



**Lehigh Valley Planning Commission**

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Vice Chair

**STEVEN GLICKMAN**  
Treasurer

**BECKY A. BRADLEY, AICP**  
Executive Director

## **LEHIGH VALLEY PLANNING COMMISSION**

### **Minutes from the Thursday, July 26, 2018 Meeting**

The Lehigh Valley Planning Commission met for its regularly scheduled monthly meeting on Thursday, July 26, 2018 at 7:00 p.m. in the Lehigh Valley Planning Commission's conference room located at 961 Marcon Boulevard, Suite 310, Allentown, PA.

Mr. Repasch chaired the meeting.

Ms. Leonard took Roll Call – Quorum Obtained.

#### **Members in Attendance:**

##### **Lehigh County**

Bob Elbich, Steve Glickman, Kent Herman, Rick Molchany, Christina Morgan, Own O'Neil, Kathy Rader, Stephen Repasch, Christine Weaver and Donna Wright.

##### **Northampton County**

Gordon Campbell, Eugene Clater, Malissa Davis, Liesel Dreisbach, Charles Elliott, Jamie Horvath, Pamela Pearson, Tina Roseberry, Tina Smith, Gerald Yob and Greg Zebrowski.

#### **Members Absent:**

##### **Lehigh County**

Phillips Armstrong, Percy Dougherty, Mike Gibson, Julio Guridy, Dennis Hower, Miriam Huertas, Marty Nothstein, Ray O'Connell, Kevin Schmidt and Doug Schmidt.

##### **Northampton County**

Debra Bodine, Janell Connolly, John Diacogiannis, Robert Donchez, Darlene Heller, Robert Lammi, Kevin Lott, Shawn Martell, Lamont McClure, William McGee and Salvatore Panto.

**Staff Present:** Matt Assad, Becky Bradley, Whitney Burdge, Mike Donchez, Denise Leonard, Tracy Oscavich, Chandra Parasa, Amanda Raudenbush, Geoff Reese, Sue Rockwell, Jill Seitz, and John von Kerczek.

**Public Present:** George Assad

**COURTESY OF THE FLOOR:** No Comments

**CHAIRMAN'S REPORT:** None

## **MINUTES**

Mr. Repasch stated that the minutes of the June 28, 2018 LVPC meeting are attached. Mr. Elliott requested that Comprehensive Planning Item #1: Ordinance/Plan Reviews Summary Sheet be amended to "Mr. Elliott and Ms. Roseberry abstaining as to the City of Easton ordinance amendment". Mr. Clater made a motion to accept the minutes with the recommended change. Ms. Dreisbach seconded the motion. The motion passed with Ms. Rader and Ms. Wright abstaining.

## **COMMITTEE REPORTS**

### **Comprehensive Planning Committee**

#### *1. Berks County Comprehensive Plan*

Ms. Seitz presented the Berks County Comprehensive Plan Update for review along with LVPC recommendations and comments discussed during the Comprehensive Planning Committee Meeting. The Berks County Comprehensive Plan affects areas that abut the following municipalities: Lynn, Weisenberg, Upper Macungie, Lower Macungie, Upper Milford and Lower Milford Townships. Many of their goals are similar to ours and includes taking advantage of their geographical location connecting to Philadelphia and the New York/New Jersey Metro as well as the Lancaster and Baltimore/Washington Metro Area in order to create jobs and new economic opportunities. Ms. Wright made a motion to accept the staff comments as presented. Mr. Clater seconded the motion. The motion passed unanimously.

#### *2. Williams Township Comprehensive Plan*

Mr. von Kerczek presented the Williams Township Comprehensive 2018 Plan for review along with LVPC recommendations and comments discussed during the Comprehensive Planning Committee Meeting. The strategy being pursued is to preserve the Townships open space, farm land and natural and historic resources by providing for plan development of the I78/Morgan Hill Road North corridor and low density and conservation development in much of the remainder of the Township. The plan identified the potential need to extend public sewer and water service generally in the industrial area southwest of Glendon Borough. LVPC advised the Township to review any forestry and timbering policies to ensure that they do not limit forestry beyond that allowed by the Commonwealth, LVPC also indicated that the Lehigh Valley does not contain population densities needed to support passenger rail, however, they do support the densification of the three cities necessary as a first step to supporting higher levels of public transportation, such as passenger rail. Ms. Wright made a motion to accept the staff comments as presented. Ms. Rader seconded the motion. The motion passed unanimously.

