LEHIGH VALLEY PLANNING COMMISSION
Minutes from the Thursday, January 31, 2019 Meeting

The Lehigh Valley Planning Commission met for its regularly scheduled monthly meeting on Thursday, January 31, 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, Steven Glickman, Kent Herman, Rick Molchany, Christina Morgan, Kathy Rader, Steve Repasch, Kevin Schmidt, Christine Weaver, and Donna Wright

**Northampton County**
Janell Connolly, Malissa Davis, Susan Lawless, Liesel Dreisbach, Charles Elliott, Robert Lammi, Kevin Lott, William McGee, Pamela Pearson, Stephen Melnick, Tina Smith, Gerald Yob, and Greg Zebrowski

Members Absent:

**Lehigh County**
Julio Guridy, Dennis Hower, Miriam Huertas, Owen O’Neil, Marty Nothstein, and Leonard Lightner

**Northampton County**
Darlene Heller, Jamie Horvath, Shawn Martell, Salvatore Panto, and John McGorry

Staff Present: Matt Assad, Becky Bradley, Tracy Oscavich, Chandra Parasa, Geoff Reese, Sue Rockwell, Bethany Vazquez, Brian Hite, Peter Barnard, Carol Halper and John von Kerczek.
Public Present: John Gallagher, Jeffery Fox, Probodh “Sunny” Ghai, Lori B. Seese, Makala Ashmar, John Diacogiannis, Gordon Campbell, Tina Roseberry, Gene Clater and Justin Burker

COURTESY OF THE FLOOR
None

MINUTES
Mr. Repasch stated that the minutes of the December 20, 2018 LVPC meeting are attached. Mr. Lammi made a motion to accept the December 2018 minutes. Ms. Pearson seconded the motion. Ms. Connolly, Mr. Elbich, Ms. Weaver, Ms. Morgan and Ms. Lawless abstain from the vote. The motion passes unanimously.

CHAIRMAN’S REPORT
1. Lehigh Valley Government Academy Certified Citizen Planner Recognition
   Ms. Bradley gave a short description of the Lehigh Valley Government Academy and the accomplishment of receiving the Certified Citizen Planner Achievement. Mr. Repasch introduced each certified citizen planner and presented them with their achievement awards.
   - Malissa Davis – Bethlehem Township
   - Pamela Pearson – Tatamy Borough
   - John Gallagher – Bethlehem Township
   - Jeffery Fox – Pen Argyl Borough
   - Prabodh “Sunny” Ghai – Upper Macungie Township
   - Lori B. Seese – Lower Nazareth Township
   - Brian Carl – Weisenberg + Lowhill Townships
   - Kyle Walbert – Upper Macungie Township
   - Dharam Paul Nohar – Lehigh Valley Planning Commission
   - John von Kerczek – Lehigh Valley Planning Commission

2. Commissioner Service Recognitions
   Mr. Repasch thanked Commissioners Clater, Diacogiannis, Roseberry, Campbell, and Bodine for their valued service with the Commission. Mr. Repasch expressed the Commission’s deep appreciation for their dedicated work and presented each with a token of gratitude.

3. New Commissioners
   Mr. Repasch welcomes Ms. Lawless, Mr. Lightner, and Mr. McGorry to the Commission.

4. Nominating Committee, 2019 LVPC Officers
   Mr. Repasch made a request to move the 2018 Officers to the 2019 year. Mr. Lammi made a motion to grant the movement of the 2018 officers to 2019. Mr. Glickman
seconded the motion. The motion passed unanimously. Mr. Repasch continued by stating that the nominating committee, comprised of Mr. Repasch, Mr. Glickman, Mr. Elliott, and Mr. Lammi, will be meeting to discuss nominations for a new Vice Chair. The new Commission Vice Chair will be announced at the March meeting.

COMMITTEE REPORTS

Comprehensive Planning Committee

1. Air Products New Headquarters Land Use of Regional Significance, Upper Macungie Township and Lower Macungie Township

Mr. Barnard reviewed the Air Products & Chemicals, Inc. land development application. Due to the size of the proposed development, the subject application constitutes as a Land Use of Regional Significance. The subject application proposes to construct a 526,000 sq. ft. office building, a 138,000 sq. ft. industrial building, and an associated 6-story, 1800 double-deck parking garage. The project site is located at Mill Creek Road and Grange Road, near Hamilton Boulevard and Route 222. This is a relocation of the existing Air Products & Chemicals, Inc. Headquarters presently located east of the railroad tracks between SR 3008 (Cetronia Road). This proposal is consistent with the Comprehensive Plan. The site plan includes a thoughtful layout of native vegetation and landscaping. The LVPC recommends conducting a safety analysis in the vicinity of the intersection of State Route 0222 and Mill Creek Road. The LVPC commends the applicant for the inclusion of sidewalks and crosswalks throughout the plan and recommends the inclusion of Sharrows or shared bike route signage along the private driveways from Hamilton Boulevard to the campus. These would encourage cycling and increase motorist awareness of the adjacent bike route. Ms. Wright made a motion to accept the staff comments. Ms. Driesbach seconded the motion. Mr. Elbich and Ms. Rader abstained from the vote. The motion passed unanimously.

