



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, July 22, 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

1. Staff Introduction:
 - a. David Cohen, AICP, Director of Regional Planning

Committee Business

1. *ACTION ITEM*: Northampton Borough – Land Use of Regional Significance – Atlas Industrial (JD)
2. *ACTION ITEM*: Plainfield Township – Zoning Ordinance Amendment – Solid Waste Rezoning (JS)
3. *ACTION ITEM*: East Allen Township – Zoning Ordinance and Map Amendment – Elderly Housing Overlay (JD)
4. *ACTION ITEM*: Heidelberg Township – Accessory Dwelling Units (JD)
5. *ACTION ITEM*: Lower Saucon Township – Hybrid Manufacturing District (JD)
6. *ACTION ITEM*: Bath Borough – Official Map (JD)
7. *INFORMATION ITEM*: Housing Strategy Update (JS)

Next Comprehensive Planning Committee Meeting:
August 26, 2025, at 12:00 pm



Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
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BECKY A. BRADLEY, AICP
Executive Director

July 17, 2025

Brian Welsko, Manager
Northampton Borough
1401 Laubach Ave
Northampton, PA, 18067

**Re: Atlas Industrial – Land Use of Regional Significance
Northampton Borough
Northampton County**

Dear Mr. Welsko,

The application is considered a Land Use of Regional Significance under *FutureLV: The Regional Plan* in the Warehouse, Logistics and Storage Facilities category. The Lehigh Valley Planning Commission (LVPC) consider proposals at the 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, and we encourage all participation. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

- LVPC Comprehensive Planning Committee Meeting
 - July 22, 2025, at 12:00 PM
 - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting
 - July 24, 2025, at 7:00 PM
 - <https://lvpc.org/meetings.html>

The application proposes constructing a 350,400-square-foot industrial building with 307 parking spaces including loading dock and trailer storage spaces at 799 Smith Lane (Parcel Identification Number L4 12 5B-1). The 38-acre parcel features existing industrial properties that will be demolished. The project proposal features 210 passenger vehicle parking spaces, 51 dock spaces for truck loading, and 46 tractor-trailer parking spaces.

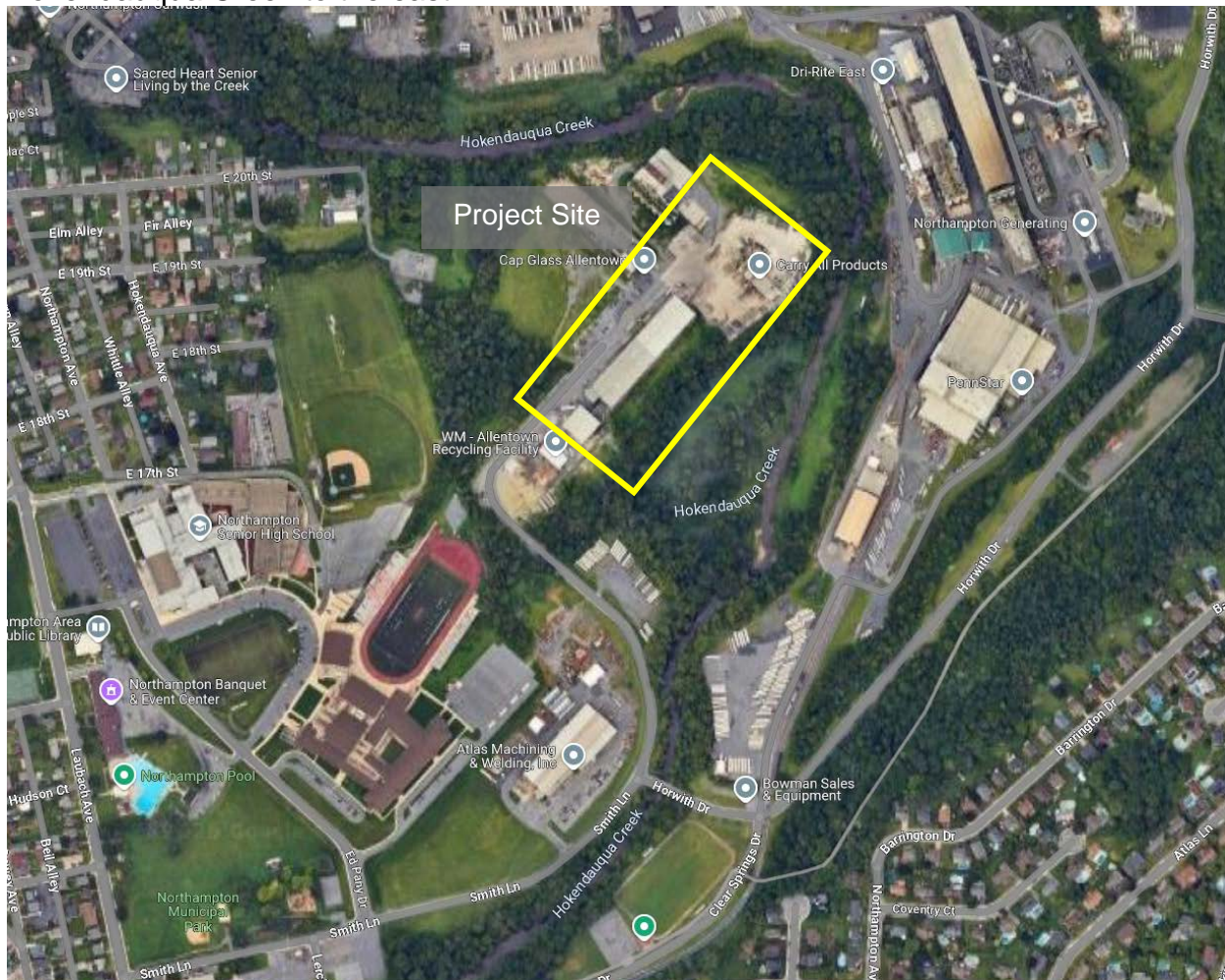
Site Suitability

According to General Land Use Plan in *FutureLV: The Regional Plan* and *River Central Multi-Municipal Comprehensive Plan*, the site is in a Development area. These areas may have the factors needed to support growth and this project aligns with the intent of *FutureLV* to 'encourage reuse and redevelopment' (Policy 1.1 and Density Special

Section, page 71). Directing development to sites with public water supports managing impacts of industrial land uses on infrastructure (*River Central*, Policy 1.2). This site is also located within a character-defining area which is recommended for context-specific development that preserves natural and scenic resources.

The proposed development is on a flag lot which is hidden from view by surrounding land-uses. Flag lots can pose issues for emergency responders to access sites. Ensuring proper directional signage is imperative to reduce confusion and shorten emergency response time (Policy 2.2 and 5.1).

