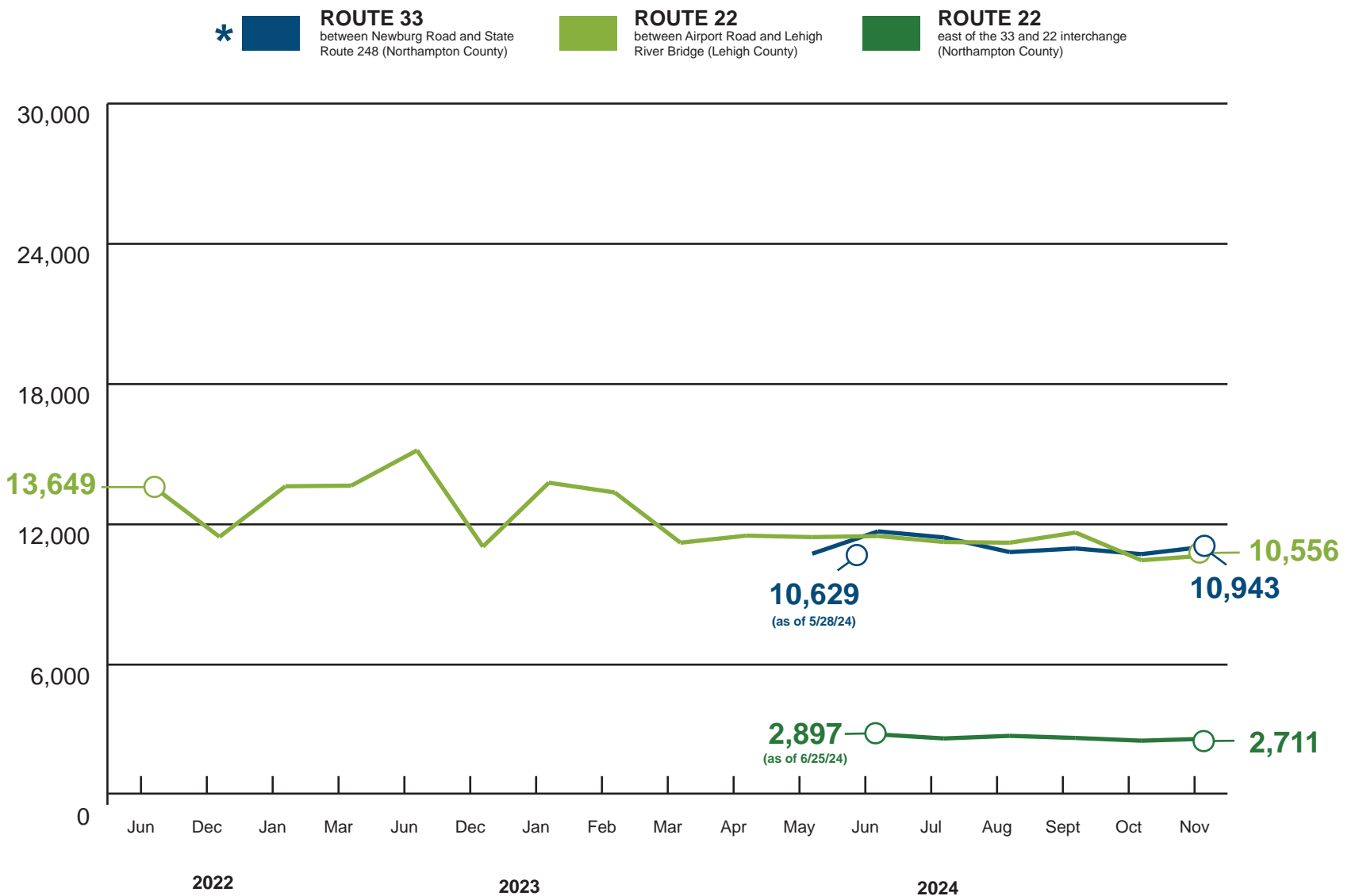
Year to Date (Year to Year)



TOTAL VEHICLE TRAFFIC



TOTAL TRUCK TRAFFIC





2025



BUDGET + WORKPLAN

December 12, 2024



01

Introduction



The 2025 budget and workplan is designed to address the increasing needs and complexity of the planning needs of Lehigh County and Northampton County as it relates to required tasks outlined in the two handbills of state and federal statutes that the Lehigh Valley Planning Commission administers. The budget and accompanying work program support the compliance with and implementation of these laws.

Each County's investment in the LVPC includes funding for the County Planning Program, as well as matches to the Metropolitan Planning Organization and projects. Specific project contracts that require county match funding are noted along with any statutory reference.

The LVPC planning program and budget's strong focus on growth management and preparing the region for additional change through the implementation of *FutureLV: The Regional Plan* will continue through 2025. Several organizational initiatives are planned or underway and include the strategic plan, transition to an online plan, ordinance and map system, rebuild of the website and a communications plan. All of these activities serve to increase community accessibility and engagement, improve efficiency and diversify and increase organizational revenue. In addition, the work program has a specific concentration on municipal services and education, climate action, transportation safety and multimodal accessibility, stormwater management, and housing supply and attainability.

The 2025 budget and workplan reflects statutory requirements while attempting to maintain levels of service to the rapidly growing Region.



