



# Lehigh Valley Planning Commission

STEPHEN REPASCH  
Chair

GREG ZEBROWSKI  
Vice Chair

STEVEN GLICKMAN  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

## LEHIGH VALLEY PLANNING COMMISSION

### Minutes from the Thursday, April 25, 2019 Meeting

The Lehigh Valley Planning Commission met for its regularly scheduled monthly meeting on Thursday, April 25, 2019 at 7:00 pm in the Lehigh Valley Planning Commission's conference room located at 961 Marcon Boulevard, Suite 310, Allentown, PA.

Mr. Repasch chaired the meeting.

Ms. Vazquez took Roll Call.

#### Members in Attendance:

##### Lehigh County

Percy Dougherty, Bob Elbich, Mike Gibson, Steve Glickman, Kent Herman, Miriam Huertas, Rick Molchany, Christina Morgan, Kathy Rader, Steve Repasch, Kevin Schmidt, and Donna Wright

##### Northampton County

Janell Connolly, Malissa Davis, Liesel Dreisbach, Susan Lawless, Robert Lammi, William McGee, John McGorry, Steve Melnick, David O'Connell, Pamela Pearson, Spirit Rutzler, Tina Smith, Gerald Yob, and Greg Zebrowski

#### Members Absent:

##### Lehigh County

Julio Guridy, Michael Harakal, Marty Nothstein, Owen O'Neil, Leonard Lightner, and Christine Weaver

##### Northampton County

Charles Elliott, Darlene Heller, Kevin Lott, and Salvatore Panto

**Staff Present:** Becky Bradley, Bethany Vazquez, Carol Halper, Chandra Parasa, Geoff Reese, John von Kerczek, Jill Seitz, Charles Doyle, Matt Assad, Peter Barnard, and Tracy Oscavich

**Public Present:** Steve Althouse, Joseph Klobusicky, Howard Kutzler, Jim Vozar, Wendy Colussi, Paul Herie, and Emily Opilo

#### COURTESY OF THE FLOOR

None.

## **MINUTES**

Mr. Repasch stated that the minutes of the March 28, 2019 LVPC meeting are attached. Mr. Zebrowski made a motion to approve the minutes. Mr. Dougherty seconded the motion. Mr. Lammi, Mr. Elbich, and Ms. Wright abstained from the vote. The motion passed unanimously.

## **CHAIRMAN'S REPORT**

### *1. New LVPC Staff*

Mr. Repasch welcomes Mr. Charles Doyle, Director of Transportation Planning and Data. Mr. Doyle gave a brief introduction of himself to the Commission.

## **COMMITTEE REPORTS**

### **Comprehensive Planning Committee**

#### *1. Lower Nazareth Township – Land Use of Regional Significance – Route 248 Development*

Mr. Barnard presented the Lower Nazareth Township Land Use of Regional Significance. The subject application proposed the construction of two warehouses totaling 645,050 sq. ft. The plan is consistent with the County Comprehensive Plan policies for an area designated in the General Land Use Map for Urban Development. The LVPC encouraged the developers to address the need for truck parking and staging, and driver rest areas, in their site and land development plan. The LVPC also recommended the inclusion of adequate facilities like hook-ups for electrical supply for vehicles parked overnight. The LVPC also recommended that the speed limit along SR 248 be reduced to 45 mph. LANTA takes no position on serving this project site, either on SR 248 or within the complex, given the proposed plan does not include any accommodations for pedestrians or transit riders within the project site or along SR 248. The Traffic Impact Study for this project is currently under review with PennDOT and negotiations between the Township and Developer are underway. A question is asked regarding the recommendation of the speed limit change to 45 mph and as to whether or not that recommendation is being considered. Ms. Bradley turned the floor to Howard Kutzler, spokesperson for the project developer (Jaindl/Watson), who stated that PennDOT has no intention to reduce the speed limit at this time. The Lower Nazareth Township Planning Commission is working on a letter to send to their Board of Supervisors to request that the Board of Supervisors communicate to PennDOT the need for speed limit reduction. Ms. Wright made a motion to accept the staff comments as presented in the letter. Mr. Dreisbach seconded the motion. The motion passed unanimously.