Southwest of the site is the Northampton Area School District campus and the Hokendauqua Creek to the east.



Transportation

The size of the tractor-trailer parking and dock spaces are recommended to be lengthened to appropriately 80 feet in length to accommodate connected tractor-trailers. This ensures adequate turning radius and 'strengthens freight mobility' by allowing vehicles of all types to safely traverse around the loading zone (Policy 2.4). The

utilization of the truck spaces should be clarified as whether a tractor-trailer driver can park long term to comply with federal hours of operations regulations. Directional entry signage is recommended to communicate where delivery trucks are authorized to stage. The location of these staging area spaces should incorporate electric hookup amenities to enable the cab portion, and potentially refrigerated trailers, to operate on electric power rather than diesel-fueled engines while idling (*FutureLV*, of Policy 2.4).

Regarding access to and from the proposed development, proper signage should be posted along the access drive and Smith Lane, directing trucks to Horwith Drive towards Nor-Bath Boulevard (SR 0329). Directing tractor-trailers to Nor-Bath Boulevard, via Horwith Drive, will reduce potential interactions between trucks and pedestrians and efficiently capitalize on existing infrastructure (Policy 2.2). Northampton Senior High School, Northampton Middle School and Northampton Borough's residential neighborhoods are directly adjacent to the proposed development. Making sure that trucks avoid the school zone during peak hours where students and parents will be for pickup/dropoff or for afterschool events is imperative to avoid conflicts. Coordination between the municipality and PennDOT may be needed for signage along the local and state-owned roads.

The submitted Traffic Impact Study (TIS) included a traffic signal warrant that shows a signal is recommended for the intersection of Horwith Drive and SR 0329. With the addition of traffic from the proposed development, a traffic signal can improve operations at this intersection and increase safety by reducing conflicts between both passenger vehicles and trucks traveling to and from the site (Policy 2.2).

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 facilitate the installation of a snow-clearing tool to enable 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.

It is recommended that sidewalk infrastructure be included on site for direct pedestrian connection to the building. A sidewalk can provide recreational opportunities for employees on break and alternative access to the site if employees do not own or have access to a motor vehicle. It is recommended that appropriate pedestrian crosswalks and crossing signs be installed onsite to inform motorized vehicles the potential presence of pedestrians (Policy 2.2).

Regarding Trip Generation, the provided TIS provides trip generation numbers for six different square footage estimates. None of the estimates match the proposed development as shown on the land development plans at 350,400 square feet. It is recommended that the trip generation numbers be run again against this variable. There

is a discrepancy where the submitted site plans refer to the building as general industrial and the TIS refers to it as a warehouse building. If an end user is identified, the proper use should be reflected, as trip generation between different industrial uses can vary greatly. Last-mile distribution warehouse facilities can introduce a large number of passenger delivery vehicles compared to other freight-centric industrial land uses.

Environment

There are multiple environmental factors present on the site that are recommended to be preserved throughout the land development process. There are steep slopes of 15%-25% present on the parcel. The LVPC recommends that large lots with low site coverage standards should be maintained, and special erosion and storm drainage controls enforced to 'minimize environmental impacts of development to protect the health safety and welfare of the public' (*FutureLV*, of Policy 3.2). A conservation-first perspective is recommended regarding the wooded riparian buffers separating the proposed industrial development from the Hokendauqua Creek. This would preserve critical habitats and help maintain our region's water resources (*FutureLV*, Policy 3.1).

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.

The project site is located within the Hokendauqua 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.

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



Enzo Fantozzi
Planning Intern

cc: Smith Lane LLC, Applicant; Richard Roseberry, Project Engineer/Surveyor; Jerry Serensits, Northampton Borough Assistant Manager; Tasha Jandrisovits, North Catasauqua Borough Secretary; Peter Paone, North Catasauqua Borough Council President; Glenn Eckhart, Catasauqua Borough Manager; Brent Green, East Allen Township Manager; Melissa Wehr, Hanover Township Manager.



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Treasurer

BECKY A. BRADLEY, AICP
Executive Director

July XX, 2025

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

**Re: Zoning Ordinance Amendment – Sanitary Landfill Regulations
Zoning Ordinance Amendment – Steep Slopes Exemption
Zoning Map Amendment – Farm and Forest to Solid Waste
Plainfield Township
Northampton County**

Dear Ms. Stefanelli:

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). Discussion on agenda items largely happens during the Committee meeting. Both meetings will be virtual, and we encourage your participation. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

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The application proposes to amend the Township Zoning Ordinance and Zoning Map pertaining to sanitary landfill facilities. The proposed zoning ordinance amendments and zoning map amendment pose two overarching but separate decisions for the Township to consider:

1. Whether or not to expand waste disposal land uses from the current zoned area; and
2. Regulate landfill land uses differently than current zoning allows, including review procedures and application requirements.

Different aspects of the proposal both align and conflict with *FutureLV: The Regional Plan*. The following comments are provided to example consistencies and inconsistencies with county and regional policy and support the Township in evaluation of the proposed zoning changes:

Solid Waste Facility Requirements Ordinance Amendment

The application includes an amendment to sections of the Township's Zoning Ordinance regulating Sanitary Landfill land uses.

The LVPC advises against changing the designation of Sanitary Landfill land uses from a Conditional Use to a Use Permitted by Right. Conditional Uses are still permitted uses, but with reasonable conditions in place to support the public health, safety and welfare. Landfills and Waste Disposal Facilities are high intensity land uses with impacts that must be carefully considered and mitigated when proposed. The review process for conditional uses provides the Township with assurance that safeguards are in place to pose minimal adverse impacts on the public health, safety and welfare.

The 'Additional Requirements for Certain Permitted-By-Right Uses' that are proposed to be added if Sanitary Landfill is added as a Permitted-By-Right Use are already Conditional Use requirements for the 'Sanitary Landfill – Involving the disposal of more than 100 tons of solid waste per day' land use. The Conditional Use process is a more appropriate way of regulating the land use as outlined in the Pennsylvania Municipalities Planning Code, to ensure that all potential impacts on the public health, safety and welfare are considered (of Policy 3.2) and as a best practice for regulating land use (of Policy 1.4).

Conditional uses allow for the Township retain a higher degree of oversight during operation of a sanitary landfill use, which is critical to managing potential externalities associated with uses of type. The LVPC recommends retaining the existing requirements of the Solid Waste Processing and Disposal District (Section 27-319.4.A) and conditional use regulations for Sanitary Landfills (Section 27-320.5.I).