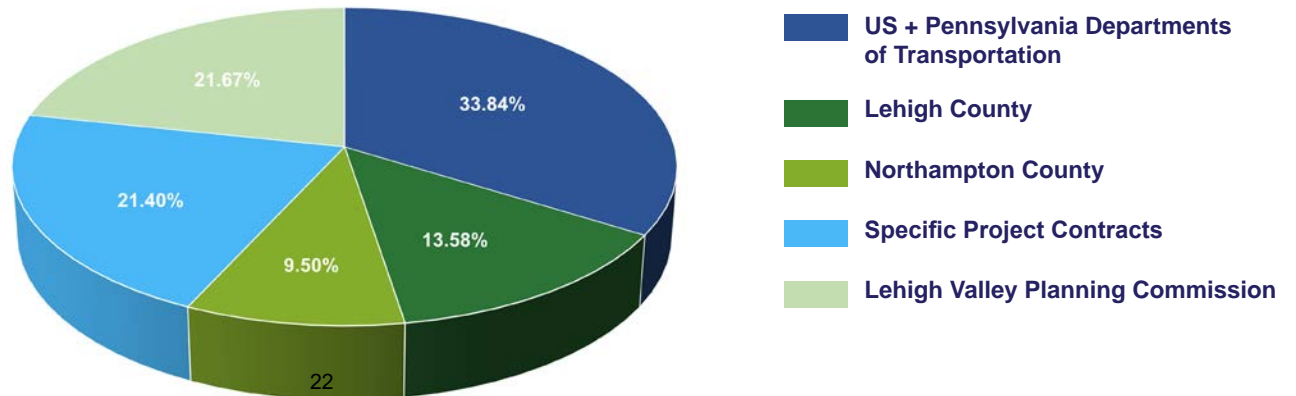
Budget Summary



The LVPC’s Budget is made of multiple sources of funds including, but not limited to contracts, revenue and grants. The Northampton County, Lehigh County, state and federal government contributions allow the Commission to meet legal obligations under state and federal law and are critical components of the organizational budget.

CONTRIBUTOR	2022 BUDGET	2023 BUDGET	2024 BUDGET	2025 BUDGET
Northampton County	\$605,000	\$605,000	\$605,000	\$625,000
Lehigh County	\$650,000	\$650,000	\$705,000	\$893,419
Pennsylvania + US Departments of Transportation	\$1,485,314	\$1,573,046	\$1,371,008	\$2,226,198
Specific Project Contracts	\$310,292	\$468,411	\$84,773	\$1,407,698
Office Relocation and Fit-Out	N/A	N/A	\$1,326,385	N/A
Lehigh Valley Planning Commission	\$324,626	\$477,461	\$1,858,846	\$1,425,375
Total	\$3,375,232	\$3,773,918	\$5,951,012	\$6,577,690

Estimated 2025 Revenue as Percent of Budget





03

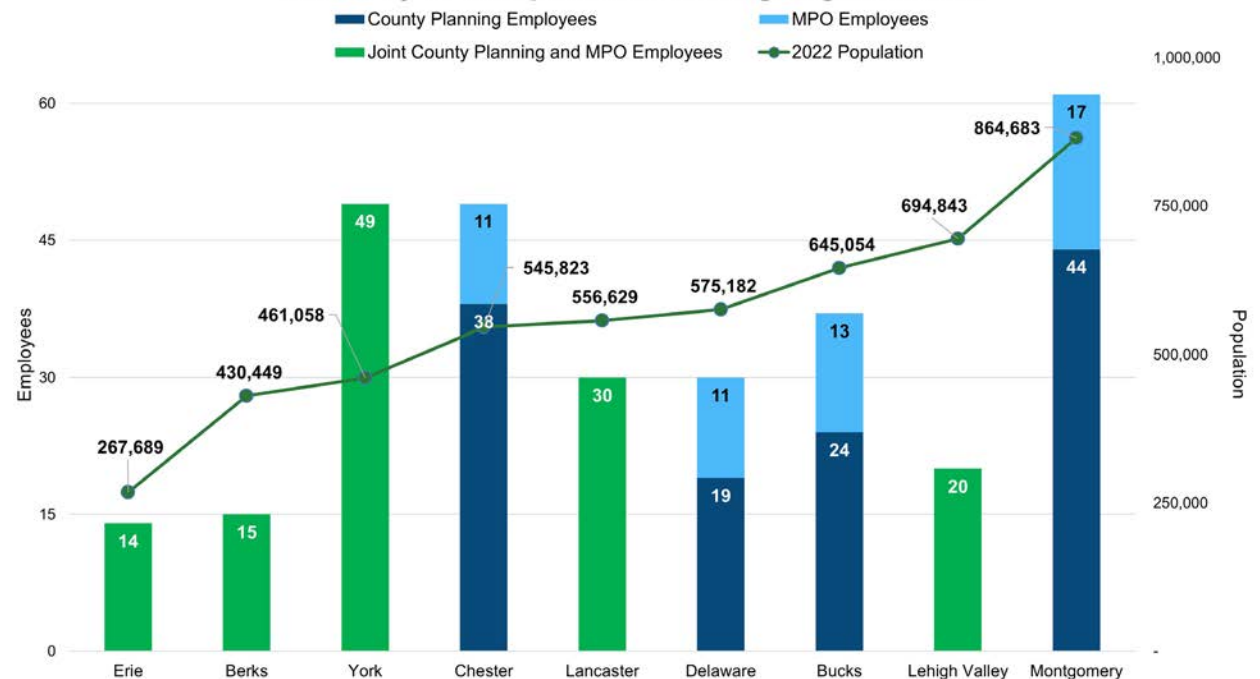
Budget

Overall, LVPC’s 2025 budget and workplan includes funding for continuous, required planning activities such as review of municipal zoning and subdivision and land development ordinance changes. These are activities that cannot be charged for.

Additional statutory obligations, like the Act 167 Stormwater Management project meant requirements for updates on a cycle, for example, every ten years.

As the Lehigh Valley Planning Commission (LVPC) enters its 64th year serving the housing, economic, transportation, environmental, general infrastructure, information planning and coordination needs of Northampton and Lehigh counties, its priorities are evolving with our growing Region. Driving this evolution is a successful Lehigh Valley that is attracting more people and businesses, climate change-related problems, strained public and private infrastructure systems, a growing role in the global economy, the rapid technological advancement of the fourth industrial revolution, and perhaps most important, a housing shortage that is pricing families out of their own neighborhoods.