2. Spring Creek Properties Land Use of Regional Significance, Lower Macungie Township and Alburtis Borough

Mr. Barnard reviewed the Lot Consolidation and Land Development Plan for Lower Macungie Township. The Lehigh Valley Planning Commission has previously commented on the proposed project in its review letter dated May 18, 2016. The subject application’s proposed 874,800 sq. ft. warehouse facility is inconsistent with the County Comprehensive Plan as the future development is located in areas designated for farmland preservation per the General Land Use component of the County Comprehensive Plan. As a Land Use of Regional Significance, the subject application has also been submitted to LANTA for their review in terms of bus access, site circulation issues, and other matters related to zoning and subdivision. LANTA recommends early direct engagement with their planning department if the developers are interested in transit service. The LVPC advises the applicant to ensure proper geotech testing prior to any land development. Mr. Molchany made the suggestion to address truck idling in the letter. Ms. Lawless and Mr. Gibson all suggested that the lack of trucks’ electric capabilities also be addressed. Mr. Elliott offers wording for the additional sentence stating: “the Commission recommends the inclusion of facilities for
electric supply for vehicles to minimize the effects of idling”. Mr. Elliott makes a motion to add the sentence to the staff comments. Ms. Driesbach seconded. The motion passed unanimously. With the addition of the sentence, Ms. Wright made a motion to approve the staff comments. Ms. Driesbach seconded the motion. Mr. Gibson abstained from the vote. The motion passed unanimously.

3. **Project Review, Summary Sheet**
Ms. Wright asked the Commission to review the summary sheet. Ms. Wright states that if there are no questions, she would like to make a motion to approve the staff comments. Mr. Lammi seconded the motion. Mr. Elbich abstained from voting on all items. Mr. Gibson abstained from voting on item three, the Emmaus Borough Zoning Ordinance Amendment. Ms. Weaver abstained from voting on item four, the Catasauqua Borough Zoning Ordinance Amendment. The motion passed unanimously.

**Environment Committee**

1. **Project Review, Summary Sheet**
Ms. Weaver requested that the Commission review the summary sheet. Since no conflicts with the County Comprehensive Plan are noted, Ms. Weaver made a motion to approve the staff comments. Ms. Wright seconded the motion. The motion passed unanimously.

2. **Hazard Mitigation Plan Adoption – Status Report**
Mr. Reese presented an update on the adoption of the Hazard Mitigation Plan. To date, 53 municipalities have adopted the plan. Mr. Reese reminded the Commission that the municipalities have until October 10, 2019 to adopt the plan.

3. **Monocacy Creek Act 167 Ordinance Adoption – Status Report**
Mr. Reese reviewed the status of the Monocacy Creek Act 167 Ordinance Adoption. The plan was approved on May 21st by the Department of Environmental Protection. Currently, 9 municipalities in the watershed have adopted the plan, there are still 4 outstanding municipal adoptions.

**Transportation Committee**
Prior to addressing the Transportation Committee items, Mr. Herman made a statement regarding the changes that have taken place with the Transportation Committee to date. Mr. Herman stated that he will now being serving as chair over the Transportation Committee and reflected upon the service of Commissioners Clater and Diacogiannis. Mr. Herman stated that the contributions of Commissioners Clater and Diacogiannis will surely be missed.

1. **Walk/RollLV: Active Transportation Plan – Status Report**
Mr. Reese gave a status report on the Walk/RollLV: Active Transportation Plan. Mr. Reese reviewed the purpose of the plan, the purpose of the multimodal working group, the current project scope and goals of the plan, focusing on information
pertaining to priority bicycle commuting corridors, priority pedestrian areas, and the consultant’s policy and programmatic recommendations. Currently 72 draft priority bicycle commuting corridors have been identified to specifically address bicycle commuting. Once the 10 final corridors have been selected, the remaining 62 corridors will become a part of the visionary network for the project. A draft of the plan is expected to be completed by March 2019.

2. 2017-2019 Transportation Improvement Program Accomplishments + 2019-2020 Projects Outlook
Ms. Bradley reviewed the bodies that make up the LVTS board, as well as the separate rolls of LVTS and LVPC. Ms. Bradley continued the presentation with a brief background of the TIP and the LRTP and the LVPC roll in the update of these programs. Mr. Hite and Ms. Bradley reviewed all projects, their locations and overall cost, that have been completed, are currently in the process of being completed, and projects that are next to be started as laid out in the Transportation Improvement Program as adopted by the Lehigh Valley Transportation Study (LVTS).

OLD BUSINESS

1. FutureLV
   a. Working Group Meeting: The next FutureLV Working Group Meeting will take place on February 26, 2019 at the LVPC office from 1:30 – 3:30 pm.

NEW BUSINESS

1. State Ethics Commission Statement of Financial Interest
Ms. Halper gave a brief overview of the State Ethics Commission Statement of Financial Interest and its importance. Ms. Halper requested that all Commissioners send her their completed forms. The forms are due by May 10, 2019.

COMMUNICATION

1. Webhits Report
   Mr. Assad gave a brief overview of the web statistics for 2018.

2. Second Harvest Food Bank
   Ms. Bradley briefly shared a letter of thanks from one of the charities that received LVPC “Jeans for a Cause” funds.