Steep Slopes Ordinance Amendment

The Plainfield Township Zoning Ordinance regulates development on steep slopes through the Steep Slopes Overlay Zoning District, stating that 'The Steep Slope Overlay District shall be an overlay on all zoning districts. For any lot or portion thereof lying within the Steep Slope Overlay District, the regulations of the overlay district shall take precedence over the regulations of the underlying district' (Section 27-503.3). Solid Waste Disposal is permitted by special exception in Class B slope areas of 15% up to 25% (Section 27.503.7.A(6)) but prohibited in Class A Slope areas of 25% or greater (Section 27.503.10.A(2)).

The ordinance amendment proposes to add an exception for Sanitary Landfill uses, stating that 'Exception: Notwithstanding any other provision(s) of this Zoning Ordinance to the contrary, the regulations of this section 27-503 shall not apply to a sanitary landfill use within the Solid Waste Processing and Disposal District (SW) because such use is appropriately regulated by the Pennsylvania Department of Environmental Protection (DEP), involving a detailed review of environmental impacts, and requiring ongoing inspections, both during and after the active life of the landfill.'

Rather than exempt Sanitary Landfill uses from all provisions of the Steep Slope Overlay District, a better regulatory approach could be to amend Section 27.503 by permitting solid waste disposal as a special exception in Class A slope areas. The Township may find that DEP requirements should not be the primary reason to exempt the land use from local steep slope

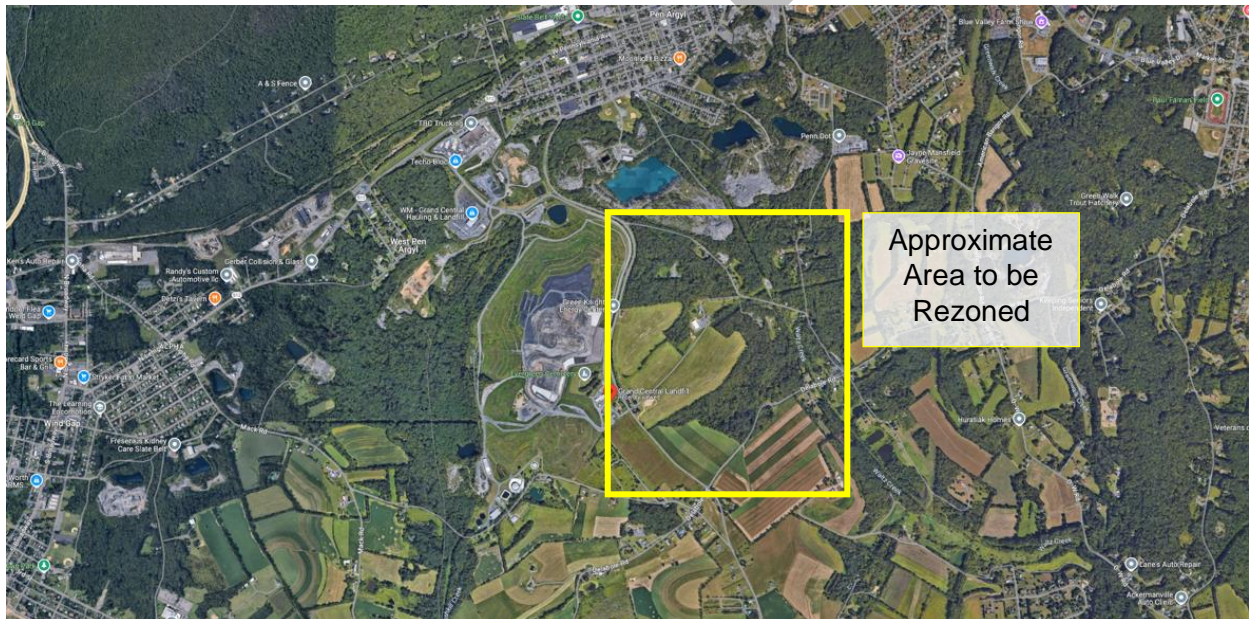
regulations because they may not reflect local community concerns, goals and values. The LVPC recommends regulating land uses through special exception or conditional use processes rather than outright exemptions to ensure an efficient development process that is responsive to regional needs (of *FutureLV* Policy 1.4).

Another alternative that could be explored is to reconfigure the sanitary landfill footprint area to minimize impacts to Class A steep slope areas.

Zoning Map Amendment

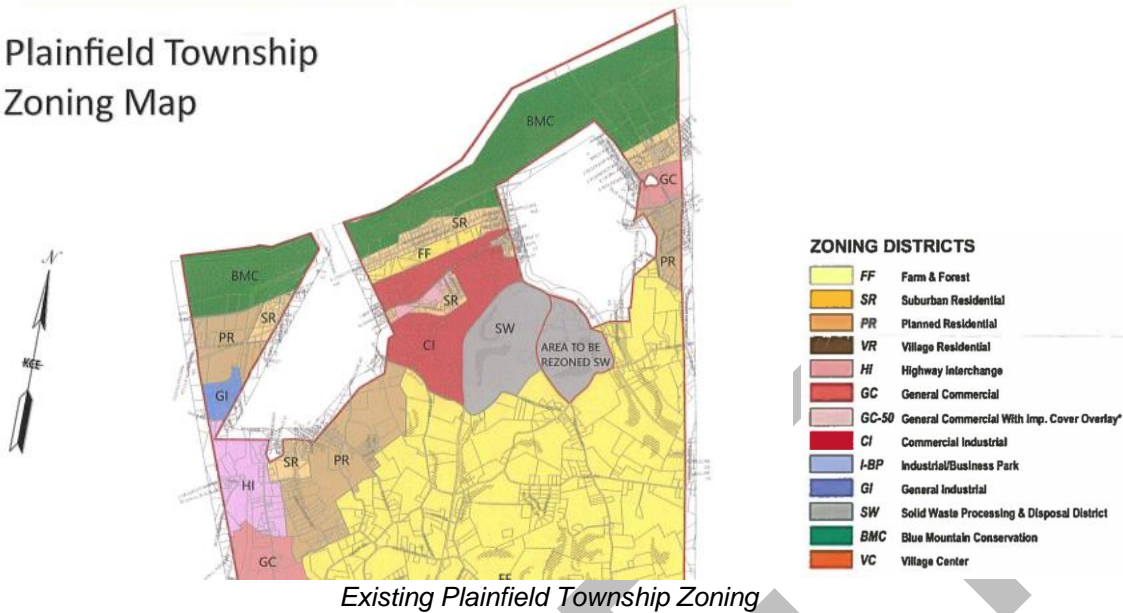
The application proposes to amend the Township's Zoning Map by rezoning 18 parcels, totaling 211 acres, on the east side of Pen Argyl Road from Farm and Forest Zoning District (FF) to Solid Waste Processing and Disposal (SW). The area to be rezoned is bounded by Pen Argyl Road to the west, Delabole Road to the south, Bocce Club Road to the north and the rail right-of-way to the east.