Summary of Comparable Planning Organizations



Some longstanding needs in the community remain and have grown while new issues and opportunities emerge. This has significantly increased demand for municipal support and training. Plans and ordinances are now more involved requiring additional time and attention. In addition, federal laws, like the Inflation Reduction Act and Infrastructure Investment and Jobs Act, have added to the Commission's workload and are increasing the complexity, depth and breadth of responsibilities. Cyclical update cycles for stormwater management and housing planning go beyond day-to-day activities, as well. The LVPC continues to shift its focus to address these needs, adding to an already full workload and putting strain on dedicated staff.

The dilemma is, while this region has grown by 150,000 residents, and the problems facing them have become so much more intricate and involved, our staff remains the same size, at 20. Essentially, staffing has remained between 19-21 since the 1990s. A comparative analysis of other Pennsylvania regions by population and staffing shows that the LVPC, as the bi-county planning commission and metropolitan planning organization (MPO) should employ 46 persons.

The current staff level is 22, less than half of what is needed to support the needs of the community, jeopardizing the balance and quality of life residents and businesses expect. This significantly limits the LVPC's ability to respond to the ever-present, ever-growing and ever-urgent needs of the region. In 2025, staffing is planned to increase slightly, but to remain under 30. Yet, we continue to work diligently to secure additional resources and rise to the new societal challenges facing the Lehigh Valley while maintaining a balanced budget. The organizational strategic plan and movement to an online plans, ordinance and map system will help improve efficiency and outline a path for the agency to evolve.



2025 LVPC Budget

1000	Revenues	2025 Budget
1100	COMPREHENSIVE PLANNING	
1111	SLATE BELT MULTI-MUNICIPAL PLAN	\$14,265
1116.L	HOUSING SUPPLY & ATTAINABILITY STRATEGY - LECO ARPA	\$40,000
1116.N	HOUSING SUPPLY & ATTAINABILITY STRATEGY - NORCO	-
1118	LECO FREIGHT-BASED LAND USE & MUNICIPAL GUIDANCE PROJECT - LECO ARPA	\$10,000
1122.L	PLANNING IMPLEMENTATION PARTNERSHIP FOR RIVER CENTRAL - LECO	\$35,937
1122.N	PLANNING IMPLEMENTATION PARTNERSHIP FOR RIVER CENTRAL - NORCO	-
1123.N	PLANNING IMPLEMENTATION PARTNERSHIP FOR SLATE BELT - NORCO	-
1124.L	ECON DEV ADMIN (EDA) COMMUNITY AND ECONOMIC DEVELOPMENT STRATEGY (CEDS) - LECO	\$50,000
1124.N	ECON DEV ADMIN (EDA) COMMUNITY AND ECONOMIC DEVELOPMENT STRATEGY (CEDS) - NORCO	-
1125.L	MUNICIPAL PLANNING, ZONING, SUBDIVISION AND LAND DEVELOPMENT TRAINING PROGRAM - LECO	-
1125.N	MUNICIPAL PLANNING, ZONING, SUBDIVISION AND LAND DEVELOPMENT TRAINING PROGRAM - NORCO	-
	SUBTOTAL - COMPREHENSIVE PLANNING	\$150,202
1200	ENVIRONMENT PLANNING	
1209	REGIONAL WATERSHEDS ASSESSMENT - PEMA GRANT FUNDS	\$100,000
1209.L	REGIONAL WATERSHEDS ASSESSMENT - LECO PEMA MATCH ARPA	\$16,666
1209.N	REGIONAL WATERSHEDS ASSESSMENT - NORCO PEMA MATCH	\$16,666
1214	REGIONAL WATERSHEDS ASSESSMENT - PA DEP PHASE II GRANT FUNDS	\$561,250
1214.L	REGIONAL WATERSHEDS ASSESSMENT - PA DEP PHASE II GRANT - LECO MATCH	\$75,000
1214.N	REGIONAL WATERSHEDS ASSESSMENT - PA DEP PHASE II GRANT - NORCO MATCH	-
1215	REGIONAL WATERSHEDS ASSESSMENT - PA DCED GRANT FUNDS	\$106,668
1216	TRAIL GAP ANALYSIS - D&L GRANT (PASS THRU FROM DCNR) - GRANT FUNDS	\$13,500
1216.L	TRAIL GAP ANALYSIS - D&L GRANT (PASS THRU FROM DCNR) - LECO MATCH	\$6,750
1216.N	TRAIL GAP ANALYSIS - D&L GRANT (PASS THRU FROM DCNR) - NORCO MATCH	-
1211	CARBON POLLUTION REDUCTION GRANT (CPRG) - US EPA	\$612,015
1211.L	CARBON POLLUTION REDUCTION - LECO	\$15,000
1211.N	CARBON POLLUTION REDUCTION - NORCO	-
	SUBTOTAL - ENVIRONMENT PLANNING	\$1,523,515

