



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, February 26, 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 Floor

1. Welcome New Commissioners!
 - a. Justin Amann, Bethlehem/Easton City Council Member, from Bethlehem City Council
 - b. Craig Beavers, Citizen Member, Lehigh County
 - c. Gary Fedorcha, Citizen Member, Lehigh County
 - d. Samantha Pearson, Alternate to Lehigh County Executive Siegel, Lehigh County
 - e. Jo Daniels, Elected Member, Northampton County
 - f. Anita Erdos Forrester, Citizen Member, Northampton County
 - g. Tung-To Lam, Elected Member, Northampton County
 - h. Eric Shamis, Citizen Member, Northampton County
 - i. Dean Turner, Elected Member, Northampton County
 - j. Brett Webber, Citizen Member, Northampton County

Chair's Report

1. Recognition of Commissioner Service
 - a. March 26th Full Commission Meeting
2. Commissioner Information, Committee Membership and Availability Survey
3. Annual Statement of Financial Interests

Minutes

1. ACTION ITEM: Minutes and Review of Roll Call Actions of the January 22, 2026, Commission Meeting (JW)

Comprehensive Planning Committee:

1. ACTION ITEM: City of Allentown – Land Use of Regional Significance – Midway Manor Elementary School Modular Building (JS)
2. ACTION ITEM: City of Bethlehem – Land Use of Regional Significance – Lehigh University East Hill Residence Hall (JS)
3. ACTION ITEM: Summary Sheet (SMelnick)
4. INFORMATION ITEM: March Committee Meeting will include Draft Housing Supply and Attainability Strategy Policies and Actions Discussion (JS)

5. *INFORMATION ITEM: Commonwealth of Pennsylvania Housing Action Plan: 2026-2035 Released, February 12, 2026* (JS)
 - a. Access it here: <https://dced.pa.gov/housing-and-development/pennsylvania-housing-action-plan/>

Environment Committee:

1. *INFORMATION ITEM: March Committee Meeting will include the Regional Trail Gap Analysis* (SRepasch)

Transportation Committee:

1. *INFORMATION ITEM: March Committee Meeting will include the Regional Congestion Management Plan* (KSchmidt)

Old Business:

1. Employment and Population Projections Report (BR-G)
 - a. Access it at lvpc.org/datalv

New Business:

2. 2025 Annual Report (DC, JS, SW, SM, MA, BB)
 - a. Access full report at lvpc.org/about-us
 - b. County Presentations:
 - i. Northampton County Council, Economic Development Committee, March 5th at 4:30 PM, County Council Chambers and Online here: <https://www.norcopa.gov/county-council>
3. Lehigh Valley General Assembly, March 10, 7 PM, In-Person at LVPC (DC)
4. Lehigh Valley Government Academy
 - a. Pennsylvania Municipalities Planning Education Institute Course in Community Planning, Three-Part In-Person Training on April 7, 14 and 21st, 5:30 PM, In-Person at LVPC.
 - b. Pennsylvania Municipalities Planning Education Institute Course in Subdivision and Land Development , Three-Part In-Person Training on May 6, 13 and 20th, 5:30 PM, In-Person at LVPC.

Executive Director's Report:

1. Recent Activities
 - a. Wall Street Journal Article, "Pennsylvania Wins Bid for Eli Lilly Weight-Loss Drug Factory", By Te-Ping Chen, January 30, 2026
 - b. Business Matters, Greater Lehigh Valley Chamber of Commerce and WFMZ Episode on Planning for the Future of the Lehigh Valley, First Aired February 9, 2026
 - i. Watch Here: <https://www.wfmz.com/business/business-matters>
 - c. American Society of Highway Engineers Regional Chapter Presentation, February 10, 2026
 - d. Lehigh County Industrial Land Use Guide Community Workshops, February 11, 2026
2. On-going Direct Municipal Support Activities
 - a. Lower Saucon Community Impact Assessment Project
 - b. Easton Planning Commission Training

- c. Multi-Municipal Comprehensive Plans Support
 - i. River Central
 - ii. Slate Belt
 - iii. Potential New Planning Group

Monthly Reports:

- 1. *PACKET ITEMS:*
 - a. January 2026 Subdivision, Land Development, Stormwater and Municipal Ordinances/Plans Report
 - b. Highway Performance Monitoring System - Monthly Traffic Count Report

Communications and Engagement

- 1. *PACKET ITEM:* Morning Call Business Cycle Column
 - a. Published: February 8 - "Planning at Full Speed – A Growing Region's Reality"
 - b. lvpc.org; mcall.com
 - c. Next column: March 29
- 2. *PACKET ITEM:* Monthly, Plan Lehigh Valley Talk Show on WDIY, Lehigh Valley Public Radio, 88.1
 - a. Air Date: February 2 - "Charting a Path With Becky Bradley and Matt Assad"
 - b. Next show – 6:30 pm, March 2, 2026
- 3. *PACKET ITEM:* Lehigh Valley Government Academy
 - a. Local Technical Assistance Program (LTAP) virtual
 - o March 5, 11 am to noon: Asphalt Preservation Tool – Cape Seal
 - o March 13, 8 am to 2:30 pm – Traffic Calming
 - Register at www.gis.penndot.gov/LTAP/ or contact Hannah Milagio at hmilagio@lvpc.org 610-264-4544
- 4. *PACKET ITEM:* GRANT
 - a. Department of Health: WalkWorks Grant for Developing Active Transportation Plans
 - o March 6, 5pm – Question period closes
 - o March 20, 5pm – Application Closes

Next Lehigh Valley Planning Commission Meeting:

Thursday, March 26, 2026, at 7:00 pm
In Person 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.



Lehigh Valley Planning Commission

CHRISTINA "TORI" MORGAN
Chair

ARMANDO MORITZ-CHAPELLIQUEN
Vice Chair

PHILLIPS ARMSTRONG
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

MEMORANDUM

DATE: February 12, 2026
TO: LVPC Commissioners
FROM: Hannah Milagio, Regional Planner for Community Engagement
CC: Becky Bradley, David Cohen, Tracy Oscavich
REGARDING: 2025 Statement of Financial Interests

It is once again time for everyone to file their statement of financial interest. Per the Pennsylvania State Ethics Act, all public officials must file a Statement of Financial Interests form for each year of service. The yearly deadline for submission for public officials to file a Statement of Financial Interest is May 1st, and the filing covers the previous calendar year. Any person who was an LVPC Commissioner at any point in 2025 will need to send a Statement of Financial Interests form to Hannah Milagio by May 1, 2026. The form can be submitted by mail or electronically, and it is attached in your meeting packet. Emails can be sent to hmilagio@lvpc.org and physical mail can be sent to:

Hannah Milagio
c/o Lehigh Valley Planning Commission
615 Waterfront Dr.
Suite 201
Allentown, PA 18102

More information on the Statement of Financial Interest can be found here:
<https://www.pa.gov/services/ethic/file-a-statement-of-financial-interests>

Please send any questions to hmilagio@lvpc.org or call 610-264-4544.

Thank you all for your dedication to the Commission and your annual participation in this requirement.



COMMONWEALTH OF PENNSYLVANIA
STATE ETHICS COMMISSION

Finance Building
613 North Street, Room 304
Harrisburg, PA 17120-0400
(717) 783-1610 or Toll Free 1-800-932-0936
www.ethics.pa.gov
ra-ethicswebmaster@pa.gov
Fax: (717) 787-0806



STATEMENT OF FINANCIAL INTERESTS

IF YOU HOLD MORE THAN ONE OFFICE AND/OR POSITION YOU MUST FILE A COPY OF THEIR FORM AT EACH FILING LOCATION.

YOU MAY FILE ONLINE AT: WWW.ETHICS.PA.GOV. A PAPER COPY MAY STILL BE REQUIRED TO BE SUBMITTED TO YOUR FILING LOCATION. FILERS SHOULD CHECK WITH THEIR FILING LOCATION FOR REQUIREMENTS.