3. Public Engagement Calendar
   a. Planning + Pizza
      Ms. Oscavich reviewed the program layout for Planning + Pizza for 2019
   b. Local Technical Assistance Program
      Mr. Hite reviewed the LTAP class listing for 2019
c. **Lehigh Valley Government Academy**
   Ms. Oscavich reviewed the Lehigh Valley Government Academy class list, dates and times, for 2019

4. **LVPC Gala + 6th Annual Lehigh Valley Awards Date**
   The 6th Annual LVPC Gala + Awards will be held on October 16th at DeSales University.

**EXECUTIVE DIRECTOR’S REPORT**

1. **2019 Economic Outlook**
   Ms. Bradley requested that for the sake of time the 2019 Economic Outlook presentation be postponed to the March Commission Meeting.

**PUBLIC ENGAGEMENT AND PARTICIPATION**

1. **Urban Land Institute and Green Building United Mayor’s Sustainability Forum**
   ULI and Green Building United will be holding a Mayor’s Sustainability Forum featuring the Mayors from the City of Easton, City of Bethlehem, City of Allentown and Whitehall Township, at Lehigh University’s Wood Dining Hall on March 12th from 8:00 – 10:00 am.

**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
LEHIGH VALLEY PLANNING COMMISSION
Minutes from the Thursday, February 28, 2019 Meeting

The Lehigh Valley Planning Commission met for its regularly scheduled monthly meeting on Thursday, February 28, 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, Steven Glickman, Michael Harakal, Jr., Kent Herman, Rick Molchany, Christina Morgan, Owen O’Neil, Marty Nothstein, Leonard Lightner Kathy Rader, Steve Repasch, Christine Weaver, and Donna Wright

**Northampton County**
Malissa Davis, Susan Lawless, Liesel Dreisbach, Robert Lammi, Kevin Lott, William McGee, John McGorry, Pamela Pearson, Stephen Melnick, David O’Connell, Tina Smith, Gerald Yob, and Greg Zebrowski

Members Absent:

**Lehigh County**
Mike Gibson, Julio Guridy, Miriam Huertas, and Kevin Schmidt

**Northampton County**
Janell Connolly, Charles Elliott, Darlene Heller, Jamie Horvath, Salvatore Panto and Barbara Spirit Rutzler

**Staff Present:** Matt Assad, Peter Barnard, Becky Bradley, Carol Halper, Tracy Oscavich, Chandra Parasa, Geoff Reese, Jill Seitz, Bethany Vazquez, and John von Kerczek
Public Present: Steve Althouse, Wendy Colussi, Liesel Gross, Craig Hanchett, Brad Leach, Kevin Kalman, Charles Volk, and Jeffrey Wack

COURTESY OF THE FLOOR
Jeffery Wack, Upper Nazareth Township, expressed his concerns with Project Tadmore, a 1.2 million square foot warehouse scheduled to be built on land zoned for farming. Mr. Wack continued by stating the group present has a concern for the quality of life in the community and the impact this new facility will have on the area. Wendy Colussi, Upper Nazareth Township, asked the Commission whether or not the facilities were allowed to create new blacktop surface area without a permit or addressing stormwater issues as there are local wetlands adjacent to the property. Ms. Bradley stated that the Northampton County Conservation District is the body that should handle that specific question. Ms. Bradley suggested that Ms. Colussi reach out to Mr. Reese, LVPC, for further information on such related issues. Ms. Colussi continued by stating that the proposed project is attempting to bring sewer and water into the area. Currently the residences work on well systems. Ms. Colussi asked the Commission if the project can force the neighboring areas to hook up to the system and what does this new system mean for the area since sewer and water systems in this location are not part of the comprehensive plan. Mr. Repasch answered that this particular decision is private between the water suppliers and the municipality, as to whether hooking up to the new system is required. Ms. Colussi asked if Mr. Repasch’s comments are still applicable if the Comprehensive Plan does not support the development of such systems. Mr. Reese stated that the Comprehensive Plan is based on where public sewer and water can be reasonably placed to accommodate urban development. The Nazareth Area Communities are in a Multi-Municipal Comprehensive Plan which allows the areas to work collaboratively to meet the goals of the Regional Comprehensive Plan. Ms. Colussi thanked Mr. Reese for his comments and continued with her final question as to whether or not the Township was allowed to give the developer a waiver so as to not have to bring their preliminary plans before the LVPC. Ms. Bradley stated that the Township is not allowed to give such a waiver. Ms. Colussi thanked the Commission for their comments and gave the floor to Mr. Brad Leach, Upper Nazareth Township. Mr. Leach asked the LVPC if they had any knowledge of this project, its proposal, and the fact that it is located on a National Wetland. Mr. von Kerczek stated that the LVPC has no record of this project being received for a formal review and will look into both the project and the previously mentioned waiver. Mr. Repasch thanked all citizens for their comments and seeing no other speakers proceeded with the agenda.

MINUTES
Mr. Repasch stated that the minutes of the January 31, 2019 LVPC meeting are attached. Mr. Dougherty made a motion to accept the January 2019 minutes. Mr. Lammi seconded the motion. Mr. Harakal, Mr. McGorry, and Mr. Leonard abstained from the vote. The motion passes unanimously.
CHAIRMAN’S REPORT

1. New Commissioners
   Mr. Repasch welcomes Mr. Lightner, Mr. McGorry, Mr. Harakal, Mr. O’Connell, and Ms. Spirit Rutzler to the Commission.