1000	Revenues	2025 Budget
1300	TRANSPORTATION PLANNING	
1315	PENNDOT: SUPPLEMENTAL, EASTERN REGIONAL FREIGHT ALLIANCE PROJECT	\$64,698
1318	PENNDOT: 2024 - 2025, BASE CONTRACT	\$840,000
1318.L	PENNDOT: 2024 - 2025, BASE CONTRACT - LECO MATCH	\$48,750
1318.N	PENNDOT: 2024 - 2025, BASE CONTRACT - NORCO MATCH	\$48,750
1319	PENNDOT: 2024 - 2025, LTAP	\$12,500
1320	PENNDOT: 2024 - 2025, SAFE & ACCESSIBLE (IIJA) FUNDS	\$11,000
1321	PENNDOT: SUPPLEMENTAL: 2024 - 2025, ROUTE 22 STUDY	\$150,000
1322	PENNDOT: 2025 - 2026, BASE CONTRACT	\$274,000
1322.L	PENNDOT: 2025 - 2026, BASE CONTRACT - LECO MATCH	\$17,375
1322.N	PENNDOT: 2025 - 2026, BASE CONTRACT - NORCO MATCH	\$17,375
1323	PENNDOT: 2025 - 2026, LTAP	\$12,500
1324	PENNDOT: SUPPLEMENTAL: 2025 - 2026, ROUTE 22 STUDY	\$850,000
1325	PENNDOT: 2025 - 2026, SAFE & ACCESSIBLE (IIJA) FUNDS	\$11,500
1326.L	EASTERN PA REGIONAL FREIGHT ALLIANCE - LECO	\$10,732
1326.N	EASTERN PA REGIONAL FREIGHT ALLIANCE - NORCO	-
1327.L	LEHIGH VALLEY PASSENGER RAIL - PHASE II - LECO	-
1327.N	LEHIGH VALLEY PASSENGER RAIL - PHASE II - NORCO	-
	SUBTOTAL - TRANSPORTATION PLANNING	\$2,369,180
1400	MISCELLANEOUS	
1402	SALES - PUBLICATIONS, REGISTRATIONS, SPONSORSHIPS, MAPS	\$45,500
1404	SUBDIVISION REVIEW FEES NET	\$350,000
1405	INTEREST	\$120,000
1411	WORK FORCE BOARD SHARED STAFF	\$57,909
	SUBTOTAL - MISCELLANEOUS	\$573,409
1500	RESERVE FUNDS & APPROPRIATIONS	
1501	OPERATING RESERVES - LECO ARPA FUNDS	\$272,134
1501.A	OPERATING RESERVES - FIT-OUT AND RELOCATION	\$78,500
1501.B	OPERATING RESERVES - EXPENSES	\$418,000
1502	COUNTY PLANNING APPROPRIATIONS - LECO	\$633,875
1503	COUNTY PLANNING APPROPRIATIONS - NORCO	\$558,875
	SUBTOTAL - RESERVE FUNDS & APPROPRIATIONS	\$1,961,384
TOTAL REVENUES		\$6,577,690

2000	Expenses	2025 Budget
2100	PERSONNEL	
2101	PAYROLL: PERMANENT	\$2,633,690
2102	FICA	\$201,477
2103	HEALTH INSURANCE	\$404,012
2104	GROUP LIFE & LTD INSURANCE	\$13,663
2105	PENSION	\$227,962
2106	OPEB	\$35,713
	SUBTOTAL - PERSONNEL	\$3,516,517
2200	CONSULTANTS & SUPPLIES	
2201	SOLICITOR	\$82,000
2202	AUDITOR	\$20,000
2203	PENSION ACTUARY	\$18,400
2205	CONTRACT SERVICES	\$2,179,346
2206	LOCAL GOVERNMENT ACADEMY	\$12,000
	SUBTOTAL - CONSULTANTS & SUPPLIES	\$2,311,746
2400	GENERAL OFFICE	
2401	RENT	\$148,815
2402	OPERATING EXPENSES & UTILITIES	\$282,000
2403	POSTAGE	\$3,500
2404	INSURANCE	\$33,500
	SUBTOTAL - GENERAL OFFICE	\$467,815
2500	EQUIPMENT MAINTENANCE	
2501	MAINTENANCE & REPAIR FUND	\$4,000
2502	NEW EQUIPMENT & OFFICE IMPROVEMENTS	\$95,960
	SUBTOTAL - EQUIPMENT MAINTENANCE & NEW EQUIPMENT	\$99,960
2600	SUPPLIES & EXPENSES	
2601	SEC., DRAFTING, PRINTING	\$52,500
2602	LIBRARY, PUBLICATIONS & DUES	\$14,300
2603	TRAVEL & EXPENSES	\$12,000
2604	ADS & LEGAL NOTICES	\$10,000
2605	TRAINING AND CONFERENCES	\$37,000
2606	BANKING AND PAYROLL PROCESSING	\$3,000
2607	MISCELLANEOUS & CONTINGENCY	\$500
2608	PUBLIC PARTICIPATION	\$52,352
	SUBTOTAL - SUPPLIES & EXPENSES	\$181,652
TOTAL EXPENSES		\$6,577,690
UNFUNDED EXPENSES		BALANCED

2025 Work Plan Major Projects and Initiatives Summary

Major Plans and Projects	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	Targeted Completion
Bi-County Planning Program Management and Implementation	█	█	█	█	█	█	█	█	█	█	█	█	On-Going
Metropolitan Planning Program Implementation	█	█	█	█	█	█	█	█	█	█	█	█	On-Going
Organizational Management, Compliance and Reporting	█	█	█	█	█	█	█	█	█	█	█	█	On-Going
Staff Recruitment and Administration	█	█	█	█	█	█	█	█	█	█	█	█	On-Going
Organizational Strategic Plan Development	█	█	█	█	█	█	█	█	█				Sep-25
Organizational Strategic Plan Implementation										█	█	█	On-Going
Electronic Plan System Development	█	█	█	█	█	█							Jun-25
Electronic Plan System Implementation							█	█	█	█	█	█	Dec-25
Organizational Website Rebuild	█	█	█	█	█	█							Jun-25
Organizational Website Launch and Refinement							█	█	█				Sep-25
Organizational Communications Plan Development										█	█	█	Jun-26
Annual Organizational Report (2024)	█	█											Feb-25
Lehigh Valley Government Academy Municipal Planning Program	█	█	█	█	█	█	█	█	█	█	█	█	On-Going
Lehigh Valley Government Academy - Local Technical Assistance Transportation Program	█	█	█	█	█	█	█	█	█	█	█	█	On-Going
Municipal Grant and Information Assistance	█	█	█	█	█	█	█	█	█	█	█	█	On-Going
Lehigh Valley General Assembly				█						█			Oct-25
Annual Lehigh Valley Government Appreciation Event					█								May-25
Annual Lehigh Valley Planning Event				█	█	█	█	█	█	█	█	█	Dec-25
Community Planning Partnerships	█	█	█	█	█	█	█	█	█	█	█	█	On-Going