THIS FORM MUST BE COMPLETED AND FILED BY:

- A Candidates** - Individuals seeking elected state, county and local public offices, including first-time candidates, incumbents seeking re-election, and write-in candidates who do not decline nomination/election within 30 days of official certification of nomination/election.
 - B Nominees** - Persons nominated for public office subject to confirmation.
 - C Public Officials** - Persons serving as current state/county/local public officials (elected or appointed). The term includes persons serving as alternates/designees. The term excludes members of purely advisory boards.
 - D Public Employees** - Individuals employed by the Commonwealth or a political subdivision who are responsible for taking or recommending official action of a non-ministerial nature with regard to: contracting or procurement; administering or monitoring grants or subsidies; planning or zoning; inspecting, licensing, regulating or auditing any person; or any other activity where the official action has an economic impact of greater than a de minimis nature on the interests of any person. The term does not include individuals whose activities are limited to teaching.
- A former public official or former public employee must file the year after termination of service with the Commonwealth or political subdivision.**
- E Solicitors** - Persons elected or appointed to the office of solicitor for political subdivision(s).

Review the filing chart for proper filing location.

The Form is required to be filed pursuant to the provisions of the Public Official and Employee Ethics Act "Ethics Act," 65 Pa.C.S. § 1101 et seq.

STATEMENT OF FINANCIAL INTERESTS INSTRUCTIONS

Please print neatly in capital letters. If you require more space than has been provided, please attach an 8 1/2" x 11" piece of paper to the form. Blocks 01 through 06 are for current information.

- Block 01** Enter your last name, first name, middle initial and suffix (if applicable) in the spaces provided. Public office candidates should use the exact name used on official nomination petition or papers.
- Block 02** List an office (business or governmental) or home address and daytime telephone number.
- Block 03** Check the box or boxes to indicate your status. See definitions on front page. If you are correcting a prior filing, please check the box designating an amended form.
- Block 04** Check the appropriate box (seeking, hold, held) for each position you list in the blocks below. List all public position(s) which you are seeking, currently hold, or have held in the **prior** calendar year. Please be sure to include job titles and official titles such as "member" or "commissioner" (even if serving as an alternate/designee).
- Block 05** List all Commonwealth agency(ies) or political subdivision(s) as to which you: (1) are presently seeking a public position or public office as a candidate (incumbent or non-incumbent) or nominee; (2) presently hold public office(s) or public employment; and/or (3) previously held a public office(s) or public employment during all or any portion of the calendar year listed in block 07. (The term "political subdivision" includes a county, city, borough, incorporated town, township, school district, vocational school, county institution, district, and any authority, entity or body organized by the aforementioned).
- Block 06** List your current occupation or profession. This information may be the same as stated in block 04.
- Block 07** List the calendar year for which you are filing this form. Like tax returns, the form discloses financial information for a **prior** calendar year. For example, for the form due May 1, 2026, block 07 would read "2025." The information in blocks 08 through 15 should represent financial interests for the calendar year listed in Block 7.
- Block 08** **REAL ESTATE INTERESTS:** List the address of any property which was involved in transactions (leasing, purchasing, or condemnation proceedings of real estate interests) with the Commonwealth or any other governmental body within the Commonwealth. If you have no direct or indirect interests in such a property, then check "NONE."
- Block 09** **CREDITORS:** List the name and address of any creditor and the interest rate of any debt over \$6,500 regardless of whether such debt is held solely by you or jointly by you and any other individual, including your spouse, where each obligor is fully responsible for the obligation. A joint obligation with other persons for which the filer is responsible only for a proportional share that is less than the reporting threshold, is not required to be reported. **Do not report a mortgage or equity loan on your home (or secondary home),** or loans or credit between you and your spouse, child, parent or sibling. Car loans, credit cards, student loans, personal loans and lines of credit must be listed on the form if the balance owed was in excess of \$6,500 at any time during the calendar year. If you do not have any reportable creditor, then check "NONE."
- Block 10** **DIRECT OR INDIRECT SOURCES OF INCOME:** List the name and address of each source of \$1,300 or more of gross income - - including but not limited to gross income from the public position - - regardless of whether such income is received solely by you or jointly by you and another individual, such as a spouse. "Income" includes any money or thing of value received or to be received as a claim on future services or in recognition of services rendered in the past, whether in the form of a payment, fee, salary, expense, allowance, forbearance, forgiveness, interest, dividend, royalty, rent, capital gain, reward, severance payment, proceeds from the sale of a financial interest in a corporation, professional corporation, partnership or other entity resulting from termination/withdrawal therefrom upon assumption of public office or employment or any other form of recompense or combination thereof. The term refers to gross income and includes prize winnings and tax-exempt income but does not include gifts, governmentally-mandated payments or benefits, retirement, pension or annuity payments funded totally by contributions of the public official or employee, or miscellaneous incidental income of minor dependent children. Filers are not required to list income amounts. If you do not have ANY reportable source of income, then check "NONE."
- Block 11** ***GIFTS:** For each source of gifts(s) valued at \$250 or more in the aggregate, list the following information: the name and address of the source; the circumstances, including a description of each gift; and the value of the gift(s). Do not report political contributions otherwise reportable as required by law, gift(s) from friends or family members (the term "friend" does not include a registered lobbyist or employee of a registered lobbyist), or any commercially-reasonable loan made in the ordinary course of business. The Commission has held that a person cannot be deemed a "friend" if that person and/or a business with which that person is associated is regulated by or has contracts with the public official's governmental body. If you did not receive any reportable gift, then check "NONE."
- Block 12** ***TRANSPORTATION, LODGING OR HOSPITALITY EXPENSES:** List the name and address of each source and the amount of each payment/reimbursement by the source for transportation, lodging or hospitality that you received in connection with your public position if the aggregate amount of such payments/reimbursements by the source exceeds \$650 for the calendar year for which you are reporting. Do not report reimbursements made by a governmental body or by an organization/association of public officials/employees of political subdivisions that you serve in an official capacity. If you do not have any reportable expense payments/reimbursements, then check "NONE."
- Block 13** **OFFICE, DIRECTORSHIP OR EMPLOYMENT IN ANY BUSINESS ENTITY:** List the name and address of the business entity for any office that you hold (Example: President, Vice President, Secretary, Treasurer), any directorship that you hold (through service on a governing board such as a board of directors), and any employment that you have in any capacity whatsoever as to any business entity. This block focuses solely on your status as an officer, director or employee, regardless of income. If you do not have any office, directorship or employment in any business entity to report, then check "NONE."
- Block 14** **FINANCIAL INTERESTS:** List the name and address and interest held in any business for profit of which you own more than 5% of the equity or more than 5% of the assets of economic interest in indebtedness. If you do not have any such financial interest to report, then check "NONE."
- Block 15** **TRANSFERRED BUSINESS INTERESTS:** List the name and address of any business in which you transferred a financial interest (as defined in block 14 above) to a member of your immediate family (parent, spouse, child, brother or sister), as well as the interest held, relationship to the individual, and date of transfer. If you did not transfer any such business interest, then check "NONE."
- Signature** Sign the form and enter the current date. **Back dating the form is a violation of law and could result in the initiation of civil, administrative and/or criminal penalties.**

The Commission has long held that the receipt of things of value, such as gifts, transportation, lodging and hospitality from vendors, those regulated, and others, may form the basis for a conflict of interest under Section 1103(a) of the Ethics Act.

PENNSYLVANIA STATE ETHICS COMMISSION
STATEMENT OF FINANCIAL INTERESTS

01 LAST NAME FIRST NAME MI SUFFIX

02 ADDRESS office (business or governmental) or home City State Zip Code Area Code Phone

NOTE: IF YOU ARE INCLUDING ATTACHMENTS, DO NOT INCLUDE ANYTHING THAT BEARS YOUR SOCIAL SECURITY NUMBER OR FINANCIAL ACCOUNT NUMBERS.