The area proposed to be rezoned is adjacent to the existing landfill across Pen Argyl Road. Pen Argyl Borough is to the north, and exurban and agricultural areas are to the east and south. The existing landfill is currently zoned Solid Waste Processing & Disposal District. The remaining area surrounding the area proposed to be rezoned is zoned Farm & Forest District (FF).

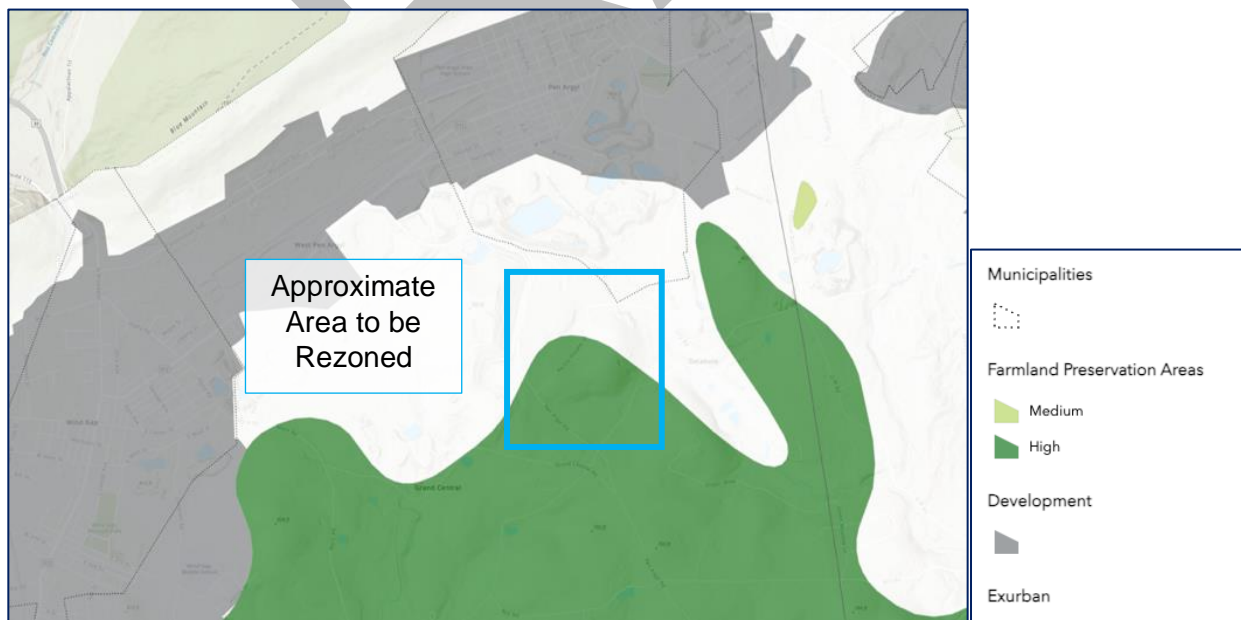


Vicinity Aerial – Google Imagery

Plainfield Township Zoning Map

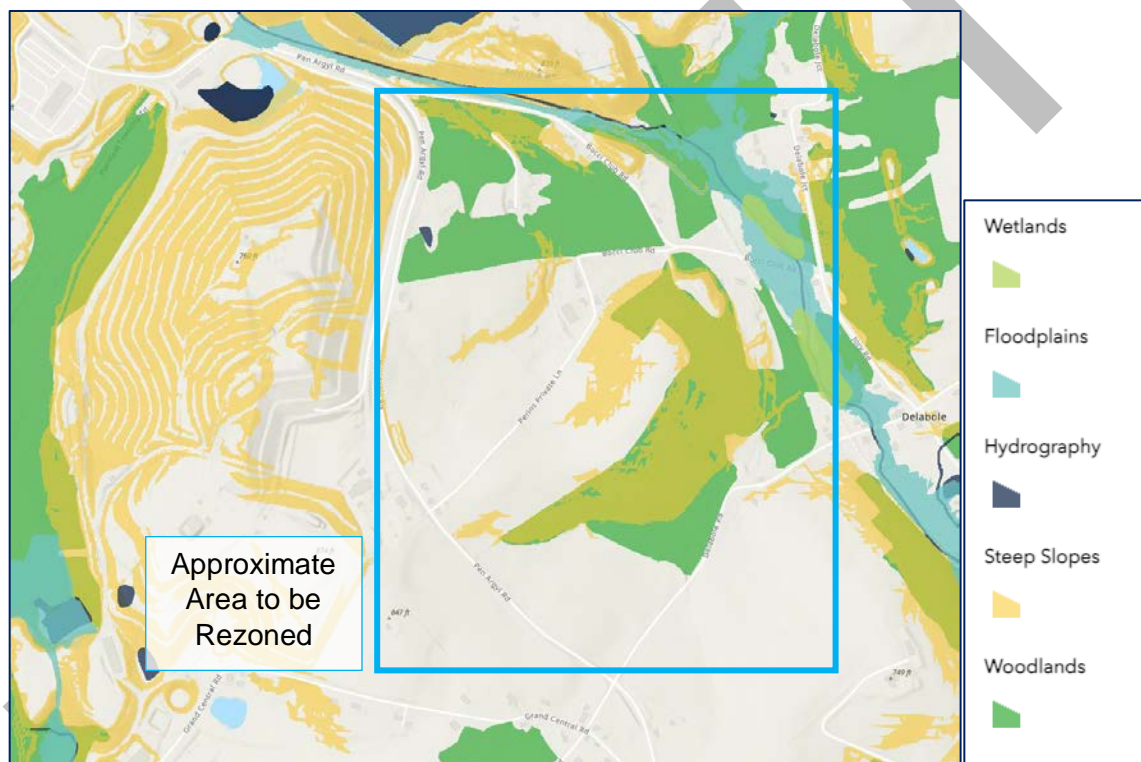


The area proposed for rezoning is located within an area designated as Exurban in the General Land Use Plan of *FutureLV: The Regional Plan*. *FutureLV* describes Exurban areas as generally lacking the characteristics necessary to support new development and as areas intended to remain in rural uses. However, the area proposed for rezoning is directly adjacent to the existing Solid Waste Processing and Disposal (SW) Zoning District, which reflects that solid waste uses are already present in the immediate vicinity and that the general area has previously accommodated this type of land use at its current scale and intensity. The southern portion of the proposed rezoning area is designated as Farmland Preservation in the General Land Use Plan. The Township should re-evaluate the proposal to avoid rezoning agricultural lands in order to 'preserve farmland of all sizes, when possible' (of *FutureLV* Policy 3.3).