Environment	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	Targeted Completion
Stormwater Plans Reviews													On-Going
Sewer, Water, Solid Waste and Energy Facilities Plans Reviews													On-Going
Carbon Pollution Reduction Plan													Jun-25
Carbon Pollution Reduction Plan Implementation													Jun-27
Integrated Stormwater Management/ Act 167 Plan													Dec-27
Northampton County Open Space Advisory Board Support													On-Going
Lehigh County Sterling Raber Farmland Preservation Board Support													On-Going

Community	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	Targeted Completion
PA Municipalities Planning Code Land Development and Subdivision Reviews													On-Going
County Subdivision and Land Development Review Program Implementation													On-Going
Municipal Ordinances, Maps and Plans Reviews													On-Going
Historic Preservation Reviews													On-Going
Housing Supply and Attainability Strategy Development													Jun-25
Housing Supply and Attainability Strategy Implementation													On-Going
Community Economic Development Strategy Organization													Aug-25
Community Economic Development Strategy Development													Aug-26
River Central Plan Zoning and Official Map Support													Dec-25
Slate Belt Zoning and Official Map Support													To Be Determined
Remaining Nazareth Plan Communities Zoning and Official Map Support													To Be Determined

Transportation	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	Targeted Completion
Municipal Street Vacation Petition Reviews													On-Going
Eastern Pennsylvania Freight Plan Implementation													On-Going
Metropolitan Planning Partnerships Participation													On-Going

Transportation	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	Targeted Completion
Lehigh County Freight Land Use Guidance													Dec-25
LVTS Project Selection Criteria Refinement Process													Aug-25
US Route 22 Improvements Plan													Jun-26
Riverside Drive Implementation Project													Jun-29
Regional Transportation Safety Plan													Dec-25
National Electric Vehicle Infrastructure - Phase I Project													Jun-25
Annual Highway Performance Monitoring													Oct-25
Roadway Functional Classification System Update													Apr-25
Regional Trail Gap Analysis and Prioritization													Aug-25
Safe and Accessible Communities Program													Jun-27
Population and Employment Projection Updates													Feb-26
Land Use Data Layer Updates													Apr-25
Metropolitan Transportation Plan Update Schedule (FutureLV)													Feb-26
Enhanced Bus/Bus Rapid Transit Implementation													On-Going
LANTA/PennDOT/LVPC Transit Memorandum of Understanding													Apr-26
Safety Performance Measures Revisions													Feb-25
Regional Asset Management Measures Revisions													Apr-25
Transit Performance Measures (LANTA) Revisions													Sep-25
Congestion Mitigation Air Quality and Freight Performance Measures Revisions													Oct-25
Annual List of Obligated Transportation Projects													Dec-25
Lehigh Valley Passenger Rail - Phase II													To Be Determined

04

Reference Materials



Mission Rooted in Law

The Lehigh Valley Planning Commission and Lehigh Valley Transportation Study operate under a series of laws that outline roles and responsibilities of the organization supported by the LVPC mission. Within this framework, the 2025 budget and workplan supports the implementation of several federal, state and county laws, many of these with increasing requirements adding to the complexity, depth and breadth of the work program.

It is of note, the Inflation Reduction Act adds US Environmental Protection Act responsibilities to bi-county planning in addition to the Metropolitan Planning Organization functions of the LVTS. The laws that the LVPC and LVTS operate under include:

- Implementing the County Planning Program, as required by the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as enacted and amended), and associated state and county acts and initiatives, as required
- Implementing the County Watershed Management Program, as required by Pennsylvania Storm Water Management Act (Act of 1978. P.L. 864, No. 167, as enacted and amended), and the associated federal Municipal Separate Storm Sewer System Program of the Clean Water Act
- Implementing the Sewage Facilities Act (Act of 1966, P.L. 1535, No. 537, as enacted and amended) for the planning and regulation of community sewage systems
- Implementing the Solid Waste Management Act (Act of 1980, P.L. 380, No. 97, as enacted and amended) for municipal, residential and hazardous waste permits
- Implement the Metropolitan Planning Organization Transportation Planning and Investment Program requirements per United States Code, Title 23, as enacted and amended in conjunction with the Infrastructure Investment and Jobs Act and Inflation Reduction Act
- Implement the Climate Pollution Reduction Program requirements per the United States Code, Title 2 and 40, as enacted and amended in conjunction with the Inflation Reduction Act
- Implementing the Public Utility Code (Act of 1978, P.L. 598, N. 116 as enacted and amended) cooperation provisions for regulated utility distribution systems
- Implementing the Delaware River Basin Compact (U.S. Public Law 87-328 of 1961 and Act of 1961, P.L. 518, No. 268) for water supply protection, pollution control, flood protection, watershed management, recreation, hydroelectric power and regulation of withdrawal and diversion

Mission

The 2025 budget and accompanying workplan has been prepared by the Administration on behalf of the Lehigh Valley Planning Commission and Lehigh Valley Transportation Study, in accordance with US Department of Transportation and Pennsylvania Department of Transportation regulations and agreements for Metropolitan Planning Organizations. In addition, the US Department of Environmental Protection Agency, Pennsylvania Department of Environmental Protection, Federal Emergency Management Agency, Pennsylvania Emergency Management Agency, Pennsylvania Department of Community and Economic Development, Pennsylvania Department of Conservation and Natural Resources and County of Lehigh, Pennsylvania regulations and associated agreement requirements are incorporated herein.