03 STATUS Check applicable box or boxes, more than one box may be marked. A Candidate (including write-in) B Nominee C Public Official (Current) C Public Official (Former) D Public Employee (Current) D Public Employee (Former) E Check this box if you are filing as a solicitor Check this box if you are amending an original filing

04 PUBLIC OFFICE OR PUBLIC EMPLOYMENT (i.e. administrator, member, Commissioner, job title, etc.) seeking hold held A B

05 GOVERNMENTAL BODY in which you are/were an Official, Employee, Candidate or Nominee (e.g., dept, agency, authority, borough, board, commission, county, school district, twp, etc.) A B

06 OCCUPATION OR PROFESSION (This may be the same as block 4) 07 YEAR SEE INSTRUCTIONS Information in blocks 8-15 represents disclosure for the calendar year listed here: 2 0

08 REAL ESTATE INTERESTS involved in transactions with the Commonwealth, any of its agencies, or a political subdivision If NONE, check this box

09 CREDITORS TO WHOM IS OWED MORE THAN \$6,500 Name: Address: Interest Rate If NONE, check this box

10 DIRECT OR INDIRECT SOURCES OF INCOME OF \$1,300 OR MORE, including (but not limited to) all employment Name: Address: (OFFICIAL USE ONLY) If NONE, check this box

11 GIFTS VALUED AT \$250 OR MORE IN THE AGGREGATE Source of Gift Value of Gift Address of Source of Gift Circumstances (including description) of Gift If NONE, check this box

12 TRANSPORTATION, LODGING OR HOSPITALITY WHERE ACTUAL EXPENSES EXCEEDED \$650 IN THE AGGREGATE Source of Transportation, Lodging, or Hospitality Value Address If NONE, check this box

13 OFFICE, DIRECTORSHIP OR EMPLOYMENT IN ANY BUSINESS Business Entity (Name and Address) Position Held (i.e., officer, director, employee, etc.) If NONE, check this box

14 FINANCIAL INTEREST IN ANY LEGAL ENTITY IN BUSINESS FOR PROFIT Business (Name and Address) Interest Held (i.e., 5%, 10%, etc.) If NONE, check this box

15 BUSINESS INTERESTS TRANSFERRED TO IMMEDIATE FAMILY MEMBER Business (Name and Address) Transferee (Name and Address) Interest Held Relationship Date Transferred If NONE, check this box

The undersigned hereby affirms that the foregoing information is true and correct to the best of said person's knowledge, information and belief, said affirmation being made subject to the penalties prescribed by 18 Pa.C.S. § 4904 (unsworn falsification to authorities) and the Public Official and Employee Ethics Act, 65 Pa.C.S. § 1109(b).

Signature _____ Enter Current Date _____

THIS FORM IS CONSIDERED DEFICIENT IF ANY BLOCK ABOVE INCLUDING SIGNATURE OR DATE IS NOT COMPLETED. MAKE A COPY FOR YOUR RECORDS. SIGN THE FORM USING CURRENT DATE. DO NOT BACK DATE SIGNATURE.

WHO MUST FILE	ORIGINAL COPY	ADDITIONAL FILINGS*	WHEN TO FILE
A. STATUS BLOCK A - CANDIDATES Statewide State Senate State House Supreme Court Superior Court Common Pleas Court Traffic Court Municipal Court Commonwealth Court	State Ethics Commission	Append to nomination petition when filed with the State Bureau of Elections 210 North Office Building Harrisburg, PA 17120-0029	ON OR BEFORE THE LAST DAY FOR FILING A PETITION TO APPEAR ON THE BALLOT FOR ELECTION
Constables / Deputy Constables	State Ethics Commission	Append to nomination petition when filed with County Board of Elections	
Countywide City Borough Township Municipality (home rule charter)	File with the Clerk/ Secretary in the Municipality in which you are a candidate		
Magisterial District Judges	File with the County in which the Magisterial District is located		
School Director	File in the School District where you are a candidate		
Announced Write-in	For state office file with State Ethics Commission . For county or local office file with governing authority of political subdivision.	No additional copy required	Within 30 days of official certification of having been nominated or elected unless such person declines the nomination or office within that time frame.
Unannounced Write-in Winners of Nominations			
Unannounced Write-in Winners of Elections			
B. STATUS BLOCK B - NOMINEE State Level	State Ethics Commission	File with the Official or Body vested with the power of confirmation	10 days before official or body approves or rejects the nomination.
County/Local Level	Governing authority of political subdivision		
C. STATUS BLOCK C - PUBLIC OFFICIAL Commonwealth Public Officials such as: Members of Boards and Commissions (including alternates/designees); Heads of executive, legislative and independent agencies, boards and commissions; and persons appointed to positions designated as offices. Charter School Trustees.	State Ethics Commission	File with each Agency, Board, Commission, Department, or Government Body in which employed or to which appointed. (make additional copies if needed)	FILE NO LATER THAN MAY 1 OF EACH YEAR A POSITION IS HELD AND OF THE YEAR AFTER LEAVING SUCH A POSITION.
State House Member State Senate Member	State Ethics Commission	File with the House Chief Clerk or Senate Secretary (whichever applies)	
Local Public Officials serving in/as: Counties; Boroughs; Townships; Home Rule Municipalities; Municipal Authorities; School Districts Incumbent Judges and Magisterial District Judges who are not candidates file a Statement of Financial Interests for Judicial Officers with the Administrative Office of Pennsylvania Courts (AOPC).	File only with the governing authority of the respective local political subdivision	Additional copy is not required to be filed (unless serving in multiple capacities, then file with each entity as required)	
Constables / Deputy Constables	State Ethics Commission	No additional copy required	
D. STATUS BLOCK D - PUBLIC EMPLOYEE Commonwealth PUBLIC EMPLOYEE (Executive, Leg. & Independent Agencies)	File only with your Employer		
County City Borough Township Municipal (home rule) Municipal Authority School District  EMPLOYEE	File only with your political subdivision		
E. STATUS BLOCK E - SOLICITOR	File with the governing authority of each political subdivision for which you are Solicitor	Additional copy is not required to be filed (unless serving in multiple capacities, then file with each entity as required)	

*** FILER IS RESPONSIBLE FOR MAKING ANY ADDITIONAL COPIES.**



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 Minutes from the Thursday, January 22, 2026, Meeting

The LVPC held a public meeting on Thursday, January 22, 2026. The meeting was advertised in the Lehigh Valley Press on January 7th, 2026.

LVPC Chair Tori Morgan chaired the meeting.

Mr. Christian Martinez took Roll Call.

Members in Attendance:

Lehigh County

Ron Beitler, Michael Drabenstott, Bob Elbich, Sunny Ghai, Philip Ginder, Steve Glickman, Jennifer Gomez, Kent Herman, John Inglis, Christina Morgan, Santo Napoli, Samantha Pearson, Stephen Repasch, and Kevin Schmidt.

Northampton County

Christopher Amato, Charles Elliott, Cathy Fletcher, Judith Haldeman, Carl Manges, John McGorry, Steve Melnick, and Armando Moritz-Chapelliquen.

Members Absent:

Lehigh County

Phillips Armstrong, Owen O'Neil, Josh Siegel, and Matthew Tuerk.

Northampton County

Jessica Cope, Andrew Elliott, John Gallagher, Rachel Leon, Scott Minnich, Edward Nelson, Salvatore Panto, Jr., J. William Reynolds, Crystal Rose, Tina Smith, and Tara Zrinski.

Staff Present: Becky A. Bradley, David Cohen, Jillian Seitz, Matt Assad, Susan Myerov, Christian Martinez, Beth Ritter-Guth, and Steve Weber.

Public Present:

Amy Unger, Bill MacNair, Carla Lindenmuth, Glynis Daniels, David Manhardt, Dennis Deutsch, Diane Kelly, Katy Howe, Jill Schneider, Joel Gilley, Judith Henckel, Julie Thomases, Karen Feridun, Matt Balikian, Nicole Delgado, Nicole Dunbar, Philip Gianficaro, Raymond Boronyak, Steve Root, Sharon Fehlinger-Ricker, Greg Sussman, Taylor Laney, and Yvette Kuhns.

COURTESY OF THE FLOOR

CHAIR'S REPORT

Chair Morgan introduced two new LVPC staff members, Beth Ritter-Guth, Director of Research and Innovation, and Steven Weber, Director of Transportation. They both gave an overview of their past work experience, skills and interests.