### *3. Spring Creek Properties (Settlement) Lots 7 & 8 – Lower Macungie Land Use of Regional Significance*

Ms. Raudenbush presented the Spring Creek Properties Settlement for Lots 7 & 8 proposal for construction of two new industrial buildings, totaling 1.3 million square feet on Congdon Hill Drive near Spring Creek Road. This was a settlement out of a lawsuit and is not consistent with the General Land Use Plan of the Lehigh Valley because it is in an area for agricultural preservation. The project proposes over 500,000 square feet of industrial use which reaches the threshold of Land Uses of Regional Significance. LVPC had previously received and review the Transportation Improvement Study (TIS) for the entire project in February 2014. The TIS anticipated a 4 million square foot build out for the entire project so that once 4 million square feet was built the municipality could ask for another TIS to cover the additional square footage. These two buildings exceed the cap. Since there are two fully constructed, occupied and operational facilities, the township engineer determined the actual trips from the existing facilities and incorporated projections from another building that is built but not operational. The total trips from that hybrid analysis is less than the 4 million square feet that was previously reviewed. LANTA does not provide fixed-route public transportation service to this location however there is the LANtaflex Route 501 service provided in that area. LVPC commends the applicant on the following: sidewalk along the property frontage of Congdon Road and the additional of amenities including lounges and overnight/lounge parking. Ms. Wright made a motion to accept the staff comments as presented. Mr. Gibson seconded the motion. The motion passed unanimously.

### *4. Ordinance/Plan Reviews Summary Sheet*

Ms. Wright referred the commission to the summary sheet for an overview of the staff comments on other proposed actions requiring LVPC review. Ms. Wright made a motion to accept the staff comments as presented. Ms. Dreisbach seconded the motion. The motion passed unanimously.

## **Environment Committee:**

### *1. Hazard Mitigation Plan Update*

Mr. Reese presented an update of the Hazard Mitigation Plan which has been located on the LVPC website since July 3<sup>rd</sup> which began the one month public comment period which ends of August 3<sup>rd</sup>. LVPC has had several events since July 3<sup>rd</sup> which included: July 10 – Planning and Pizza, July 10 – Public meeting at Catasauqua Borough and on July 11 – Presentation at the Lehigh Valley Sustainability Council to specifically look at the issues related to climate change. Ten municipalities have submitted comments largely on the individual community annexes. Staff is currently adjusting the plan to ensure it meets all the requirements of the Emergency Management Agencies. The next steps beyond August 3<sup>rd</sup> are submission to the Pennsylvania Emergency Management Agency for approval who then submits it to the Federal Emergency Management Agency for their approval. By October 10<sup>th</sup> at least one municipality must adopt the plan to put the plan into effect.

## *2. Lehigh County Livable Landscapes*

Mr. Reese presented an update on the Lehigh County Livable Landscapes Plan. Revisions recommended by the Lehigh County Board of Commissions were made resulting in a May 2018 document date. The plan was adopted by the board on June 27, 2018. This is the sister document to the one previously adopted by Northampton County.

## *3. Project Review Summary Sheet*

Ms. Weaver referred the commission to the summary sheet for an overview of the staff comments on proposed actions requiring LVPC review. Ms. Weaver made a motion to accept the staff comments as presented. Ms. Wright seconded the motion. The motion passed unanimously.

## **Transportation Committee**

### *1. Build Grant for D&L Trail/Riverside Drive Connection*

Ms. Oscavich provided an overview of the executive summary for the Build Grant for D&L Trail/Riverside Drive Connection. The total project came in at \$38 million with a match of \$18.4 million which is 48% of the project. LVPC is asking for \$19.5 million. She also provided a recap of the Washington DC visit on July 25 where they had the opportunity to meet with representatives from Senator Casey, Senator Toomey, Representative Barletta and Representative Cartwright offices to discuss the project.

### *2. Bath Borough Multimodal Community Design Project*

Ms. Bradley provided an update on the Bath Borough Multimodal Community Design project which was the second community pilot project which was completed earlier this year for the Borough. The project looked at the potential for improving traffic and pedestrian safety along five key state routes. The plan was adopted about a week ago by the Bath Borough. The Pennsylvania Department of Transportation has liked our project so much that they are working on a pilot with LVPC and Coopersburg Borough to test the potential of taking community transportation projects statewide.