2. Nominating Committee, 2019 LVPC Vice Chair Election
   Mr. Repasch stated that the nominating committee has a nominee for the position of Vice Chair. Mr. Glickman stated that the nominating committee, himself, Mr. Lammi, and Mr. Elliott, would like to recommend Mr. Greg Zebrowski, Northampton County, to fill the Vice Chair position. Mr. Repasch opened the floor for any other nominations, seeing none Mr. Repasch asked for a motion to approve of Mr. Zebrowski’s appointment as Vice Chair. Mr. Melnick made a motion to approve the nomination. Mr. Glickman seconded the motion. The motion passed unanimously.

COMMITTEE REPORTS

Comprehensive Planning Committee

1. Lower Nazareth Township – Land Use of Regional Significance – LVHN Lower Nazareth Campus
   Mr. Barnard reviewed proposal for the LVHN Lower Nazareth Campus in Lower Nazareth Township. The subject application proposes to construct a 225,000 square foot hospital and 101,500 square foot medical office space in four phases. The project is located between Hecktown Road and Newburg Road (SR 3020), just east of Route 33. This proposal is consistent with the County Comprehensive Plan. The site contains opportunities for enhanced bicycle and pedestrian connectivity. The LVPC recommends that adequate pedestrian/bicycle facilities be added to driveways A and B, as well as along Newburg Road, to improve and create future opportunities for multimodal access to the site for employees and customers. Additionally, crosswalks should be consistently used at all pedestrian cross points in the site and a staircase should be added to the bus stop to complement the existing ramp. The LVPC recommends the municipal engineer perform a thorough review of the site plan to ensure the hospital meets all ADA requirements. Given the significant proposed land use of this project site that would potentially yield the need for transit service, LANTA recommends early direct engagement with their Planning Department. The LVPC commends LVHN for phasing the project and considering the whole site development plan from the onset of the project. The proposed development is anticipated to generate 7,315 vehicle trips per day with 505 AM peak hour trips, 551 PM peak hour trips, and 996 Saturday peak hour trips. The LVPC notes that the project site is located within the Bushkill Creek Watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Ms. Wright made a motion to approve the staff comments. Mr. Dougherty seconded the motion. The motion passed unanimously.
2. **Project Review, Summary Sheet**

Ms. Wright asked the Commission to review the summary sheet. Ms. Wright states that if there are no questions, she would like to make a motion to approve the staff comments. Ms. Driesbach seconded the motion. Mr. Lammi abstained from voting on item four, the Palmer Township Zoning Map Amendment. The motion passed unanimously.

**Environment Committee**

1. **Monocacy Creek Watershed Act 167**
   a. **Municipal Adoption Report**

   Mr. Reese reviewed the status of the Monocacy Creek Act 167 Ordinance Adoption. The plan was approved on May 21, 2018 by the Department of Environmental Protection. Currently, 10 municipalities in the watershed have adopted the plan, there are still 3 outstanding municipal adoptions.

   b. **LVPC Resolution**

   Mr. Reese reviewed the resolution of the LVPC adopting the Monocacy Creek Watershed Act 167 Stormwater Management Plan. The Lehigh Valley has 16 watersheds within its borders, 13 municipalities fall within the Monocacy Creek Watershed borders. The purpose of Act 167 is to encourage the sound planning and management of storm runoff, to coordinate stormwater management efforts within each watershed and encourage local administration and management of a coordinated stormwater program. An Act 167 plan was prepared for the Monocacy Creek watershed in 1989 and last updated in 2006. The LVPC prepared a draft Plan update for the Monocacy creek Watershed in June 2017 and the counties adopted the draft plan in December 2017 and January 2018, respectively. The Pennsylvania Department of Environmental Protection approved the Monocacy Creek Act 167 Plan on May 21, 2018. The 13 municipalities in the watershed are responsible for updating their subdivision and land development ordinance to reflect the updated stormwater management requirements. Ms. Weaver made a motion to accept the resolution. Ms. Pearson seconded. Mr. Harakal abstained from the vote. The motion passed unanimously.

2. **Project Review, Summary Sheet**

Ms. Weaver requested that the Commission review the summary sheet. Since no conflicts with the County Comprehensive Plan are noted, Ms. Weaver made a motion to approve the staff comments. Ms. Lawless seconded the motion. Mr. Harakal abstained from the vote. The motion passed unanimously.

3. **Hazard Mitigation Plan Adoption – Status Report**

Mr. Reese presented an update on the adoption of the Hazard Mitigation Plan. To date, 60 municipalities have adopted the plan. Mr. Reese reminded the Commission that the municipalities have until October 10, 2019 to adopt the plan. In continuation with the Hazard Mitigation Plan discussion, Mr. Reese mentioned that the Nature Nurture Center will be holding two Hazard Mitigation Community
Outreach Events. The first will be on March 12th at Mary Meuser Memorial Library, 7:00 pm. The second will be held on March 21st at the Washington Township, NC Municipal Building, also at 7:00 pm.

Transportation Committee

1. Walk/RollLV: Active Transportation Plan – Status Report
Mr. Parasa gave a status report on the Walk/RollLV: Active Transportation Plan. Mr. Parasa reviewed the purpose of the Walk/RollLV plan and the work that has occurred thus far as it relates to the plan. The multimodal working group met on February 27th at the Fowler Family Southside Center. The group discussed the visionary network for the entire region. After collecting all input, the visionary network is expected to be finalized within the next month. The next multimodal working group will take place on March 27th at the Fowler Family Southside center. Ms. Bradley reminded the Committee that anyone, at any time, can join the working group and be a part of the plan process.