FutureLV General Land Use Plan

In general, expanding landfill operations aligns with the *FutureLV* objectives of ‘providing environmentally responsible and economical solid, electronic, and hazardous waste disposal and recycling’ (of *FutureLV* Policy 3.2) and ‘promoting the fiscal health and sustainability of municipalities’ (of *FutureLV* Policy 4.6). However, the proposed rezoning conflicts with *FutureLV* objectives to ‘conserve and manage natural lands’ (*FutureLV* Policy 3.1). The area contains woodlands to the north and southeast, steep slopes to the south, and wetlands to the east along Waltz Creek. If the proposed rezoning moves forward, the LVPC strongly recommends ‘preserving natural resources in the land development process’ (of *FutureLV* Policy 3.1), which begins with including strong ordinance regulations protecting natural resources. Additionally, a land protection tool such as a conservation easement could be placed on areas adjacent to the anticipated landfill expansion site, and held by the Township and a conservation organization, to ensure the existing wetlands and natural features are preserved in perpetuity (of *FutureLV* Policy 3.1).



LVPC Mapping of Existing Natural Features

The decision to move forward with this rezoning relies on the priorities of the Township and should be made after considering historical context of the landfill as well as fiscal, transportation and regional impacts:

- Historical Context:** In 1988, the Township created a Comprehensive Plan Supplement specifically to address the need for solid waste processing and disposal facilities. While the Township must make decisions for its future based on current-day contexts, past decisions can also provide clarity. The 1988 Supplement recommended siting the solid waste district (and facility expansion) where it would be minimally intrusive to residents and businesses and ‘large enough of accommodate the likely future need for solid waste

uses, while not being so large as to alter the basic rural character of the township' (page 36).

- **Community Health + Wellbeing:** The Township should evaluate health impacts on residents if the landfill expands, especially those living closest to the proposed area. *FutureLV* emphasizes protecting community health and livability by minimizing exposure to environmental hazards and promoting safe, healthy environments (of Policy 3.2).
- **Environmental Impacts:** The Township should scrutinize the direct environmental impacts of landfill expansion, including loss of natural areas and topography for the land itself, reduced air and water quality, local streams, ecosystems, and natural resources. *FutureLV* calls for protecting sensitive natural resources and promoting sustainable development practices to ensure long-term environmental health (of Policy 3.4).
- **Fiscal Impacts:** Deciding against facilitating landfill expansion could have fiscal impacts on the Township and its municipal neighbors due to reduced revenue from host fees and increased costs of infrastructure and services, which could affect resident taxes. *FutureLV* encourages fiscally responsible decisions that balance economic benefits with community and environmental well-being (of Policies 4.1 and 4.6).
- **Transportation Impacts:** The Township should consider transportation impacts for scenarios where the zoning district is expanded and where the existing landfill ceases operations to maximize safe and efficient transportation systems (of *FutureLV* Policy 2.1):
 - If the zoning district is not expanded, the Township may see a decrease in local truck traffic, but hauling waste to more distant facilities could also increase traffic.
 - If the district is expanded, the Township will continue to see landfill-related traffic in the vicinity similar to current levels.
- **Regional Considerations:** Landfills and Solid Waste Facilities are regionally-significant land uses identified in *FutureLV* (page 147). As the Lehigh Valley continues growing, with Plainfield Township anticipated to see a 7.9% population increase by the year 2050, the region will also see increased waste generation and ongoing demand for solid waste disposal services. According to the Northampton County Solid Waste Management Plan, Grand Central Sanitary has received (on average) the largest proportion of the County's municipal solid waste (page 3-2). Maintaining local landfill capacity is important to managing costs and logistics. Without local capacity, waste must be transported farther, increasing the costs of services and contributing to higher volumes of traffic and traffic-related emissions. *FutureLV* emphasizes coordinating development decisions to support regional infrastructure and services sustainably (of Policy 1.1).

The proposed zoning map amendment poses a complex set of considerations that both align with and diverge from *FutureLV: The Regional Plan*. On one hand, the proposal supports regional goals related to solid waste management, municipal fiscal sustainability, and maintaining essential infrastructure and services. On the other hand, it raises concerns related to land conservation, farmland preservation, and the protection of natural resources and community health.

FutureLV calls for balancing growth, infrastructure, and environmental stewardship across the region. This proposal illustrates the types of nuanced land use decisions that require weighing multiple, and sometimes competing, priorities. While regional plans and historic Township

planning efforts offer important context, the decision to move forward ultimately depends on what Plainfield Township determines to be most important for its community today and in the future. The Township is encouraged to consider the full range of potential impacts—fiscal, environmental, health, transportation, and regional—alongside community values and long-term planning goals when making this determination.

The LVPC has copied representatives of adjacent municipalities to ‘coordinate land use decisions across municipal boundaries’ (Policy 1.4). In keeping with good planning practice and intergovernmental cooperation, the LVPC strongly encourages the Township to coordinate with Pen Argyl Borough to share information and provide an opportunity to comment, as the proposed zoning map changes about the Borough’s jurisdiction.

Municipalities, when considering ordinances and official maps, 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)]. 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

Susan Myerov
Director of Environmental Planning

cc: Amy Kahler, Administrative Assistant/Township Secretary; Louise Firestone, Wind Gap Borough Manager; Robin Zmoda, Pen Argyl Borough Manager; Sharon Cifuentes, Washington Township Secretary/Treasurer.



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ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

July xx, 2025

Mr. Brent Green, Manager
East Allen Township
5344 Nor-Bath Boulevard
Northampton, Pennsylvania 18067

Re: **Elderly Housing Overlay – Zoning Ordinance and Map Amendment
East Allen Township
Northampton County**

Dear Mr. Green:

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). Discussion on agenda items largely happens during the Committee meeting. Both meetings will be virtual, and we encourage your participation.