PROMOTE

the health, safety + general welfare of Lehigh + Northampton counties

IMPROVE

the social + economic climate of the area + promote equity through planning

MAXIMIZE

utilization of the existing infrastructure + plan new infrastructure as needed to fulfill the goals + objectives of the regional comprehensive plan

ENCOURAGE

appropriate land use through implementation of the regional comprehensive plan

GUIDE

the orderly growth, development + redevelopment of the Lehigh Valley in accordance with the long-term objectives, principles + standards that are in the best interest + welfare of its inhabitants + political subdivisions

PROMOTE

conservation of energy, land, water + air in the Lehigh Valley + preservation of unique historic + natural features

COLLECT, ANALYZE + DISTRIBUTE

useful regional data

PROMOTE + ACHIEVE

a safe, well-maintained multimodal transportation system

COORDINATE + INTEGRATE

the plans for orderly growth, development + redevelopment of the Lehigh Valley



The Lehigh Valley Planning Commission is proudly represented by elected and appointed officials from each county. The 2024 Commissioners include:

Commissioners

Dr. Christopher R. Amato, *Chair*

Christina V. Morgan, *Vice Chair*

Armando Moritz-Chapelliquen, *Treasurer*

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Percy Dougherty, PhD

Michael Drabenstott

Bob Elbich

Phil Ginder

Sunny Ghai

Steven Glickman

Jennifer Gomez (alt.)

Kent Herman, Esq.

John Inglis III

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Dennis Klusaritz

Richard Molchany (alt.)

Santo Napoli

Owen O'Neil

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NORTHAMPTON COUNTY

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Charles Elliott, Esq.

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John McGorry

Stephen Melnick

Scott Minnich

Edward Nelson

Salvatore Panto

Tina Smith (alt.)

Jean Versteeg

J. William Reynolds*

Darlene Heller, AICP (alt.)*

**These individuals represent the City of Bethlehem, which resides within Lehigh and Northampton counties.*



The Lehigh Valley Transportation Study, the federally designated metropolitan planning organization, is proudly represented by elected and appointed officials from municipal, county, regional and state governmental entities. The 2024 members include:

Members

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Lehigh-Northampton
Airport Authority
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David Petrik (alt.)
City of Allentown

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Jennifer Ruth
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Lehigh Valley Planning Commission

Planning for the Future of Lehigh + Northampton Counties

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ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

MEMORANDUM

DATE: December 12, 2024
TO: Lehigh Valley Planning Commission
FROM: LVPC Executive Committee and LVPC Administration
CC:
REGARDING: 2025 LVPC Budget and Workplan

The Lehigh Valley Planning Commission Executive Committee adopted the 2025 organizational budget and workplan on December 12, 2024. The LVPC’s fiscal year is from January 1, 2025 through December 31, 2025. The adopted Budget and Workplan is attached and outlines the plans, projects and programs that you can expect the LVPC to work towards and on through the next calendar year.

The LVPC Budget is balanced and with \$6,577,690 of anticipated revenues and an equal amount of expenditures.

Specific workplan activities are also listed and include continuation of statutorily required planning, among other projects.

Much will be required of the LVPC Staff and Commissioners in 2025, including:

- Development of a new Organizational Strategic Plan
- Transition to an online review system
- Finalization of the rebuild of the LVPC website
- Development and launch of the new Local Government Academy training program
- Development of a Housing Supply and Attainability Strategy
- Creation of a Regional Climate Action Plan
- Continued work towards a Global Watershed Plan
- Initial preparations for the update of *FutureLV: The Regional Plan*
- ...among the many day-to-day regulatory reviews, monitoring and implementation activities required.

These plans, projects and initiatives are exciting and underscore the important role that all of us play in the management of the region as it continues to grow. The Commission faces funding, which results in understaffing and consulting services challenges, as needs grow among the region’s 62 local governments, counties, school districts, sewer and water authorities and the public. Each of these entities, that are the foundation of the Lehigh Valley, rely on the quality, consistent, collaborative and coordinated planning that LVPC provides. The 2025 Budget and Workplan note these constraints and your support in rising to the challenges LVPC and the region face is imperative to our collective success.



2025 LVPC MEETINGS

The following is the schedule of regular monthly meetings and all Committee meetings of the Lehigh Valley Planning Commission. LVPC Comprehensive Planning and Environment Committee meetings will all be held virtually via Microsoft Teams. LVPC Transportation Committee and Full Commission meetings will be held virtually in January, February, April, May, July, August, October and November. In-person participation for virtual meetings may be requested; requests should be made to planning@lvpc.org or 610-264-4544.

LVPC Transportation Committee and Full Commission meetings will be held in-person in March, June, September and December at the LVPC Office at 615 Waterfront Drive, Suite 201, Allentown, PA 18102.

- LVPC** – meets the 4th Thursday of every month at 7:00 PM. Except November & December.
- Comprehensive Planning Committee** – meets the Tuesday immediately preceding LVPC meeting dates at 12:00 PM.
- Environment Committee** – meets the Tuesday immediately preceding LVPC meeting dates at 10:30 AM.
- Transportation Committee** – meets the Thursday immediately preceding LVPC meeting dates at 5:30 PM.

These meetings can be accessed at www.tinyurl.com/LVPC2025 or by phone at 610-477-5793 ID: 651 626 091#.

Lehigh Valley Planning Commission Meetings

Meets on the 4th Thursday of every month at 7:00 PM. *Except November and December. **Meetings attendance will be in-person only with extenuating circumstances accommodated.

Thursday	January 23, 2025	7:00 PM
Thursday	February 27, 2025	7:00 PM
Thursday	**March 27, 2025	7:00 PM
Thursday	April 24, 2025	7:00 PM
Thursday	May 22, 2025	7:00 PM
Thursday	**June 26, 2025	7:00 PM
Thursday	July 24, 2025	7:00 PM
Thursday	August 28, 2025	7:00 PM
Thursday	**September 25, 2025	7:00 PM
Thursday	October 23, 2025	7:00 PM
*Thursday	November 20, 2025	7:00 PM
*Thursday	**December 18, 2025	11:00 AM

Environment Committee

Meets on the Tuesday preceding Full Commission meetings at 10:30 AM.