OLD BUSINESS

1. FutureLV
   a. Working Group Meeting: The next FutureLV Working Group Meeting will take place on March 18, 2019 at the LVPC office from 3:00 – 5:30 pm. The first draft of plan goals, policies, and actions will be presented. The plan needs to be out for public comment, in final draft form, by July 1st.

NEW BUSINESS

1. Bi-Annual Bylaws Training
Ms. Bradley reviewed the Commission’s Statement of Purpose, Functions and Services. The LVPC is organized by the counties of Lehigh and Northampton to promote the health, safety and general welfare of the two-county region in accordance with the provisions of the Pennsylvania Municipal Code. In total, 37 seats make up the Lehigh Valley Planning Commission Board, 19 are held by elected officials and 18 are held by citizens. The Commission offers a variety of services from creating educational materials for the public to administering county subdivision regulations and other ordinances to promoting intergovernmental cooperation. The Lehigh Valley Planning Commission has been active for the last 58 years.

COMMUNICATION

1. Northampton Borough Letter – 2018 Hazard Mitigation Plan
Ms. Bradley shared a letter of gratitude from the Borough of Northampton on the work the LVPC has done in assembling and preparing the final hazard mitigation plan.

2. Opinion Column – Morning Call
Mr. Assad briefly shared an article written by Ms. Bradley addressing development in the region.

EXECUTIVE DIRECTOR’S REPORT

Ms. Bradley shared that the Lehigh Valley Planning Commission will now be sharing monthly reports to reflect the subdivision and land development in the region. For the month of January, the LVPC saw plans for 19 subdivision/lot line adjustments and 18 developments totaling 694.4 acres. Of the types of development proposed, 2,594,842 total square feet were for non-residential development. 101 single Family detached housing units were also proposed along with 7 row home developments. Interactive maps, plan details, and future reports can be found at lvpc.org/subdivisionreport.html

ANNOUNCEMENTS AND INVITATIONS TO ATTEND THE FOLLOWING WERE MADE:

1. Lehigh Valley Business Journal Real Estate + Development Symposium
Lehigh Valley Business Journal will be holding their Real Estate + Development Symposium at DeSales University on Wednesday, March 6th from 7:30 – 11:15 am.

2. Planning + Pizza @ LVPC Office, 12:00 – 1:00 pm
The next P+P sessions will be held on March 14th, FutureLV: The Regional Plan, and March 27th, Walk/RollLV.

3. Local Technical Assistance Program (LTAP) @ LVPC Office, 8:00 am – 12:00 pm
The upcoming LTAP classes will be Pavement Markings: Applications and Maintenance on March 7th and Safe Driver on March 12th.

4. Urban Land Institute and Green Building United Mayor’s Sustainability Forum
ULI and Green Building United will be holding a Mayor’s Sustainability Forum featuring the Mayors from the City of Easton, City of Bethlehem, City of Allentown and Whitehall Township, at Lehigh University’s Wood Dining Hall on March 12th from 8:00 – 10:00 am.

5. Lehigh Valley Commercial Real Estate Outlook + Awards
The Greater Lehigh Valley Chamber of Commerce will be holding their Lehigh Valley Commercial Real Estate Outlook + Awards at the Holiday Inn, Breiningsville on April 11th from 10:00 am to 1:00 pm.

6. *The Chamber’s Annual Mayors’ and Municipal Officials’ Reception*
   The Greater Lehigh Valley Chamber of Commerce is holding their Annual Mayor’s and Municipal Officials’ Reception at ArtsQuest on April 15th from 5:00 to 7:30 pm.

7. *Northampton County Climate Summit*
   Northampton County is holding their first Climate Summit at Lehigh University’s Iacocca Hall on May 15th from 8:30 to 11:30 am.

8. *LVPC Gala + 6th Annual Lehigh Valley Awards*
   The 6th Annual LVPC Gala + Awards will be held on October 16th at DeSales University.

**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
LEHIGH VALLEY PLANNING COMMISSION

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Mr. Repasch chaired the meeting.

Ms. Vazquez took Roll Call.

Members in Attendance:

**Lehigh County**
Mike Gibson, Steve Glickman, Michael Harakal, Kent Herman, Richard Molchany, Christina Morgan, Owen O’Neil, Kathy Rader, Steve Repasch, Kevin Schmidt, and Leonard Lightner

**Northampton County**
Janell Connolly, Malissa Davis, Liesel Dreisbach, Charles Elliott, Susan Lawless, John McGorry, Steve Melnick, Pamela Pearson, Spirit Rutzler, Tina Smith, Gerald Yob, and Greg Zebrowski

Members Absent:

**Lehigh County**
Percy Dougherty, Bob Elbich, Julio Guridy, Miriam Huertas, Marty Nothstein, Christine Weaver, and Donna Wright

**Northampton County**
Darlene Heller, Jamie Horvath, Robert Lammi, Kevin Lott, William McGee, David O’Connell, and Salvatore Panto

**Staff Present:** Becky Bradley, Bethany Vazquez, Carol Halper, Chandra Parasa, Geoff Reese, John von Kerczek, Jill Seitz, Matt Assad, Peter Barnard, and Tracy Oscavich
Public Present: Morgan Evans, Steve Althouse, and William Muniz

COURTESY OF THE FLOOR
None.