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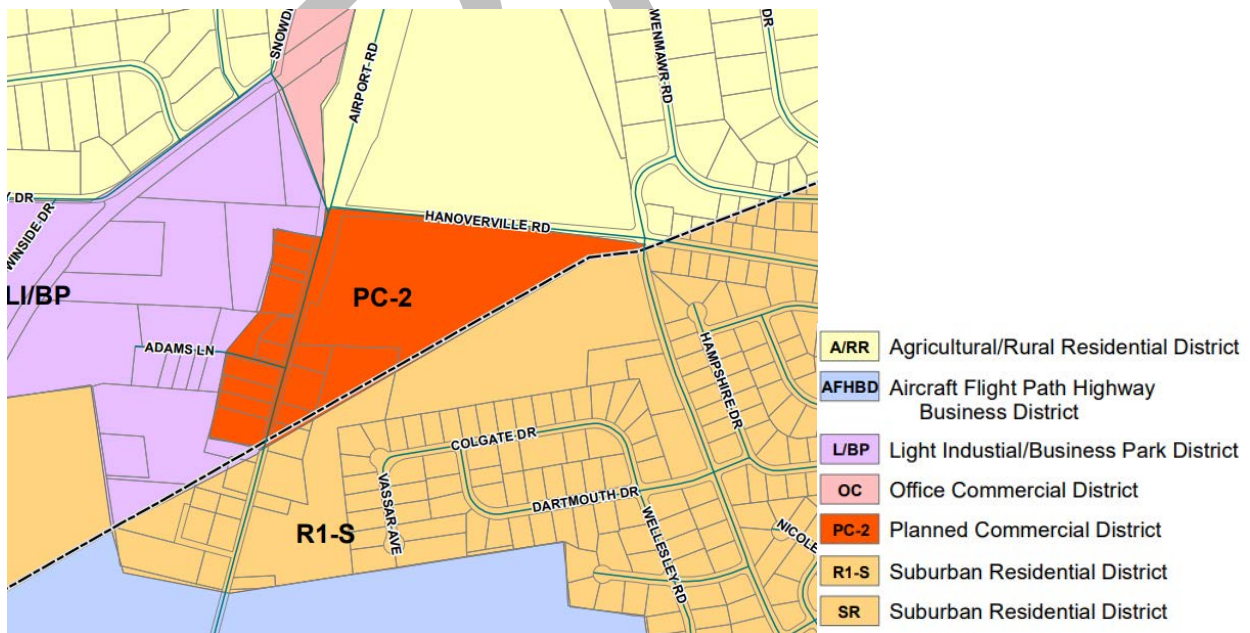
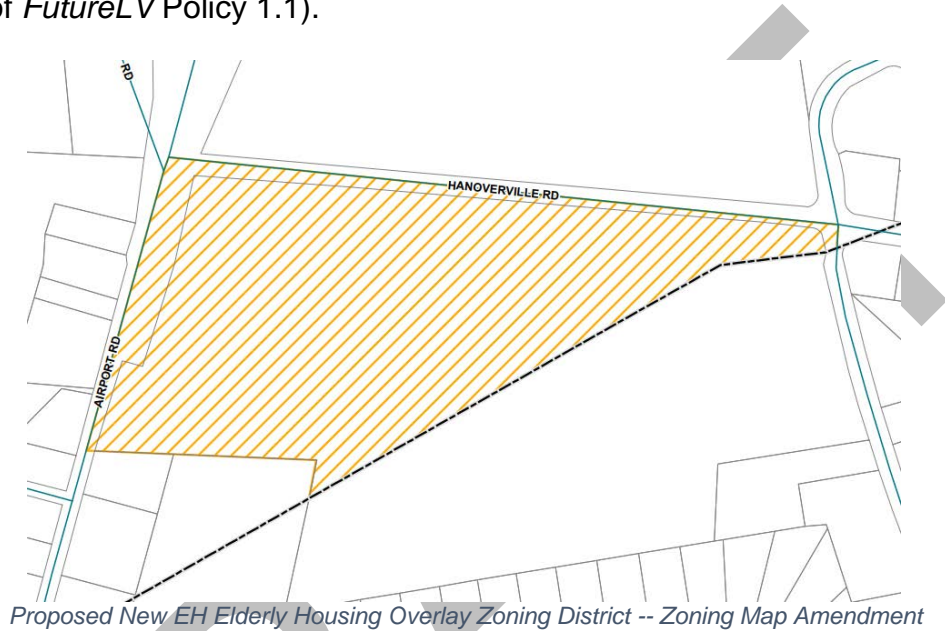
The application, submitted by Airport Road Partners, LP as a private applicant, proposes to update both the text and map of East Allen Township's Zoning Ordinance to include an elderly housing overlay for Tax Parcel M5-5-1 at 6292 Hanoverville Road.

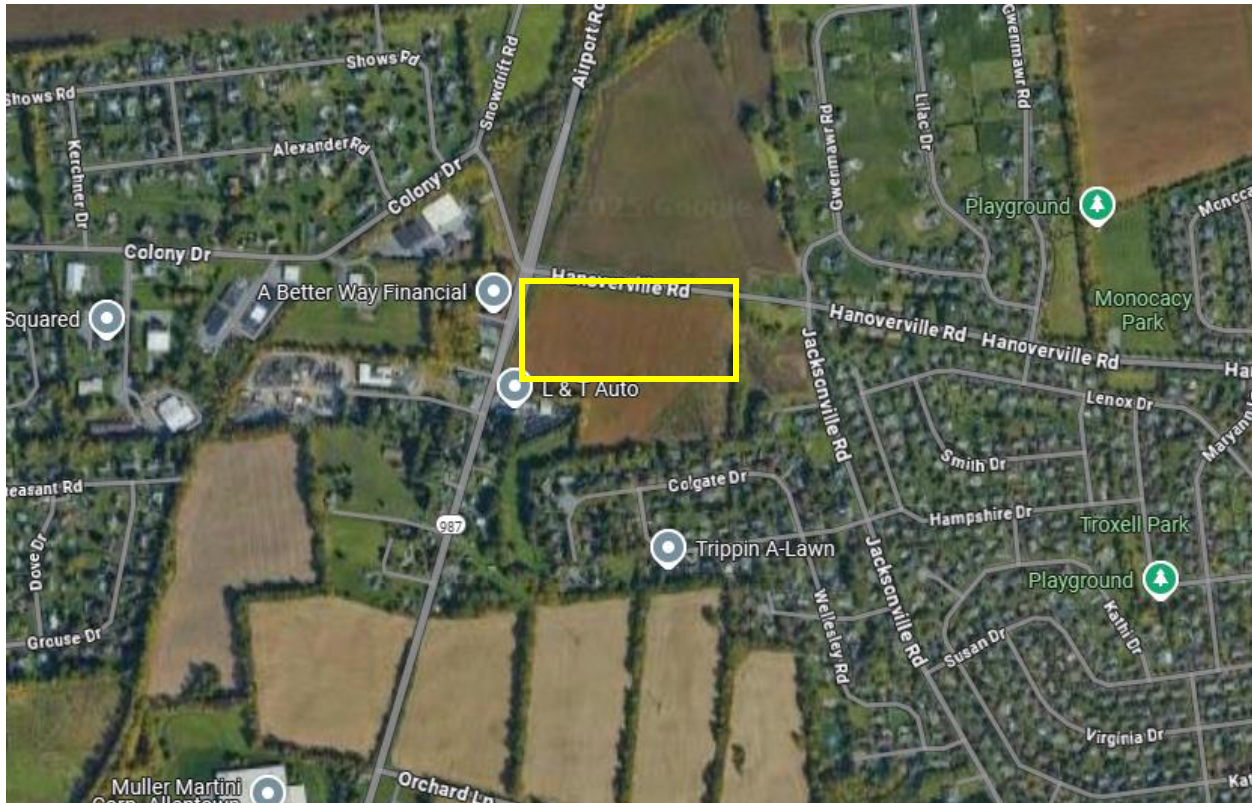
Zoning Map Amendment

The approximately 15.7-acre parcel is currently zoned within East Allen's Planned Commercial 1 District (PC-1). A portion of the parcel extends into Hanover Township. The applicant intends to develop apartments for residents age 62 and older on the East Allen Township portion of the parcel and single-family homes on the Hanover Township side of the parcel.