SPECIAL PRESENTATION

Chair Morgan congratulated ten local municipal officials for achieving the Certified Citizen Planner distinction and four for achieving the George Fasic Outstanding Planning Education Achievement Award. To be eligible for the LVPC Certified Citizen Planner distinction, participants had to complete three of the four courses offered by the Lehigh Valley Government Academy, in collaboration with the Pennsylvania

Municipal Planning Education Institute (PMPEI). The courses include Community Planning, Subdivision and Land Development Ordinance Review, Zoning, and Zoning Administration. The George Fasic Outstanding Planning Education Achievement Award recognizes individuals demonstrating a commitment to planning education by completing all four of the PMPEI core courses.

MINUTES

Chair Morgan stated that the minutes of the Thursday, December 18, 2025, LVPC meeting are attached. Chair Morgan asked for a motion to approve the minutes. Commissioner Repasch made a motion to approve the minutes and Vice Chair Moritz-Chapelliquen seconded the motion.

Chair Morgan asked for any comments or questions. Vice Chair Moritz-Chapelliquen asked for the minutes to be amended to reflect that he and Chair Morgan abstained on Action 8, the Election of 2026 LVPC Officers. Commissioner Repasch agreed to the amendment. Chair Morgan called for votes on the amended minutes. Commissioners Elbich, Ghai, Ginder and Inglis abstained. The motion passed.

COMPREHENSIVE PLANNING COMMITTEE

ACTION ITEM: South Whitehall Township – Land Use of Regional Significance – Project Atlas Data Center Campus

Ms. Seitz presented the staff review of the proposed Atlas Industrial data center in South Whitehall Township. First, Ms. Seitz provided background on the legal framework of land-use decisions in Pennsylvania, to help educate the commissioners and members of the public attending the meeting. Then, Ms. Seitz summarized the discussion and letter amendment decided upon at the 1/20/26 LVPC Comprehensive Planning Committee meeting, as well as outlined the potential community impacts from the proposal to be mitigated.

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

Dave Manhardt thanked LVPC and public for participating. He described how the Township is incorporating comments from the LVPC and public into their review.

Commissioner Amato thanked Ms. Seitz for the legal overview. He gave scale reference for size of building and commended the comment letter provided from the public.

Katy Howe commented on local air quality issues from generators and emphasized importance of the proposal being next to Parkland High School. She expressed concerns about the proposal's impacts on potable water supply as well.

Commissioner Charles Elliott asked about the vehicle trips estimated to be generated and felt like it's high. Jill explained that it's a new land use, and engineers want to be conservative with traffic estimates.

Commissioner Glickman commented that the LVPC should change language away from calling agricultural land as vacant and unused in future reviews.

Jill Schneider asked for the data center to use renewable energy and mitigate impacts to energy costs and drinking water.

Luther Edinger asked if developer has planned for solar on roof area, and how data gets to the center. Ms. Seitz explained that the applicant is working with PPL and that the Heating and Air Conditioning units needed on the roof of the building may restrict solar capacity.

Carla Lindenmuth requested the LVPC to recommend the proposal to be denied by Township. She asked for land to remain as open space.

Joel Gilley commented on the environmental ramifications of the proposal's location.

Dwight Adam expressed concern about noise levels from the data center and the effect on Parkland High School and water usage.

Nicole Dunbar asked about the timeline of proposed project and expressed concern about energy issues. She also asked if Atlas Industries is examining other sites. Dave Manhardt responded and explained the process of edits to the proposal.

Yvette Kuhns expressed concerns about energy and water usage, particularly for people who rely on well water. She also expressed concern about worsened air quality issues.

Taylor Laney commented that she believes that the proposal goes against multiple tenants of FutureLV. Ms. Bradley provided additional context about the role of the LVPC in the land development process.

Katy Howe provided additional context on energy usage of the proposal and health concerns.

Greg Sussman questioned the choice of generators proposed.

Commissioner Charles Elliott commended the public's comments and expressed concern about low frequency waves from site, particularly at the high school.

Vice Chair Moritz-Chapelliquen thanked everyone for coming and highlighted Policy 5.4 and considered adding language to highlight proposal's potential inconsistencies with the Policy. Vice Chair Moritz-Chapelliquen and other commissioners ultimately decided against adding further language in the LVPC review letter.

Taylor Laney commented that her interpretation is that the proposal is not consistent with certain aspects of FutureLV.

Dave Manhardt commented that the guidance from the LVPC and the public is helping them develop additional questions for the applicant.

Commissioner Melnick appreciated the comments in the letter.

Commissioner Charles Elliott asked about what circumstances require the proposal to come back to the LVPC. Ms. Seitz said if there's a 10% or greater change in the site plan.

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

ACTION ITEM: Comprehensive Planning Committee Summary Sheet

Comprehensive Planning Committee Chair Melnick briefed the Commission on the Comprehensive Committee Summary Sheet that featured zoning ordinance amendments regarding data centers in both Upper Saucon Township and North Whitehall Township.

Chair Morgan called for a motion to accept the summary sheet. Commissioner Repasch made the motion, and Commissioner Elbich seconded the motion. Chair Morgan asked for any comments or questions. There were none.

Chair Morgan called for affirmative votes to accept the staff comments. Commissioner Inglis abstained. The motion passed.

ENVIRONMENT COMMITTEE

ACTION ITEM: Environment Committee Summary Sheet

Commissioner Repasch briefed the Commission on Environment Committee's business that included three Delaware River Basin Commission (DRBC) project dockets in South Whitehall Township, Whitehall Township and the City of Easton.

Chair Morgan called for a motion to accept the summary sheet. Commissioner Melnick 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 accept the staff comments. The motion passed.

TRANSPORTATION COMMITTEE

PRESENTATION ITEM: 2025 Transportation Improvements Accomplishments

Transportation Committee Chair Schmidt turned the floor over to Steve Weber, who described the Annual List of Obligated Projects (ALOP) and provided a snapshot of the final dollar amounts for the projects in Federal Fiscal Year 2025.

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

OLD BUSINESS:

PRESENTATION ITEM: Final Lehigh County Industrial Land Use Guide

Ms. Seitz provided information on the Lehigh County Industrial Land Use Guide and promoted training sessions for both municipal representatives and members of the public, to help educate people about the impacts of industrial land uses and how to utilize the information in the guide.

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

NEW BUSINESS:

PRESENTATION ITEM: 2026 Major Plans and Projects

Ms. Bradley gave background and status updates about some major plans and projects that the LVPC is working on in 2026, including the US Route 22 Mobility, Safety and Congestion Plan, Safe Streets for All: Regional Transportation Safety Plan, and the update to *FutureLV: The Regional Plan*.

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

COMMUNICATIONS AND PUBLIC ENGAGEMENT:

Chair Morgan 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 Morgan stated that the next LVPC meeting will be on Thursday, February 26, at 7 pm. Chair Morgan then asked if there was a motion to adjourn the meeting and Commissioner Elbich made a motion to adjourn. The meeting was adjourned.

Submitted by:

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



CHRISTINA "TORI" MORGAN
Chair

ARMANDO MORITZ-CHAPELLIQUEN
Vice Chair

PHILLIPS ARMSTRONG
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

February XX, 2026

Jennifer Gomez, Director of Planning and Zoning
City of Allentown
435 Hamilton Street
Allentown, PA 18101

**Re: SSDLIA Modular Building – Midway Manor Elementary – Amended Letter
City of Allentown
Lehigh County**

Dear Ms. Gomez,

The subject application is considered a Land Use of Regional Significance, as 'All' Education Facilities are considered land uses of regional significance in *FutureLV: The Regional Plan* (page 137). The Lehigh Valley Planning Commission (LVPC) considered the subject application at its Comprehensive Planning Committee and Full Commission meetings, per requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Meeting participation details are below, and we encourage your participation.

<p>LVPC Comprehensive Planning Committee Meeting:</p> <p>February 24, 2026, at 12:00 PM (Virtual) https://lvpc.org/lvpc-meetings</p>	<p>LVPC Full Commission Meeting:</p> <p>February 26, 2026, at 7:00 PM (Virtual) https://lvpc.org/lvpc-meetings</p>
--	--

The application proposes to demolish an existing 1,600 square foot, two-classroom modular building and an existing maintenance building. A new 9,856 square-foot, ten-classroom modular building will be constructed along with perimeter ADA ramps and driveway crossover reconstruction at 1103 N Tacoma Street (Parcel Identification Number 641830544726).