#### *2. Upper Nazareth Township – Land Use of Regional Significance – Project Tadmor*

Mr. Barnard presented the Upper Nazareth Township Land Use of Regional Significance. The subject application proposed the construction of two warehouses totaling 1,078,000 sq. ft. on Gun Club Road in Upper Nazareth Township. The project is proposed in an area designated for rural development in the County Comprehensive Plan. The development is inconsistent with the criteria for rural development in the comprehensive plan. The western portion of the site also included High Conservation Priority Natural Features in the form of wetlands. The submitted application indicates that a retaining wall is proposed to be constructed on the site of these wetlands, which is inconsistent with the County Comprehensive Plan policies of preserving 100% of permanent open space in all wetlands and maintaining a 50 foot natural buffer around such wetlands. The development is anticipated to generate a total of 1509 daily trips, including 86 new AM peak hour trips and 108 new PM peak hour trips. The proposed truck driveway will be converted to all-way stop control and will prohibit left turns from the site for southbound travel on Gun Club Road. Although indication will be provided on Newburg Road regarding the prohibition of truck use along the route, the LVPC recommended additional signage to further prevent trucks from utilizing Newburg Road for travel to and from the site. The LVPC is particularly concerned

about potential truck travel over two bridges on Newburg Road with weight limits. The proposed plan includes no accommodations for sidewalks or bike parking/storage within the project site or along Gun Club Road. The LVPC strongly encourages the incorporation of sidewalks as well as accommodations for bike riders into the final plan.

Ms. Smith asked if it was known as to whether or not the Township was planning on conducting a Traffic Impact Study to prove that the two bridges in question could not handle Tractor Trailer travel. Ms. Bradley explained that that decision is between the Township, PennDOT, and the Developer. Ms. Bradley asked Mr. Barnard how far the proposed development is from the interstate. The subject application is about 4 miles away from the closest interstate, contrasted with the previous project that is about 3,000 feet. Mr. Barnard explained to the Commission that the development is in the Municipality's zoning as an "as of right" development. The property location has been zoned for industrial development under the municipality's zoning. Mr. Zebrowski added that the distance of 4 miles from an interstate is not appropriate for the type of development in question, especially being that the current infrastructure cannot support the potential travel that could occur. Mr. Gibson thanked the LVPC staff for their attention to the Comprehensive Committee's edits and for reflecting the requested changes. Mr. McGee asked when the wetlands on the site were identified in relation to this development's proposal. Ms. Bradley stated that the identification of the wetlands was conducted prior to the period of public comment for the project. Mr. Reese provided a brief background to the Commission regarding the function of the National Wetlands Inventory Index. Ms. Morgan made comment to the development's location and asked when the Municipality last updated their Comprehensive Plan. Ms. Bradley stated that the LVPC is currently in the process of working with Upper Nazareth Township and their surrounding municipalities to update their Multimunicipal Comprehensive Plan. The last time Upper Nazareth Township's Comprehensive Plan was updated was 2006.

Ms. Colussi, public, took the floor to address community concerns with the proposed development. Such concerns included her perception of misrepresentation by County zoning and its authority over local municipalities, lack of signage authority along Newburg and Gun Club roads, contamination of well-water sources and septic systems, noise and air pollutions, the lack of farmland preservation, disruption of the community, the passing of trucks over an active railroad system located near the site, and others. Mr. Repasch stated that the Commission does share the same concerns as presented by Ms. Colussi. Mr. Barnard adds that with the proposed development not only being a Land Use of Regional significance, but also being located in a municipality involved in a multimunicipal plan, all adjacent municipalities will also be receiving notice of this development and provided the LVPC comments. Ms. Wright made a motion to approve the staff comments with the addition of Mr. McGee and Mr. Molchany's suggestion to bold the amount of increased daily trips located in the first paragraph under the Transportation header of the letter to draw the Commission's concerns to the municipality's attention. Mr. Melnick seconded the motion. The motion passed unanimously.

### 3. *Whitehall Township – Land Use of Regional Significance – MRP Industrial*

Mr. Barnard presented the Whitehall Township Land Use of Regional Significance. The subject application proposed the demolition of an existing warehouse for construction of a new 525,000 sq. ft. warehouse. This proposed development is consistent with the County Comprehensive Plan policies for an area designated for urban development. The LVPC recommended adding sidewalks along the border of the site, as well as recommended direct engagement with LANTA's planning department if the property owner, developer, or prospective warehouse tenant companies are interested in transit services. The project site is located within the Coplay Creek watershed, which has a fully implemented Act 167 Stormwater Management Ordinance. Ms. Wright moved to accept the staff comments. Mr. Dougherty seconded the motion. The motion passed unanimously.

4. *Project Review, Summary Sheet*

Mr. Barnard presented the project summary sheet for the Comprehensive Planning Committee. All items presented were either matters of local concern or consistent with the County Comprehensive Plan. Ms. Wright made a motion to approve the staff comments as reflected in the summary sheet. Ms. Dreisbach seconded the motion. The motion passed unanimously.