Tuesday	January 21, 2025	10:30 AM
Tuesday	February 25, 2025	10:30 AM
Tuesday	March 25, 2025	10:30 AM
Tuesday	April 22, 2025	10:30 AM
Tuesday	May 20, 2025	10:30 AM
Tuesday	June 24, 2025	10:30 AM
Tuesday	July 22, 2025	10:30 AM
Tuesday	August 26, 2025	10:30 AM
Tuesday	September 23, 2025	10:30 AM
Tuesday	October 21, 2025	10:30 AM
Tuesday	November 18, 2025	10:30 AM
Tuesday	December 16, 2025	10:30 AM

Comprehensive Planning Committee

Meets on the Tuesday immediately preceding LVPC meeting dates at 12:00 PM. meeting date.

Tuesday	January 21, 2025	12:00 PM
Tuesday	February 25, 2025	12:00 PM
Tuesday	March 25, 2025	12:00 PM
Tuesday	April 22, 2025	12:00 PM
Tuesday	May 20, 2025	12:00 PM
Tuesday	June 24, 2025	12:00 PM
Tuesday	July 22, 2025	12:00 PM
Tuesday	August 26, 2025	12:00 PM
Tuesday	September 23, 2025	12:00 PM
Tuesday	October 21, 2025	12:00 PM
Tuesday	November 18, 2025	12:00 PM
Tuesday	December 16, 2025	12:00 PM

Transportation Committee

Meets on the Thursday of LVPC meeting dates at 5:30 PM. *Except December. **Meetings attendance will be in-person only with extenuating circumstances accommodated

Thursday	January 23, 2025	5:30 PM
Thursday	February 27, 2025	5:30 PM
Thursday	**March 27, 2025	5:30 PM
Thursday	April 24, 2025	5:30 PM
Thursday	May 22, 2025	5:30 PM
Thursday	** June 26, 2025	5:30 PM
Thursday	July 24, 2025	5:30 PM
Thursday	August 28, 2025	5:30 PM
Thursday	**September 25, 2025	5:30 PM
Thursday	October 23, 2025	5:30 PM
*Thursday	November 20, 2025	5:30 PM
*Thursday	**December 18, 2025	9:30 AM

Executive Committee

Meets on the third Thursday of every month at 1:00 PM. *Except June and December

Thursday	January 16, 2025	1:00 PM
Thursday	February 20, 2025	1:00 PM
Thursday	March 20, 2025	1:00 PM
Thursday	April 17, 2025	1:00 PM
Thursday	May 15, 2025	1:00 PM
*Thursday	June 26, 2025	1:00 PM
Thursday	July 17, 2025	1:00 PM
Thursday	August 21, 2025	1:00 PM
Thursday	September 18, 2025	1:00 PM
Thursday	October 16, 2025	1:00 PM
Thursday	November 20, 2025	1:00 PM
*Thursday	December 11, 2025	1:00 PM

The LVPC Executive Committee handles the administrative matters of the Commission and also holds regular monthly meetings. Executive Committee Meetings are hybrid and all Commission Members of the Executive Committee are encouraged to attend in-person. In-person attendance will occur at 615 Waterfront Drive, Suite 201, Allentown, PA 18102. Please reach out at planning@lvpc.org or 610-264-4544 for further information.

These meetings can be accessed at www.tinyurl.com/LVPCEC2025 or by phone at 610-477-5793 ID: 787 444 527#.



DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

MEMORANDUM

DATE: December 11, 2024
TO: LVTS Technical and Coordinating Committee
FROM: Matt Assad, Managing Editor
Brian Hite, AICP, Transportation Planner
Ben Dinkel, Transportation planner

REGARDING: Public Engagement and Education

Public Engagement

On December 2, 2024, WDIY 88.1 FM, National Public Radio – **Plan Lehigh Valley Radio Show** aired “Why, Where and How We’re Growing”, with guest LVPC Environmental Planner Christian Martinez. The LVPC took a deep dive into development and population data since 2000 and the 30-minute show focused on the way the Lehigh Valley’s steady population growth has driven two very distinct development periods over the past 25 years. The development has changed the development landscape regionwide and prompted communities to be proactive in managing it. The show is available at www.wdiy.org/show/plan-lehigh-valley and www.lvpc.org/newsly. The next Plan Lehigh Valley Radio Show will air December 2, 2024 at 6:30 pm.

Our latest **Business Cycle Column** ran Sunday, December 15, and it also focused on the way development has shaped the Lehigh Valley over the past 25 years, from the housing boom of the 2000-2010 period, to the industrial boom between 2011-2014. Becky notes that it has created new employment hubs in suburban communities across the region. The article is available at www.mcall.com and www.lvpc.org/newsly. The next column in the Morning Call will be published January 19, 2024.

Educational Opportunities

The Lehigh Valley Government Academy (LVGA) will be providing the following educational opportunities in partnership with the Local Technical Assistance Program (LTAP). Students to the following all day class will be provided a free lunch.

The following LTAP class will be held **In-Person** at the Lehigh Valley Planning Commission Conference Center at 615 Waterfront Drive, Suite 201, Allentown PA 18102:

**Wednesday January 15, 2025
Traffic Calming – 8 am to 3 pm**

This course introduces an engineering tool whose purpose is to address excessive traffic speed and/or cut-through traffic on residential streets. The course provides information that can help municipalities establish a rational traffic calming program for their roadways. Detailing information in PennDOT’s Publication 383, Pennsylvania’s Traffic Calming

Handbook, the course defines traffic calming, describes various traffic calming devices, outlines potential positive and negative impacts on a neighborhood, and reviews a sample traffic calming program. It also investigates related issues, such as impacts of traffic calming devices on liability, roadway maintenance, and emergency service. Participants perform case studies, applying traffic calming measures to address traffic concerns.

All LVGA LTAP classes are free and are intended for municipalities, transportation non-profits and organizations with a transportation purpose.