The project supports the goal of *FutureLV: The Regional Plan* to enhance economic growth by investing in improvements to educational facilities and 'increasing social and economic access to daily needs for all people' (of Policies 4.1 and 5.2).

The plan proposes to plant an additional 23 shade trees along the perimeter of the property, which 'improves access to green spaces', 'promotes street trees', and 'strengthens sidewalk infrastructure' (of Policy 5.3).

The LVPC recommends including a bicycle rack in the development plans. Including parking for bicycles supports a safe, healthy, inclusive and livable community (*FutureLV* Goal 5) and ensures transportation accessibility for all persons (of Policy 5.2).



Approximate Building Location -- Google Aerial View of Site

The LVPC encourages the developer to consider opportunities to incorporate sustainable energy systems that reduce overhead operational costs and ‘minimize environmental impacts of development’ (of Policy 3.1), such as geothermal energy systems, solar panels, and greywater reuse for irrigation and plumbing.

Allentown School District should consider the impact of community support, both past and future, on all aspects of the design of this building as the plan progresses forward, including consideration of the snack stand in question.

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,

A handwritten signature in black ink, appearing to read 'MGC'.

Mary Grace Collins
Community and Regional Planner

cc:

Allentown School District, Applicant; Barry Isett & Associates, Project Engineer/Surveyor; David Petrik, Deputy Director of Public Works; Jesse Sadiua, Chief Planner; Melissa Velez, Senior Planner; Brandon Jones, Planner



CHRISTINA "TORI" MORGAN
Chair

ARMANDO MORITZ-CHAPELLIQUEN
Vice Chair

PHILLIPS ARMSTRONG
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

February xx, 2026

Craig Peiffer, Assistant Planning Director
City of Bethlehem
10 E Church St
Bethlehem, PA 18018

**Re: Lehigh University – East Hill Residence Hall
City of Bethlehem
Northampton County**

Dear Mr. Peiffer,

The subject application is considered a Land Use of Regional Significance, as 'All' Education Facilities are considered land uses of regional significance in *FutureLV: The Regional Plan* (page 137). The Lehigh Valley Planning Commission (LVPC) considered the subject 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. Meeting participation details are below:

<p>LVPC Comprehensive Planning Committee Meeting:</p> <p>February 24, 2026, at 12:00 PM (Virtual) https://lvpc.org/lvpc-meetings</p>	<p>LVPC Full Commission Meeting:</p> <p>February 26, 2026, at 7:00 PM (Virtual) https://lvpc.org/lvpc-meetings</p>
--	--

The application proposes the construction of a new residence hall on the Asa Packer Campus of Lehigh University that will contain 265 dwelling units to house first-year students. Additional features include a green roof for the building, new sidewalks, widening of existing sidewalks, intersection improvements at Sayre and University Drive, and the removal of existing street parking to convert a section of University Drive to two-way circulation.

Overall, the proposal supports the goal of *FutureLV: The Regional Plan* to 'expand access to education' and provide a variety of housing types that maximize social and economic opportunities (of Policies 4.1 and 4.5).



Approximate Project Location via Google Aerial View

Transportation

The project includes a number of improvements that improve walkability, pedestrian safety, and traffic circulation. Road widening and sidewalks are proposed from the intersection of Sayre Drive and University Drive to the intersection of University Drive, Taylor Street, and Quad Drive. Crosswalks will also be constructed at each intersection, 'promoting safe and secure community design' (of Policy 5.1).

Existing parking spaces on University Drive and Dravo Drive will be removed to facilitate the expansion to accommodate two-way traffic. Removing parking, creating crosswalks, and adding sidewalks protects pedestrians when in road-user areas. The inclusion of bicycle racks and a sheltered bus station improves multimodal transit for students, 'integrating mixed-transportation into public space design' and 'ensuring transportation accessibility' for first year students who may not have a vehicle on campus (of Policy 5.2).

Environment

In *FutureLV: The Regional Plan*, the LVPC identifies the project area as being within a Medium Priority Natural Resource Conservation Priority Area. These areas contain a mix of important natural features, such as woodlands, critical habitats, and steep slopes. The proposed tree plan provides a net increase to the amount of trees on the site, bringing the total number of trees over 8" from 102 to 118, promoting 'sustainable stewardship of natural lands' (of Policy 3.3). To complement these efforts, the LVPC recommends that the landscaping associated with the project use 'native, climate-adaptive and carbon-sequestering' species (of Policy 3.4).

The lot is situated on a steep slope of 15%-25%. The LVPC recommends that special erosion and storm drain controls be enforced to 'minimize environmental impacts of development to protect the health, safety and welfare of the public' (of Policy 3.2).

The project site is located within the Catasauqua Creek watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments related to our review of the project's stormwater management plan are included as attachment 1.

The inclusion of a green roof supports sustainable building and site design (of Policy 3.4). To further reduce overhead operational costs and ‘minimize environmental impacts of development’ (of Policy 3.2), the LVPC encourages the developer to consider opportunities to pursue sustainable building practices such as LEED certification, solar panels, and/or greywater reuse for irrigation and plumbing.

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,

A handwritten signature in black ink, appearing to read 'MGC', is positioned above the typed name.

Mary Grace Collins
Community and Regional Planner

cc:
Joe Klocek, Applicant;
Thomas Serpico, Project Engineer/Surveyor
Michael Alkhal, Township/Borough Engineer

Project Review Summary Sheet

Comprehensive Planning Committee

Date: February 2026

Project	Municipality	Brief Statement of Purpose	LVPC Comment
Curative Amendment	Palmer Township	The Petitioner has submitted a challenge and curative amendment requesting that a parcel of land be rezoned from Rural Agriculture (RA) to North End Business (NEB) so that the property may be developed for industrial uses.	The LVPC disagrees that the subject property is appropriate for zoning within the NEB District due to land use conflicts and the presence of environmentally sensitive features on the site. Rezoning the property to NEB is likely to have a detrimental impact on the nearby school and neighborhood and does not support increasing the social, economic and environmental well-being of the region (of Policy 1.1).
Zoning Ordinance and Map Amendment	Bethlehem Township	Amends the Township's Zoning Ordinance to define Electrical Vehicle Charging Stations and regulate Auto Service Stations, Convenience Stores, and Drive Throughs.	<p>The added definitions and regulations pertaining to EVCS align with the intent of <i>FutureLV: The Regional Plan</i> to 'advance autonomous and electric vehicle technologies' (of Policy 2.5) and 'promote best practices in land use regulation and efficiency' (of Policy 1.4).</p> <p>The LVPC recommended clarifying the additional requirements for Auto Service Stations and Convenience stores to 'promote best practices in land use regulations and promote efficiency' (of Policy 1.4)</p>



Project Review Summary Sheet

Comprehensive Planning Committee

Date: February 2026

<p>Zoning Ordinance Amendment</p>	<p>Lower Saucon Township</p>	<p>Amends the Township’s Zoning Ordinance to permit Data Centers as a Conditional Use in the Light Manufacturing (LM) District.</p>	<p>Aligns with <i>FutureLV: The Regional Plan</i> by supporting an efficient development process that is responsive to regional needs and minimizes the impacts of regionally significant land uses (of Policy 1.4).</p>
<p>Zoning Map Amendment</p>	<p>Palmer Township</p>	<p>Amends the Township’s Zoning Map to change a parcel from High Density Residential to Planned Office/Business to build a five-story group care facility.</p>	<p>Aligns with <i>FutureLV: The Regional Plan</i> by reducing the traffic and parking impacts from the previous use to ‘minimize the environmental impact of development’ (of Policy 3.2) while still ‘providing a wide variety of attainable housing’ (of Policy 4.5).</p>

THE WALL STREET JOURNAL.

Pennsylvania Wins Bid for Eli Lilly Weight-Loss Drug Factory

The region is attempting to build on its status as a manufacturing hub with bigger investments and more tax perks for corporate investors

By [Te-Ping Chen](#)

Jan. 30, 2026 11:00 am ET



A rendering of Eli Lilly's planned new manufacturing facility in Fogelsville, Pa. Lilly

Drug giant [Eli Lilly](#) [LLY 3.20%increase; green up pointing triangle](#) said it plans to open a \$3.5 billion plant in Pennsylvania's Lehigh Valley, giving the region an economic shot in the arm and helping solidify its ambitions as a manufacturing hub.