### **Environment Committee**

1. *Project Review, Summary Sheet*

Ms. Rockwell presented the project summary sheet for the Environment Committee. All items presented were consistent with the County Comprehensive Plan. Mr. Repasch made a motion to approve the staff comments. Ms. Pearson seconded. The motion passed unanimously.

### **Transportation Committee**

1. *Walk/RollLV: Active Transportation Plan – Status Report*

Mr. Reese gave a status report on the Walk/RollLV: Active Transportation Plan. The consultant is currently out in the field and expected to provide a deliverable next month. The multimodal working group will have a meeting on May 29<sup>th</sup> to discuss the draft goals and policies of the plan. To kick-off the Walk/Roll Plan, the LVPC will be partnering with the City of Bethlehem to launch Walk/RollLiVe on June 12<sup>th</sup>, more details will come next month.

### **OLD BUSINESS**

1. *FutureLV*

- a. *Working Group Meeting:* The next FutureLV Working Group Meeting will take place on May 20, 2019 at the LVPC office from 3:00 – 5:00 pm.

### **NEW BUSINESS**

None.

### **COMMUNICATION**

1. *Municipal General Assembly*

The Lehigh Valley Planning Commission Municipal General Assembly will be held on April 30<sup>th</sup> at Penn State Lehigh Valley beginning at 7:00 pm. All municipalities will be encouraged to attend. Meeting topics included: 2020 Census, Tiny House and Small Cell Technology Regulations, the FutureLV Plan, and Training + Participation Opportunities.

2. *Live on Building in the Lehigh Valley*

On Saturday, April 27<sup>th</sup>, 11:00 am – 12:00 pm on Sunny 1100 AM, WGPA, Ms. Bradley will be discussing Building in the Lehigh Valley.

3. *Lehigh Valley Discourse with Kamran Afshar on the Lehigh Valley Economy and Regional Plan*

On Thursday, May 2<sup>nd</sup>, 6:00 pm, Ms. Bradley will be interviewed by Kamran Afshar of WDIY 88.1 FM on the Lehigh Valley Economy and Regional Plan.

4. *Morning Call: Facebook Live Discussion on Developable Land*

On Wednesday, May 15<sup>th</sup>, 12:00 pm, Ms. Bradley will be conducting a Live Facebook Discussion with the Morning Call where she will be answering real time questions on the developable land of the Lehigh Valley.

**EXECUTIVE DIRECTOR'S REPORT**

1. *Monthly BuildLV: Subdivision and Land Development Report*

Ms. Bradley presented information on the March Monthly BuildLV: Subdivision and Land Development Report. The report will be distributed publically around the 15<sup>th</sup> of each month and is available at lvpc.org.

**ANNOUNCEMENTS AND INVITATIONS TO ATTEND THE FOLLOWING WERE MADE:**

1. *Planning + Pizza @ LVPC Office, 12:00 – 1:00 pm*

The next P+P sessions will be held on May 29<sup>th</sup>, BuildLV, June 19<sup>th</sup>, PennDOT Connects, and June 26<sup>th</sup>, Local Government Appreciation Day @ Wayne Grube Park.

2. *Local Technical Assistance Program (LTAP) @ LVPC Office*

The upcoming LTAP classes will be Traffic Sign Basics, May 21<sup>st</sup> (8:00 am – 12:00 pm) and ADA Transition Plans + Self Evaluations, August 6<sup>th</sup> (8:00 am – 12:00 pm)

3. *The Chamber's 2019 Energy + Sustainability Summit*

The Chamber's 2019 Energy + Sustainability Summit will be held on May 17<sup>th</sup> at DeSales University from 7:30 am – 11:30 am.

4. *The Chamber's 2019 Lehigh Valley Transportation Forum*

The Chamber's 2019 Lehigh Valley Transportation Forum will be held on June 11<sup>th</sup> at Mack Trucks Customer Service Center, from 10:30 am – 1:00 pm.

5. *LVPC Gala + 6<sup>th</sup> Annual Lehigh Valley Awards*

The 6<sup>th</sup> Annual LVPC Gala + Awards will be held on October 16<sup>th</sup> at DeSales University. Networking begins at 4:00 pm and the program + dinner will begin at 5:00 pm.

**Adjournment**

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

Submitted by:

Becky Bradley, AICP, Executive Director and  
Bethany Vazquez, Program Associate