The parcel is located within an existing residential neighborhood and has contiguity with East Allen's Agricultural/Rural Residential (A/RR) and Light Industrial/Business Park (LI/BP) Districts, as well as Hanover Township's Suburban Residential (R1-S) District.

While the area to be rezoned is located in a Farmland Preservation Area of *FutureLV: The Regional Plan*, the area is within the Preservation Buffer of the Future Land Use Plan in the *River Central Multi-Municipal Comprehensive Plan*. The Preservation Buffer includes areas where factors may be present and capable of accommodating additional development. The area to be rezoned has access to City of Bethlehem sewer and water utility services, the area's proximity to nearby development areas and its location within an existing residential neighborhood makes residential development an appropriate use of the parcel and serves to 'match development intensity to sustainable infrastructure capacity' (of *FutureLV* Policy 1.1).





Approximate Zoning Overlay Area (Vicinity Aerial View via Google Maps)

Zoning Ordinance Amendment

The proposal amends the Township Zoning Ordinance by adding purposes, definitions and regulations for age-restricted housing uses (Section 250-21.1). The proposed amendment stipulates that the only use allowed under the EH Overlay District will be age-restricted housing development, at a maximum density of eight dwelling units per acre. It would allow single-family dwellings, two-family dwellings, and multi-family dwellings up to 4 stories, including common facilities.

The proposal supports the goals of *FutureLV: The Regional Plan* by ‘encouraging an efficient development process that is responsive to regional needs’ and ‘guiding the location and intensity of development’ (of Policy 1.4). The use of an overlay preserves the underlying Planned Commercial zoning, allowing the Township to retain long-term flexibility while enabling a short-term project that meets community needs. Facilitating residential development supports diversifying the price points and types of housing (of *FutureLV* Policy 4.5), and the LVPC encourages the Township to allow housing types available to individuals of all ages to further increase attainable housing opportunities.

Municipalities, when considering Zoning Ordinance and Map 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 feel free to reach out if you have any questions.

Sincerely,



Mary Grace Collins
LVPC Community Fellow



Jill Seitz
Chief Community and Regional Planner

cc: Airport Road Partners, c/o of PA Venture Capital, Applicant; Gene Berg, Gouck Architects, Project Engineer/Surveyor; Mark Hudson, Manager, Hanover Township; Kimberly Lymanstall, Secretary, Hanover Township; Angela Henry, Secretary, East Allen Township.



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BECKY A. BRADLEY, AICP
Executive Director

July xx, 2025

Dawn Didra
Heidelberg Township
6272 Route 309, Suite A
New Tripoli, PA 18066

**Re: Accessory Dwelling Unit – Zoning Ordinance Amendment
Heidelberg Township
Northampton County**

Dear Ms. Didra:

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). Discussion on agenda items largely happens during the Committee meeting. Both meetings will be virtual, and we encourage your participation.

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The application proposes to update Heidelberg Township Zoning Ordinance to include a definition for Accessory Dwelling Units (ADUs) and allow as an accessory use in all districts. The use was previously intended to be included in the latest update but was mistakenly omitted.

The Township is taking a proactive approach in addressing the regionwide housing shortage by including accessory dwelling units (ADUs) as a permitted accessory use in the Blue Mountain Preservation, Agricultural Preservation, Rural, and Rural Village Districts respectively. Identifying opportunities for density that compliments the existing neighborhood supports several goals in *FutureLV: The Regional Plan*. Primarily, this amendment prioritizes a wide variety of housing (Policy 4.5) and helps ‘reduce barriers to accessory dwelling units’ (of Policy 4.5).

Municipalities, when considering Zoning Ordinance Amendments, 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)].

Please feel free to reach out if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Dotta". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Joseph Dotta
Regional Planner



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Treasurer

BECKY A. BRADLEY, AICP
Executive Director

July xx, 2025

John J. Finnigan, Jr., Acting Township Manager
Lower Saucon Township
3700 Old Philadelphia Pike
Bethlehem, PA 18015

**Re: Hybrid Manufacturing District – Zoning Ordinance Amendment
Lower Saucon Township
Northampton County**

Dear Mr. Finnigan:

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). Discussion on agenda items largely happens during the Committee meeting. Both meetings will be virtual, and we encourage your participation.

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The proposal amends the Lower Saucon Township Zoning Ordinance to create Article XIVB Hybrid Manufacturing District as a new district. Hybrid Manufacturing refers to the title of the proposed text amendment and Transitional Manufacturing (TM) refers to the proposed name of the zoning district. The TM District is intended to create a buffer zone between the City of Bethlehem and the residential districts located in the Township. According to the application, the rezoning will apply to the area bordered by Interstate 78 and the City of Bethlehem's industrial zones.

Ordinance Clarification

In the proposed text amendment, Article XIVB is titled Hybrid Manufacturing District but is referred to as Transitional Manufacturing throughout the text amendment. It is recommended the Township standardize the naming convention of the new Article XIVB and the zoning district. The titling uses hybrid manufacturing district and transitional

manufacturing district throughout the text where one would suffice. Simplifying naming conventions is a best practice to improve ordinance clarity and usability (Policy 1.4).

The application noted the general location of the proposed TM District, but further clarification is recommended to delineate what parcels are included in the TM District. The area bounded by the City of Bethlehem's industrial parks and Interstate 78 are currently zoned for Light Manufacturing (LM), Light Industrial (LI) and Rural Agriculture (RA). Carbonate geology areas are present throughout the rezoning area as well and are recommended to remain to preserve natural lands and minimize environmental impacts of development (Policy 1.1 and 3.2).