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

Grant Opportunities

Promoting Resilient Operations for Transformative, Efficient, and Cost-Saving Transportation (PROTECT) Program

The PROTECT Discretionary Grant Program is a competitive grant program to plan for and strengthen surface transportation to be more resilient to natural hazards, including climate change, sea level rise, flooding, extreme weather events, and other natural disasters through support of planning activities, resilience improvements, community resilience, evacuation routes, and at-risk coastal infrastructure.

<https://www.fhwa.dot.gov/environment/protect/discretionary/>

THE MORNING CALL

Talking Business with Becky Bradley: How the Lehigh Valley has changed since 2000



Construction continues Tuesday, Oct. 8, 2024, on the site of the former Martin Tower in Bethlehem. The former headquarters for Bethlehem Steel was demolished in 2019. A plan for the site includes two medical office buildings and more than 1,000 housing units. (Amy Shortell/The Morning Call)



By [Becky Bradley](#) | Special to The Morning Call

UPDATED: December 15, 2024 at 7:01 AM EST

Legendary Irish playwright George Bernard Shaw once said, “Progress is impossible without change.” That seemingly simple statement does a good job of describing the fight I see in most Lehigh Valley community leaders, because this region has certainly gone through a lot of change in the 24 years since the turn of the century. Our

communities are working hard to make sure the “progress” it brings doesn’t threaten the very reasons we’re a successful region.

With that as a backdrop, Lehigh Valley Planning Commission environmental planner Christian Martinez and geographic information systems planner Mackenzie Geisner took a deep dive into the data to see just what changes have come to our region of nearly 700,000 people — at least from a planning perspective — since 2000. They looked at what and where development has happened, and the end results of how that’s changed our landscape. What they found was fascinating.

They identified two very distinct development periods: one from 2000 to 2010 marked by incredible housing growth, and one from 2011 to 2024 in which industrial development came faster than almost anyone could have imagined.

At the center of all of it is this region’s remarkably consistent population growth. We’ve been adding roughly 4,000 people a year for seven decades. Even as much of Pennsylvania was shrinking the last two decades, we did a little better than that. Since 2000, we’ve added almost 118,000 people, at a growth rate of nearly 5,000 people a year. That’s nearly the equivalent of adding another Allentown in a relatively short period.

The fact that this is an attractive region where people and businesses want to be is certainly the driving force behind all those homes built in the first decade of this century. Nearly 30,000 homes were approved in that period, more than two-thirds of them large, single-family, detached homes that were built mostly in our suburban communities.

It helped accelerate the growth of suburban employment hubs, as the number of jobs grew even faster than our population. Over a little more than two decades, the Lehigh Valley added about 61,000 jobs, and nearly 90% of them were in our townships. After decades of the cities being our three primary employment hubs, we now have a much more decentralized employment map, greatly changing commuter patterns across the region.

But that first development period ended with the housing market collapse and the Great Recession. It scared developers into halting home building for several years. That pause helped create the nearly 9,000-unit housing shortage the Lehigh Valley is struggling with today. When investors got back to building again during the 2011-24 development period, the type of housing was far more diverse, with more twins, townhomes and apartments.

Industrial development in the size and scale that we rarely saw before took over. In that period, large industrial buildings made up the bulk of the more than 77 million square feet of nonresidential development approved, as the Lehigh Valley became one of the

nation's fastest-growing regions for the kind of distribution and logistics centers that are fueling the global compulsion for e-commerce.

In that period, we saw more than two dozen distribution or logistics centers of 1 million square feet or more. By comparison, Lehigh Valley Mall is 1.17 million square feet and Palmer Park Mall is 457,734 square feet. So, the private sector has essentially built dozens of 20th century mall-scale industrial buildings in our region.

And many of the industrial building tenants are e-commerce businesses or logistics companies that serve the online and in-app retail reality of the first half of the 21st century. Love 'em or hate 'em, if you shop in-app or online you are contributing to this growth and helping employ thousands of people.

But even as that was happening, our cities were seeing a resurgence of residential development, most of it in-fill projects and apartments that made up more than 8,000 housing units added over that nearly 14-year period. After an early decade in which single-family homes more than tripled apartment approvals, the 2011-2024 period showed a reverse, with apartments more than tripling single-family detached home development.

For the total, nearly 25-year period, 64.9% of all residential units were approved in suburban communities, 19.1% in cities, 9.6% in rural areas and 6.4% in boroughs. And 75.8% of all nonresidential square footage was approved in suburban communities, 15.9% in cities, 6.5% in rural areas and 1.7% were developed in boroughs.

And there's no indication our growth is going to stop. LVPC population projections have us adding another 100,000 people by 2050, and that means we're going to need another 58,000 homes to accommodate all those new residents.

The fact is all this growth has the potential to bring changes that threaten the very reasons people love living here — our culture, open space, location and recreation options. That's what people have told us, in repeated surveys, makes this place special to them. But our data dive also revealed that many Lehigh Valley communities have been very proactive in preserving our attractive identity.

Lehigh and Northampton counties are among the state's most aggressive at preserving farmland, with more than 47,000 acres preserved. That's more than 73 square miles legally protected from development.

Over the last decade, communities have made nearly 600 changes to their municipal ordinances, maps and plans — almost all of them done to better manage the development arriving at their doorsteps. That includes 105 last year alone, the most we've seen in a single year in nearly two decades.

Perhaps most telling is that 37 of this region's 62 municipalities are either in, or are working to get in, multimunicipal comprehensive plans. These plans not only allow neighboring municipalities to find efficiencies by working together, but they give them unique tools in managing development. That means people who propose development plans have more consistency in how regulations are applied to their proposals. If the answer to a development proposal is "yes," get there fast. If it's "no," don't waste anyone's time and get there faster. Multi-municipal planning allows that to happen.

Yes, this beautiful region of ours has seen a lot of change, and the progress it brings presents us with many challenges. But I'm confident we'll remain the kind of place that attracts new people and businesses. Why? Because just as inevitable as change is our ability to adapt to it.

Becky Bradley is executive director of the Lehigh Valley Planning Commission. She can be reached at bbradley@lvpc.org.

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