The facility, which will produce weight-loss drugs, will be built in Fogelsville, about 60 miles northwest of Philadelphia. The state is investing \$100 million into the project, including in tax credits and grant money, to help prepare the site for construction. Lilly said the investment will create 850 permanent jobs over the next five years as the manufacturing facility ramps up, as well as 2,000 construction jobs.

The Lehigh Valley represents a rare Rust Belt success story. Once home to Bethlehem Steel, which filed for bankruptcy in 2001, the region has continued to expand its manufacturing base, helped by its proximity to ports in New York and New Jersey. It also has sizable employers in healthcare, finance and manufacturing that make everything from medical devices to art supplies. Crayola has called the area home since the early 1900s, when it first started producing crayons.

“Our industrial district took a huge hit, but it never died,” said Becky Bradley, executive director of the Lehigh Valley Planning Commission. In recent years, she said, local manufacturing has also been boosted by the growth of the logistics and warehousing industry, which mushroomed after Hurricane Sandy devastated coastal regions in 2012, spurring companies to seek inland alternatives.

All told, Lehigh Valley manufacturing jobs have grown by 28.8% since 2010, triple the national rate, according to the Lehigh Valley Economic Development Corporation. Overall U.S. manufacturing jobs have contracted in recent months, even as the Trump administration has tried to shore up domestic production. U.S. manufacturers shed around 8,000 jobs in December, according to federal data, marking eight straight months of losses since Trump announced sweeping tariffs in April.

The Lilly deal is an important one for the region. It has long been passed over when competing for such projects, said Don Cunningham, who heads the local development group. In previous years, he said, the Lehigh Valley would find itself outbid by contenders in states that tacked on corporate incentives and were quicker to speed construction.

Cunningham credits Pennsylvania Gov. Josh Shapiro, who took office in 2023, for moving to



Josh Shapiro, governor of Pennsylvania Valerie Plesch/Bloomberg News

more aggressively court business and speed permitting. According to the Pennsylvania Department of Community and Economic Development, since 2023, companies have committed to spending more than \$39 billion on new investments in Pennsylvania, including \$20 billion Amazon announced last year it was spending on building data centers.

In addition to the \$100 million in incentives that Pennsylvania is offering Lilly, it has also pledged up to \$5 million for a pharmaceutical manufacturing training center at a local school to create a pipeline of future workers.

A decade ago, some vocational programs were lacking students, he said. Now, though, as students take a hard look at their options, they are at capacity, and in some cases expanding.

“My father was a steelworker at Bethlehem Steel. When he came out of high school, it was just about having a strong work ethic and a strong back,” he said. By contrast, today’s manufacturing environments are much cleaner, often requiring high levels of skill, he said.

Lilly has ramped up its investments in domestic manufacturing, including a February 2025 commitment to spend \$27 billion on new manufacturing facilities. In addition to Pennsylvania, previously announced locations include sites in Alabama, Texas and Virginia. Since 2020, Lilly has committed \$50 billion to building such capacity, a total that includes today’s announcement.

Other large drugmakers have also worked to expand their U.S. production capabilities, partly to try to mitigate against the risk of tariffs, as well as the kinds of cross-border disruptions companies experienced during the pandemic.

The plant is expected to begin construction this year and become operational in 2031.

It would make Lilly’s next-generation weight-loss drug, if it is approved. The drug, called retatrutide, is in testing. It could ring up \$11 billion in peak yearly sales, analysts project.

Copyright ©2026 Dow Jones & Company, Inc. All Rights Reserved. 87990cbe856818d5eddac44c7b1cdeb8

Appeared in the January 31, 2026, print edition as 'Pennsylvania Wins Lilly Weight-Loss Drug Factory'.

[Te-Ping Chen](#) is based in Philadelphia, where she writes about work and work culture for The Wall Street Journal. Her stories often cover how work is changing and how people find meaning in their professional lives, as well as topics such as hourly workers, diversity and mental health.

She was previously a correspondent in Beijing, where she reported on everything from China’s

PLAN ACTIVITY BY COUNTY



REGIONAL TOTALS*	
9	Subdivision/Lot Line Adjustments
20	Development
15	Stormwater Management
3	Municipal Ordinances, Maps and Plans
630	Acres