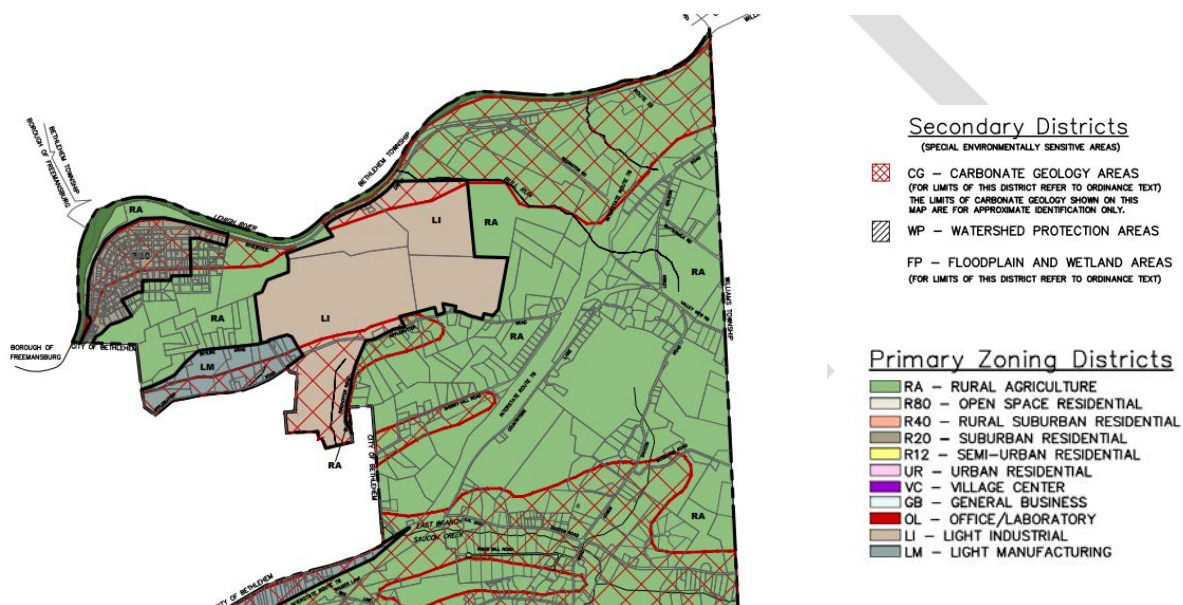


Figure 1 Lower Saucon Township Zoning Map

An amended zoning map is recommended to be included in the application to visually clarify the proposed changes.

If the TM District is intended to replace the Light Manufacturing (LM) District, there are multiple amendments to allowable land uses and lot dimensions. The maximum height, allowable impervious surface cover and allowable building coverage are all proposed to decrease. The inclusion of Section 180-83.7 Additional Requirements helps to guide clarity in the land development process and demonstrates adaptability of government (Policy 1.1). Subsection D of §180-83.7 requires landscaping buffers for all non-residential development which minimizes environmental impacts and protects the welfare of the public (Policy 3.2). These added provisions assist in conserving and maintaining our region's natural resources and promote context-specific design (Policy 3.2).

Municipalities, when considering Zoning Ordinance 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 feel free to reach out if you have any questions.

Sincerely,



Joseph Dotta
Regional Planner



Mary Grace Collins
LVPC Community Fellow

cc: Goudsouzian Associates, Applicant; Cathy Fletcher, Director of Planning and Zoning City of Bethlehem; Craig Peiffer, Assistant Director City of Bethlehem; Brien Kocher, Lower Saucon Township Engineer.



DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

July 10, 2025

Bradford Flynn, Borough Manager
Bath Borough
121 S Walnut Street
Bath, PA 18014

**Re: Official Map
Bath Borough
Northampton County**

Dear Mr. Flynn:

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). Discussion on agenda items largely happens during the Committee meeting. Both meetings will be virtual, and we encourage your participation. The LVPC will issue a follow-up letter if Commission members have any additional comments. Meeting participation details are below:

- LVPC Comprehensive Planning Committee Meeting
 - July 22, 2025, at 12:00 PM
- LVPC Full Commission Meeting
 - July 24, 2025, at 7:00 PM

The application proposes an official map for the Borough of Bath with a related ordinance. Official Maps are implementation tools that support the community's vision outlined in the comprehensive plan by identifying locations of existing and planned public lands and facilities such as transportation, recreational parks and trails, and open space. An official map expresses a municipality's interest in acquiring lands for public purposes sometime in the future, and the creation of the map serves to notify the public of this interest. The LVPC encourages municipalities to adopt official maps as a way of fulfilling an intent of *FutureLV: The Regional Plan* to coordinate efficient development processes (Policy 1.4), and to provide an avenue for a municipality to promote its fiscal health and sustainability (of Policy 4.6).

Bath Borough is a participant of the *Nazareth Plan Area Multi-Municipal Comprehensive Plan*. The map's symbology and typology are largely consistent with other participating municipal official maps and help facilitate coordination across municipal boundaries. The inclusion of the ordinance amendment strengthens the Borough's use and

implementation of both the official map and zoning ordinance, and provide guidance on best practices (of *FutureLV* Policy 1.4).

The proposed walking trail supports a core principle outlined in *Naz Plan* to ‘enhance walking, rolling, biking and transit use for daily trips, including commuting to work’ (Page 32). The LVPC recommends that the Borough also include symbology for trail networks identified in the *Parks, Recreation and Open Space Plan* in *Naz Plan* (Page 62-63). The *Walk/Roll LV Active Transportation Plan* also identifies trail connections along East Main Street (State Route 1020) and a priority sidewalk gap on East Northampton Street (State Route 0248) that should be incorporated to further strengthen our region’s trail infrastructure (of *FutureLV* Policy 5.3).

The LVPC commends the Borough for identifying roads and specifying their classification on the proposed Official Map, further supporting efficiency of existing infrastructure (*FutureLV*, of Policy 2.1). The LVPC encourages the Borough to identify transportation improvement projects that can be submitted to the Lehigh Valley Transportation Study for inclusion in the Long-Range Transportation plan to support use of transportation funds to maximize available financial resources and support the fiscal health and sustainability of the Borough (of *FutureLV* Policies 2.6 and 4.6 and *Naz Plan* Policy 5.4).

It is recommended the Borough consider adding symbology for open space, parks and recreation, floodways and other environmental considerations to preserve natural assets (*FutureLV* Policy 3.1).

Municipalities, when considering Zoning Ordinance Amendments, 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)].

Please feel free to reach out if you have any questions.

Sincerely,



Joseph Dotta
Regional Planner

Cc: Patrick Armstrong, Grim, Biehn and Thatcher Law Office; Belinda Roberts, Bushkill Township Manager; John Defassio, Chapman Secretary; Mark Hudson, Hanover Township Manager; Lori Stauffer, Lower Nazareth Manager; Stephen Nowroski, Moore Township Manager; Candace Keller, Stockertown Borough Secretary; Mark Saginario, Tatamy Borough Manager; Lisa Klem, Upper Nazareth Township Manager.