MINUTES
Mr. Repasch stated that the minutes of the February 28, 2019 LVPC meeting are attached. Mr. Harakal stated that due to his presence at the previous meeting and replacement of former Commissioner Hower’s seat, Mr. Hower should not be recorded as absent in the minutes. Ms. Dreisbach made a motion to approve the minutes with the correction from Mr. Harakal. Ms. Pearson seconded the motion. Mr. Elliott abstained from the vote. The motion passed unanimously.

CHAIRMAN’S REPORT
1. New Commissioner
   Mr. Repasch welcomes Ms. Spirit Rutzler to the Commission.

COMMITTEE REPORTS

Comprehensive Planning Committee

1. Project Review, Summary Sheet
   Mr. Barnard presented the project summary sheet for the Comprehensive Planning Committee. Mr. Barnard noted that all projects were either consistent with the County Comprehensive Plan or matters of local concern. Ms. Dreisbach made a motion to approve the staff comments. Mr. Melnick seconded the motion. Ms. Rader abstained from the vote. The motion passed unanimously.

Environment Committee

1. Hazard Mitigation Plan Adoption – Status Report
   Mr. Reese presented an update on the adoption of the Hazard Mitigation Plan. All 62 municipalities have adopted the plan, as well as both counties and the Lehigh Valley Planning Commission. This adoption allows for all communities in the Lehigh Valley to be eligible to compete for funding of projects described in the plan as money becomes available. Mr. Reese reminded the Committee that the prior plan only had 38 municipal adoptions. Mr. Reese continued the Hazard Mitigation Plan discussion by sharing information on the Nurture Nature Center CREATE Resilience Project. The CREATE Resilience Project is a 4-year project dedicated to implementation of the Hazard Mitigation Plan. The project partners with three school districts: Easton Area, Bangor Area, and Wilson Area, to create educational projects to use in schools. Each of the districts have had their introductory meetings and are working on outreach tools, which may be used regionwide in the future.
Transportation Committee

1. **Walk/RollLV: Active Transportation Plan – Status Report**
   Mr. Reese gave a status report on the Walk/RollLV: Active Transportation Plan. On March 27th there was a Planning + Pizza held at the LVPC office to discuss the Walk/RollLV Plan, followed by a Multimodal Working Group meeting to discuss public outreach strategies for the plan at NCC Fowler Family Southside Center. Mr. Reese reported the current activities by the consultant including draft chapters on existing conditions, and the gap analysis for the plan. The consultant will be going out into the field and looking at specific circumstances and making recommendations for their findings. Mr. Reese reviewed ideas for public engagement and shared highlights from the Multimodal Working Group meeting and the feedback received. Mr. Reese emphasized that this plan is about culture change beyond simply changing commuting opportunities.

2. **LVIA Airport Area Freight Study Group – Status Report**
   Ms. Bradley gave an update on the LVIA Airport Area Freight Study Group. The LVPC has been working with PennDOT and their consultant, along with 13 designated municipalities around the LVIA Airport over the last year. An overview of the current findings will be presented at the Freight Advisory Committee meeting on April 3rd at the LVPC office beginning at 10:00 am.

3. **State Transportation Commission 12-Year Program Update Process**
   Ms. Bradley presented information on the State Transportation Commission 12-Year program update process and shared the purpose of the Transportation Survey. The survey gives participants a chance to allocate “transportation funds” towards different transportation options. Ms. Bradley encourages the Commission to participate in the survey as the results of the survey will help the State Transportation Commission with policy and funding prioritizations. Ms. Bradley reports that the information from the survey will be made available to the Commission through the Lehigh Valley Transportation Study (LVTS).

OLD BUSINESS

1. **FutureLV**
   a. **Working Group Meeting:** The next FutureLV Working Group Meeting will take place on April 22, 2019 at the LVPC office from 3:00 – 5:00 pm.

2. **Bi-Annual Bylaws Training, Part II**
   Ms. Bradley gave a presentation on the Commission Operations. The presentation included topics such as: Commission History, Commission Seat Allocations, Function of Officers and the Selection Process, Meeting and Attendance Requirements, Quorums, Alternate Representations, Voting Allocations and Process, and overall Operations. Ms. Morgan asked if abstaining from a vote is mandatory in the by-laws. Ms. Bradley stated that though abstentions are not
mandatory they communicate the perception of a vote being prejudicial. Mr. Repasch followed by stating that if one is not receiving any personal benefit from the particular vote, then an abstention, in his opinion, is not necessary. Ms. Bradley continued by stating that if a development comes to the LVPC prior to coming before the municipality, a potential conflict of interest could arise. Mr. Herman stated that, that particular situation would be a political issue, but unless there was indication of personal gain from the vote, legally abstentions would still not be required. It would be a personal decision. Ms. Rader added that in her personal opinion, as a member of her Township’s Board of Supervisors, one should abstain from all votes in their particular municipality to avoid the perception of being prejudicial.

NEW BUSINESS
None.

COMMUNICATION

1. Commuter Opinion Piece
   Mr. Assad briefly shared an opinion piece that appeared in the Morning Call addressing commuting patterns.