*Includes preliminary and final plans

RESIDENTIAL DEVELOPMENT

509 Total Units



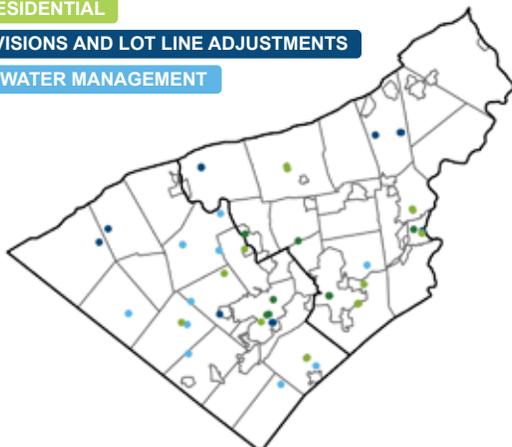
NON-RESIDENTIAL DEVELOPMENT

5,348,563 Total Square Feet

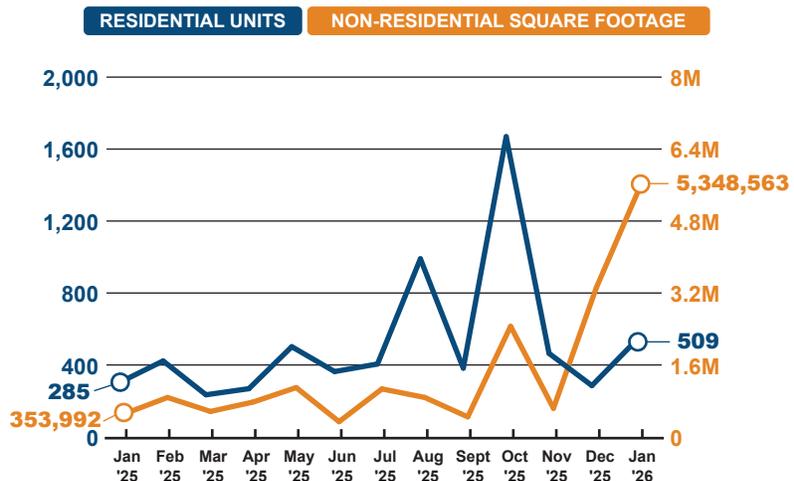


*Warehouse is a subset of Industrial

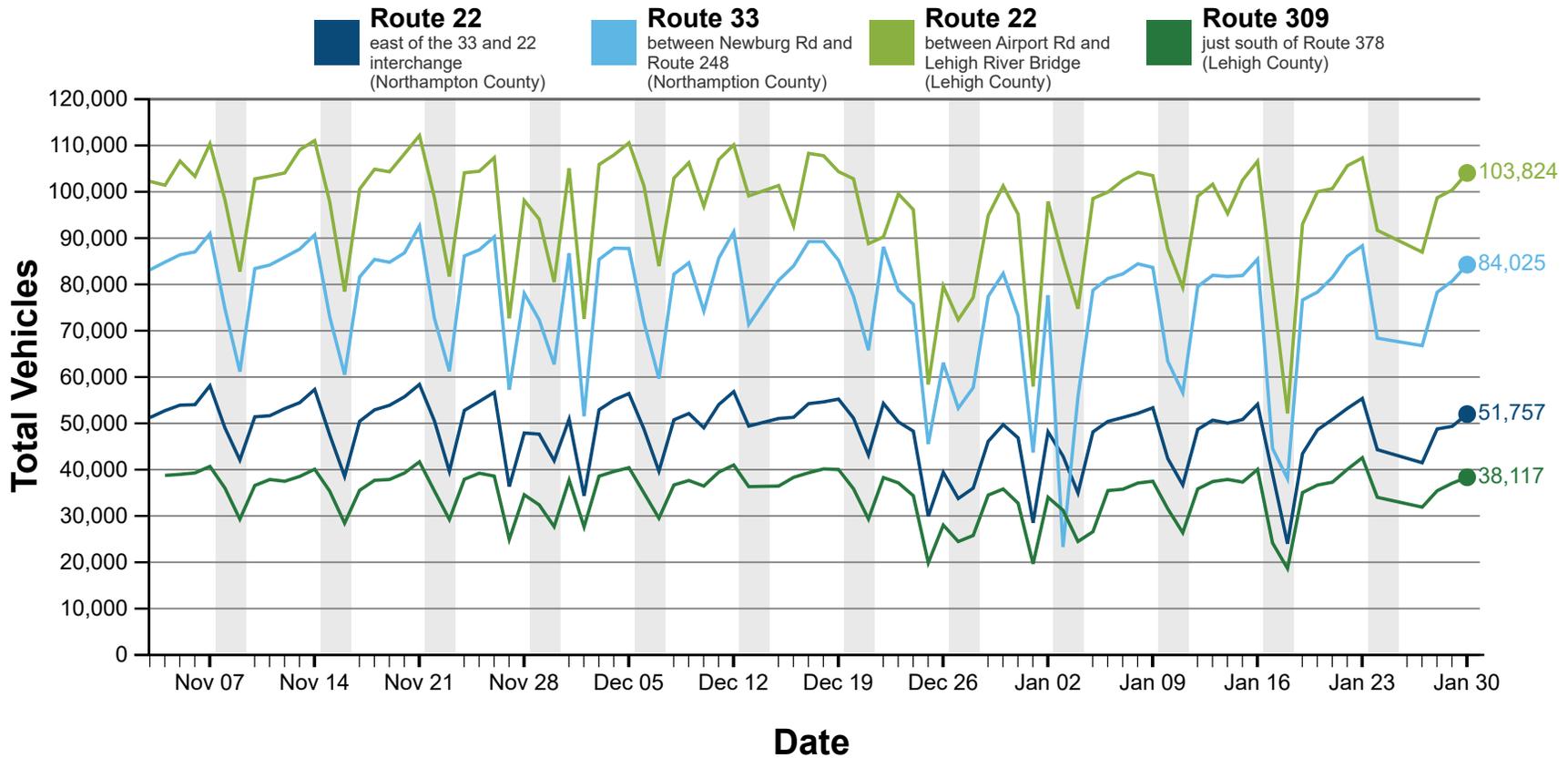
LOCATION OF DEVELOPMENT



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

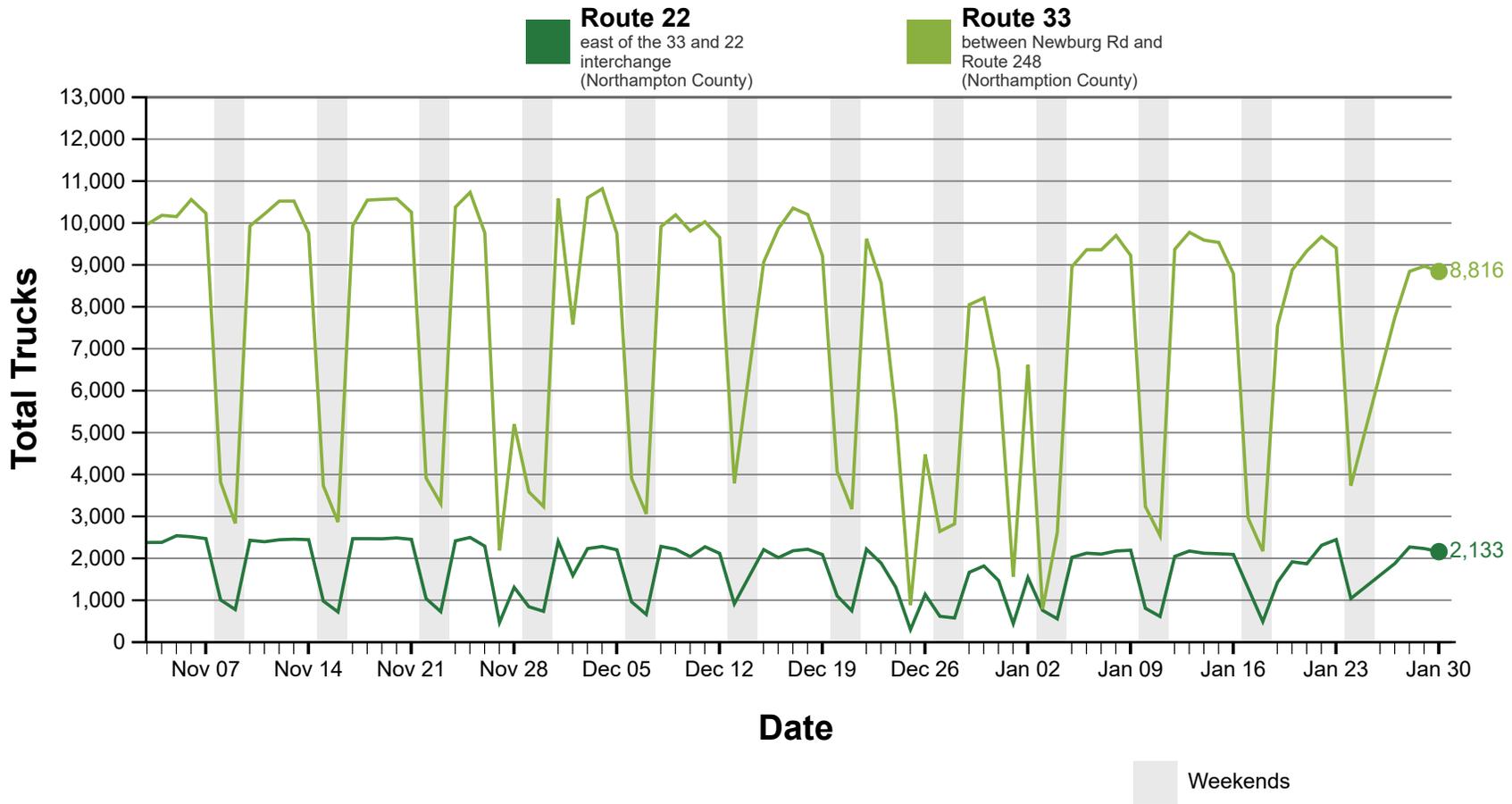


Traffic Volumes Throughout the Lehigh Valley



*Data from Nov/3/2025 - Jan/30/2026 at daily intervals

Truck Volumes Throughout the Lehigh Valley



**Data from Nov/3/2025 - Jan/30/2026 at daily intervals*



DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

Planning for the Future of Lehigh and Northampton Counties at 615 Waterfront Drive, Suite 201, Allentown, PA 18102 ■ (610) 264-4544 ■ lvpc@lvpc.org ■ www.lvpc.org

MEMORANDUM

DATE: February 17, 2025
TO: Lehigh Valley Planning Commission
FROM: Matt Assad, Managing Editor

REGARDING: Public Engagement, Education and Grants

Public Engagement

The most recent **Plan Lehigh Valley National Public Radio** show, which aired at 6:30 pm, February 2 on WDIY radio 88.1 FM, took a look ahead at what will be a very active 2026. Co-hosts Becky Bradley and Matt Assad discussed nearly a dozen major projects that includes a housing supply plan, a long-term vision for Route 22, a four-year Transportation Improvement Program and the update to *FutureLV: The Regional Plan*. The podcast is now streaming at www.wdiy.org/show/plan-lehigh-valley and www.lvpc.org/newsly. The next Plan Lehigh Valley show will air Monday, March 2 at 6:30 pm.

The latest **Morning Call Business Cycle Column** published Sunday, February 8, and it focused on how the pace of the Lehigh Valley’s growth will not be slowing anytime soon. In the column, Becky summarized nine projects being worked on in 2026, including the next steps of re-establishing passenger rail, a long-term strategy for Route 22, a stormwater management plan for all 15 Lehigh Valley watersheds and a new congestion management plan for the region’s busiest roadways. The column is available at www.lvpc.org/newsly and mcall.com. The next column in the Morning Call will publish on Sunday, March 24.

