



DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

COMPREHENSIVE PLANNING COMMITTEE MEETING
Tuesday, October 21, 2025, 12:00 noon
AGENDA

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

Roll Call

Courtesy of the Floor

Committee Business

1. *ACTION ITEM*: Plainfield Township – Zoning Ordinance Amendment – Waste Disposal Tonnage (JS)
2. *ACTION ITEM*: Plainfield Township – Land Use of Regional Significance – Grand Central Landfill Eastern Expansion (JS, SM)
3. *ACTION ITEM*: North Whitehall Township – Curative Amendment – Mechanics Shops as Home-Based Businesses (JS)
4. *ACTION ITEM*: Whitehall Township – Zoning Map Amendment – 810 Jefferson Street (JS)
5. *INFORMATION ITEM*: Lehigh County Industrial Land Use Guide Project Update (JS)
6. *INFORMATION ITEM*: Housing Supply and Attainability Strategy Project Update (JS)

Next Comprehensive Planning Committee Meeting:
November 18, 2025, at 12:00 pm



Lehigh Valley Planning Commission

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October XX, 2025

Ms. Paige Stefanelli, Manager
Plainfield Township
6292 Sullivan Trail
Nazareth, Pennsylvania 18064

**Re: Zoning Ordinance Amendment – Waste Disposal Tonnage
Plainfield Township
Northampton County**

Dear Ms. Stefanelli:

The Lehigh Valley Planning Commission (LVPC) will consider the application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings will be virtual, and we encourage your participation:

- LVPC Comprehensive Planning Committee Meeting
 - October 21, 2025 at 12:00 PM
 - <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting
 - October 23, 2025 at 7:00 PM
 - <https://lvpc.org/lvpc-meetings>

The proposal amends the Plainfield Township Zoning Ordinance pertaining to *Specific Standards for Conditional Uses – Sanitary Landfill Involving the Disposal of more than 100 tons of solid waste per day* (Section 27-320.1.22). The ordinance currently limits disposal to an average of 1,200 tons per day over any calendar month, with a maximum of 1,500 tons per day. The amendment increases these limits to an average of 2,750 tons per day over any calendar month, with a maximum of 3,000 tons per day, to reflect the landfill's current operating volumes as permitted by the Pennsylvania Department of Environmental Protection (DEP).

This amendment aligns local regulations with existing DEP authorizations and aligns with *FutureLV: The Regional Plan* by 'providing environmentally responsible and economical solid, electronic, and hazardous waste disposal and recycling' (of Policy 3.2). Maintaining regulatory consistency with state oversight helps ensure the continued

safe and efficient operation of a regionally significant solid waste facility, contributing to 'the fiscal health and sustainability of municipalities' (of Policy 4.6).

Municipalities, when considering ordinances and amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article I§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC. If you have any questions regarding the content of this letter, please do not hesitate to call.

Sincerely,



Jill Seitz
Chief Community and Regional Planner

cc: Amy Kahler, Township Administrative Assistant/Secretary.