### *3. Lehigh Valley Freight Advisory Committee Meeting*

Ms. Bradley provided an overview of the Lehigh Valley Freight Advisory meeting to be held on August 1<sup>st</sup> at Penn State Lehigh Valley Campus. Nancy Dischinat, Executive Director of the Workforce Board Lehigh Valley will provide an update of transportation/warehouse logistics workforce in the region along with Brian Funkhouser with Michael Baker Associates will provide analysis results of the Lehigh Valley International Airport Area Freight System Study. Ms. Bradley will also provide an update on Freight Growth in our region.

## **OLD BUSINESS**

### *1. 5<sup>th</sup> Annual LVPC Gala & Awards – October 10, DeSales University*

Ms. Oscavich reminded everyone to hold October 10<sup>th</sup> on their calendar for the 5<sup>th</sup> Annual LVPC Gala & Awards. Sponsorships are open.

## **NEW BUSINESS**

### *1. Semi Annual Subdivision & Land Development Report*

Ms. Bradley provided an update on subdivision and land development the first 6 months of 2018 as it compared to activity in 2017. In 2017 we reviewed 428 plans roughly the same number in each county compared to 195 plans the first half of 2018. She provided a recap of the number of plans by municipality in each county. In 2017 Residential Development dominated with 39% of the total amount of land proposed for development; 25% in the first six months. In 2017 887,220 square feet in warehouse logistics development was approved. The first six months of 2018 over 2.3 million new square feet in warehouse proposed and 117,413 square feet in industrial manufacturing.

## **CORRESPONDENCE**

None.

## **EXECUTIVE DIRECTOR'S REPORT**

### *1. Northampton County Blight Reversal & Remediation Plan*

Ms. Bradley provided an update of the Northampton County Blight Reversal & Remediation Plan. The Northampton County Department of Community and Economic Development asked LVPC to provide support in areas that they identified as their focus for county resources. LVPC has put out the Request For Proposals for a consultant that will identify the scale of potential blight in the county and what can the communities do about it.

### *2. Northampton County Historic Preservation Plan*

Ms. Bradley provide an overview of the second area of focus for Northampton County where they pursued a grant from the Pennsylvania Historical Museums Commission which was awarded to look at the historic and cultural resources for the entire county. LVPC will be working with them to put out a RFP very soon. This is an effort to look at what the real cultural landscape is.

## **PUBLIC ENGAGEMENT AND PARTICIPATION:**

Ms. Oscavich recapped the upcoming Public Engagement and Participation Events with the exception of General Assembly:

1. *General Assembly – July 31 @ Penn State Lehigh Valley Campus, 7:00 – 9:00 p.m.*  
Ms. Bradley provided an overview of the upcoming General Assembly meeting. This is the 2<sup>nd</sup> meeting this year designed for local elected officials. Topics to include: Senate Bill 880, Woodlands Model Ordinance, Fireworks Regulations, Hazard Mitigation Plan, etc.

2. *2018 Eastern PA Greenways & Trails Summit – October 1 – 2, SteelStacks, All Day*  
LVPC will be making two presentations at the Summit: One will be using the Bath project as a case study to show communities how to plan for growth, revitalization, increase multimodalization and provide implementation strategies and urban design ideas. The other presentation will be on the Walk/BikeLV planning process and how we are working on an active transportation plan for the Lehigh Valley Region.

3. *2108 PA Brownfields Conference – October 1 – 3, Sands Event Center*  
LVPC will be presenting Grow Baby Grow: Reuse, Revitalization, New Development and the Future Industrial Region.

4. *Lehigh Valley Government Academy @ LVPC Office – 5:30 p.m. – 9:00 p.m.*

- Community Planning – Thursday, September 6, 13, 20
- Zoning Administration – Thursday, October 16, 23, 30
- Subdivision and Land Development Review – Thursday, November 1, 8, 15

Take all three classes and become a certified citizen planner to be honored in January at the LVPC Commission meeting.

5. *Local Technical Assistant Program (LTAP) @ LVPC Office*

- Traffic Calming – August 8 (8:00 a.m. – 3:00 p.m.)  
First time being offered here and is a two-part series.
- Road Safety Audit – September 11 (8:00 a.m. – 3:00 p.m.)
- Salt and Snow Management – Will now be held on November 13 @ City of Allentown

## **Adjournment**

With no further business Mr. Molchany made a motion to adjourn. Mr. Elbich seconded the motion.

Submitted by:  
Becky Bradley, AICP, Executive Director and  
Denise Leonard, Executive Administrative Assistant