Educational Opportunities

The following Lehigh Valley Government Academy (LVGA), Local Technical Assistance Program (LTAP) Classes will be held virtually:

Asphalt Preservation Tool – Cape Seal

What: Explore the benefits of Cape Seal, a powerful combination of chip seal and slurry or micro surfacing, designed to deliver enhanced durability and improved surface quality. This drop-in will guide you through the mechanics, applications, and advantages of Cape Seal as a versatile preservation strategy for aging pavements.

Presented by pavement preservation specialists, this session will cover:

- What Cape Seal is and how it works
- Ideal use cases and pavement conditions
- Step-by-step application process
- Performance benefits and cost-effectiveness
- Real-world examples and project outcomes

Cape Seal offers the structural strength of chip seal with the smooth finish of slurry or micro surfacing—making it a smart choice for agencies looking to extend pavement life while improving ride quality and appearance.

When: Thursday, March 5, 11 am to noon

Traffic Calming

What: The purpose of this course is to provide municipalities with a basic understanding of traffic calming, including its benefits, issues, and functional implementation strategies. Participants will gain knowledge of various traffic calming measures, learn how to conduct studies to assess the need for traffic calming, and understand how to select and implement the most appropriate solutions for their communities. At the end of this course, attendees will be able to:

- Define what traffic calming is and explain the objectives of implementing it.
- Describe the purpose of traffic calming and summarize the steps involved in conducting a study for its assessment and implementation.
- Identify various traffic calming measures and how to apply them to reduce speeding and improve the safety of vulnerable road users in municipalities across Pennsylvania.

When: Friday, March 13, 8 am to 2:30 pm

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

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

Grant Opportunities

WalkWorks

WalkWorks is pleased to announce its tenth round of funding for the development of Active Transportation Plans. Grants and technical assistance will be offered to a limited number of municipalities and planning organizations to assist with the development of Active Transportation Plans during the period of July 2026 through June 2027. In the context of this Funding Opportunity, active transportation includes walking, biking, using a wheelchair, and accessing public transit. Eligible applicants include municipalities, Metropolitan and Rural Planning Organizations (MPOs/RPOs), and other governmental entities, such as counties, with the capacity to complete the proposed project and adopt the resulting plans.

Questions should be submitted to pawalkworks@padowntown.org by March 6 at 5 PM or sooner. Applications must be received by March 20 at 5 PM or they will not be considered. Grant recipients will be notified by June 30. More information is available at <https://www.pa.gov/agencies/health/programs/healthy-living/walkworks/grant-opportunities>

THE MORNING CALL

Talking Business with Becky Bradley: Planning at full speed — a growing region's reality



State Sen. Nick Miller speaks during a news conference Thursday, Jan. 22, 2026, in Allentown announcing an investment in the next phase of the Route 22 expansion study. An image of Route 22 is shown in the screen behind Miller with the Airport Road exchange highlighted. (Jane Therese/Special to The Morning Call)

By Becky Bradley

For The Morning Call

November 9, 2025 at 8:30 AM

I've become notorious for looking ahead and thinking, once we power through this busy period, things will ease up and we can stop sprinting so hard. Then the calendar

doubles over laughing at me and I realize that's never happening. That largely describes 2025 turning to 2026.

Last year was a hyperactive year in which the LVPC and our sister organization, the Lehigh Valley Transportation Study, completed a four-county, two-state climate resiliency plan, reclassified all 8,235 Lehigh Valley roads, worked to develop a housing attainment strategy, developed an industrial land use guide communities can use to prepare for uses like data centers, created an electric vehicle charging prioritization plan, performed nearly 1,000 development-related reviews, gave planning and transportation training to nearly 400 people and created an employment and population forecast that will serve as a planning basis for virtually all aspects of life in the Lehigh Valley — just to list a few projects.

The “things will be easing up soon” thought came a lot, but I think it's time to embrace the idea that we're a growing region in which our community partners have a lot of needs as we evolve. That's certainly better than the alternative, where two-thirds of Pennsylvania counties are shrinking or have flatlined.

As I come to terms with the reality that this is the new normal, here's a list of upcoming projects we'll be tackling in 2026, including several that were started last year:

- Passenger rail: The Lehigh Valley Passenger Rail assessment began to chug forward in 2025 as state Sen. Nick Miller and former Lehigh County Executive Phillips Armstrong announced that \$300,000 in state money would be added to \$100,000 in county money to fund a Phase 2 study that is part a 14-step, 10-12-year process of trying to re-establish passenger rail service in the Lehigh Valley. In 2026 and 2027 we'll oversee the study that will identify an operator, determine the route — Northern New Jersey, Philadelphia or Reading — and begin to set goals, objectives and evaluation criteria for the system. The phase will take 12-16 months to complete.
- Housing strategy: The LVPC, Urban Land Institute and Lehigh County will complete and release The Lehigh Valley Housing Supply and Attainability Strategy in the spring. Northampton County, a planning partner, is rounding out the effort, along with all 62 local governments, school districts, nonprofit and private sector leaders charting a clear, multi-prong path forward to erase a 9,000-unit regionwide housing shortage. Everyone needs a home and the Housing Strategy will provide achievable ways of increasing housing for all income levels, and in locations that support the needs of everyone.
- E-plan: The Electronic Submission Portal is an essential resource for modernizing planning communication across the region. Plan review applicants will for the first time be able to submit projects online, and the portal will also be used for data requests, information sharing, grant consistency letters, and municipal ordinance and plan submissions. This helps the local governments, LANTA, state agency partners, sewer and water authorities, applicants and the

Commission coordinate quickly and increase transparency and access to development, ordinances and plans.

- Route 22: Thanks to \$1 million in funding arranged by Senator Miller and PennDOT Secretary Michael Carroll, in 2026 we'll be developing a Route 22 plan that will include identification and prioritization of needed improvements that prepare the region's most critical corridor for better congestion management, safety and mobility, while improving environmental quality and economic mobility. The Route 22: Mobility, Safety and Congestion Management Plan, also known as the "What to Do With 22 Plan," is due in December.
- Transportation Improvement Program (TIP): A four-year, \$543 million investment portfolio for the next four federal fiscal years is being prepared. This TIP includes more than 100 road, bridge, trail and community projects in every corner of the Lehigh Valley. Congressionally directed funding to the region is the budget for projects like the Tilghman at Route 309 interchange, rehabilitation of the Hill-to-Hill bridge and supports LANTA capital investments. The plan takes effect Oct. 1.
- Congestion Management Plan: The LVPC is evaluating more than 300 road corridors, and applying a complex scoring system, to determine where investments should be made to reduce congestion across the regional transportation network. The analysis will help prioritize projects in the Lehigh Valley's 25-year, \$4.4 billion Metropolitan Transportation Plan and four-year TIP.
- Safe Streets 4 All: With help from an \$800,000 U.S. Department of Transportation grant, planning will focus on all 62 Lehigh Valley municipalities to identify projects for investment to address pedestrian, bicycle and vehicle safety. The program is designed to prevent injuries and fatalities, while promoting all modes of transportation.
- Focused Water Planning: The LVPC will continue the multi-year project of updating the Lehigh Valley's Act 167 Stormwater Management Plan for the 15 watersheds in Northampton and Lehigh counties. The project is the first time in the region and the largest initiative in the commonwealth to create a single, global plan that covers all watersheds, protecting water quality, while preventing flooding and property damage.
- FutureLV: The Regional Plan: In what will be an all-hands-on-deck approach, the LVPC will be building on the data and analysis work of 2025 to update FutureLV, the bi-county comprehensive plan and metropolitan transportation plan, designed to set the land use, environmental, community services, economic and transportation direction to carry the Lehigh Valley to 2050 and beyond. In addition, to beginning the single, common strategy for the region, it lays out the next 20 years of transportation investments. The plan will be released in 2027.

So no, things aren't slowing down. People, businesses, jobs, refined infrastructure management systems, preparation for new and emerging land use, and much more underpin why planning is more important than ever.

In the 250th year of this nation, it's important to reflect on what our own Benjamin Franklin embedded as a keystone of our national values: planning. Franklin famously observed, "By failing to prepare, you are preparing to fail." We certainly are preparing and will be prepared and our work ahead reflects a region that's growing, investing in itself to ensure long-term success. Sprinting may be the new normal, but at least we're running with purpose and in the right direction.

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.