2. Commissioner Participation
   a. Lehigh Valley Commercial Real Estate Outlook + Awards: The Lehigh Valley Commercial Real Estate Outlook and Awards will be held on April 11th at the Holiday Inn, Breiningsville from 10:00 am – 1:00 pm. Lunch will be provided.

   b. The Chamber’s Annual Mayors’ + Municipal Officials’ Reception: The Chamber’s Annual Mayors’ and Municipal Officials’ Reception will be held on April 15th at ArtsQuest from 5:00 – 7:30 pm. Dinner will be provided.

3. Municipal General Assembly
   The Lehigh Valley Planning Commission Municipal General Assembly will be held on April 30th 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.

EXECUTIVE DIRECTOR’S REPORT

   Ms. Bradley presented information on the February Monthly BuildLV: Subdivision and Land Development Report. The report will be distributed publically around the 15th of each month and is available at lvpc.org.
2. 2018 Annual Development Report
Ms. Bradley gave a presentation on the BuildLV: 2018 Annual Development Report. The report was made available to the Commission and is available online at lvpc.org. The LVTS Transportation Improvements Program Accomplishments and Outlook was also distributed.

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 April 24th, Green Infrastructure, and May 29th, BuildLV.

2. Local Technical Assistance Program (LTAP) @ LVPC Office
   The upcoming LTAP classes will be Intersections on April 10th (8:00 am – 3:00 pm), Work Zone Temporary Traffic Control on April 16th (8:00 am – 12:00 pm), and Equipment and Worker Safety on April 17th (8:00 am – 12:00 pm).

3. Northampton County Climate Summit
   Northampton County is holding their first Climate Summit at Lehigh University’s Iacocca Hall on May 15th from 8:30 to 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 11th at Mack Trucks Custom Service Center.

5. LVPC Gala + 6th Annual Lehigh Valley Awards
   The 6th Annual LVPC Gala + Awards will be held on October 16th at DeSales University.

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
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**

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 29th 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 12th, 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 30th 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 27th, 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 2nd, 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 15th, 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 15th 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 29th, BuildLV, June 19th, PennDOT Connects, and June 26th, 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 21st (8:00 am – 12:00 pm) and ADA Transition Plans + Self Evaluations, August 6th (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 17th 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 11th at Mack Trucks Customer Service Center, from 10:30 am – 1:00 pm.

5. **LVPC Gala + 6th Annual Lehigh Valley Awards**
   The 6th Annual LVPC Gala + Awards will be held on October 16th 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
LEHIGH VALLEY PLANNING COMMISSION
Minutes from the Thursday, May 30, 2019 Meeting

The Lehigh Valley Planning Commission met for its regularly scheduled monthly meeting on Thursday, May 30, 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, Mike Gibson, Steven Glickman, Michael Harakal, Kent Herman, Christina Morgan, Kathy Rader, Stephen Repasch, and Donna Wright

**Northampton County**
- Christopher Amato, Malissa Davis, Liesel Dreisbach, Charles Elliot, Susan Lawless, Robert Lammi, William McGee, John McGorry, Pamela Pearson, Tina Smith, Gerald Yob, and Greg Zebrowski

Members Absent:

**Lehigh County**
- Bob Elbich, Julio Guridy, Miriam Huertas, Richard Molchany, Owen O’Neil, Marty Nothstein, Kevin Schmidt, Leonard Lightner, and Christine Weaver

**Northampton County**
- Janell Connolly, Darlene Heller, Kevin Lott, Stephen Melnick, David O’Connell, Salvatore Panto, and Spirit Rutzler

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

**Public Present:** Steve Althouse

COURTESY OF THE FLOOR
None.

MINUTES
Mr. Repasch stated that the minutes of the April 25, 2019 LVPC meeting are attached. Mr. Glickman made a motion to approve the minutes as presented. Mr. Lammi seconded. With Mr. Amato abstaining from the vote, the motion passed unanimously.
CHAIRMAN’S REPORT
1. New LVPC Commissioner
   Mr. Repasch welcomes Mr. Christopher Amato, Northampton County, to the
   Commission. Mr. Amato gave a brief introduction of himself to the Commission.

COMMITTEE REPORTS

Comprehensive Planning Committee

1. Upper Macungie Township – Comprehensive Plan
   Mr. Barnard presented the Upper Macungie Township Comprehensive Plan and reviewed
   changes made post-Comprehensive Planning Committee. Such changes included that the LVPC
   not be identified as a funding source for the Township’s transportation projects. The plan includes
   all the required items listed in Section 301 of the Pennsylvania Municipal Planning Code. The
   LVPC applauded the Township’s incorporation of redevelopment and adaptive reuse strategies
   for office parks and warehouses as well as design standards for larger development site
   planning. The LVPC also commended the emphasis throughout the plan on regional planning
   and the regional impacts of warehouse development as well as the Township’s collaborations
   with its neighboring municipalities in implementing the Hamilton Boulevard Corridor Plan and
   coordinated planning for transportation corridors, common gateways, and the mitigation of
   impacts from warehouse development. The LVPC recommended that the Township consider
   inclusionary zoning among its strategies to ensure the long-term availability and attainability of
   affordable housing. Ms. Wright made a motion to approve the staff comments as presented
   before the Commission. Mr. Dougherty seconded the motion. With Ms. Rader abstaining from the
   vote, the motion passed unanimously.

2. Upper Saucon Township – Zoning Ordinance Amendment – Truck or Motor Facilities Curative
   Amendment
   Mr. Barnard presented the Upper Saucon Township Truck or Motor Facilities Curative
   Amendment, bringing to the Commission’s attention the Committee changes from the May 28
   meeting. The curative amendment proposes the deletion of Upper Saucon Township Zoning
   Ordinance 484.E., which imposes locational restrictions on the subject property that prevent the
   Petitioner’s intended development of the property for warehouse use. After reviewing the County
   Comprehensive Plan and the Long-Range Transportation Plan, the LVPC determined that the
   proposed land use is not consistent. While industrial uses such as warehouse and logistics are
   allowed within the areas designated for urban development, the particular area in question is not
   a good location for such facilities. After consideration of a proposed curative amendment by Key
   Lehigh, LLC concerning the development of four lots totaling a proposed 119.23-acre property, it
   appears such a request does not have merit. The applicant has proposed a land development
   plan and exceeds limitations of the zoning code which appear to be solely created by the design
   of development. It appeared the question of compliance is not created by limitations of
   warehousing use within the zoning district, but rather the plan design does not comply due to
   desired design of building location. The applicant had proposed a plan perceived as not
   complying with such conditions, and therefore the curative amendment was not recommended
   for approval. Ms. Wright made a motion to approve the presented staff comments with the edits
   from the Comprehensive Planning Committee. Ms. Driesbach seconded the motion. The motion
   passed unanimously.

3. Project Review, Summary Sheet
   Mr. Barnard presented the project summary sheet for the Comprehensive Planning
   Committee. All items presented were either consistent with the County Comprehensive Plan or
matters of local concern. Ms. Wright made a motion to approve the staff comments as presented. Mr. Lammi seconded. Ms. Pearson abstained from voting on the Tatamy Borough Zoning Ordinance Amendment. The motion passed unanimously.

Environment Committee

1. Monocacy Creek Act 167 Ordinance Update
   Mr. Reese reviewed the status of the Monocacy Creek Act 167 Ordinance Adoption. The plan was approved on May 21, 2018 by the Department of Environmental Protection. Currently, 11 municipalities in the watershed have adopted the plan, there are still 2 outstanding municipal adoptions. The remaining municipalities are the cities of Allentown and Bethlehem.

Transportation Committee

1. Walk/RollLV: Active Transportation Plan
   Mr. Reese reported that the consultant is finishing up the work for the Priority Bicycle Commuting Corridors and Catalytic Projects data. Components of the Draft Plan are expected to be completed by the end of the week. The Walk/RollLV Team will be holding a launch event in the City of Bethlehem at the intersection of New and Broad Street. The event will be bringing local leaders together to celebrate multimodalism while also raising awareness for safety. In compliance with USDOT, the event is being held in a high crash location. The event will be held from 3:30-5:30 pm and will include dancing, music, speakers, a LANTA bus tour, a biking loops, pedestrian loop, and much more. All are encouraged to attend. The next multimodal working group meeting will be held on June 26th at American on Wheels. The meeting will begin promptly at 3:00 pm.

OLD BUSINESS

1. FutureLV
   a. Centers and Corridors Concept
      Mr. Barnard and Mr. Doyle presented information on the FutureLV: The Regional Plan, Centers and Corridors Concept. The Centers and Corridors Concept framework for the FutureLV Plan is based on the analysis of land use, socio-economic, transportation, and environmental data. Centers are defined as active economic districts near residential neighborhoods, and corridors are defined linear connections between mixed-use as districts. The result of the analysis will guide future investments in the Lehigh Valley for the next 25 years. Mr. Barnard and Mr. Doyle reviewed the types of centers and their descriptions (historic, post-war, and emerging), the location of these centers, types of corridors and their descriptions (Tiers 1-4), the location of each corridor, and areas for appropriate densification.
   b. Working Group Meeting: The next FutureLV Working Group Meeting will take place on June 17, 2019 at the LVPC office from 3:00 – 5:00 pm.

NEW BUSINESS
None.

CORRESPONDENCE

1. Letter from Secretary Richard – I-95 Corridor Coalition Mileage-Based User Fee Study Request
Ms. Bradley reported on a letter she received from Secretary Richards regarding the I-95 Corridor Coalition Mileage-Based User Fee Study. Congress has instructed the states to test new funding approaches that could ensure future resources for our transportation system needs. Pennsylvania is participating in a study project by the I-95 Corridor Coalition that will test the practicality of a mileage-based usage free, an approach that would charge motorists for the mileage they travel on public roadways, instead of the fuel they consume. PennDOT has been tasked to sign up 450 Pennsylvanians from across the state to try out a plug-in mileage recording device. Volunteers will then be sent an artificial bill. The purpose of the study is to simulate a mileage-based user fee process to test how well the technology and support system operates and to identify concerns and needs to assess the overall viability of the approach. Commissioners were encouraged to participate.

2. Letter from Lamont McClure, Northampton County Executive, on Restore Pennsylvania

Ms. Bradley reported on a letter she received from Northampton County Executive Lamont McClure regarding Restore Pennsylvania. Restore PA is a $4.5 billion infrastructure investment plan to help rebuild the Commonwealth. According to Executive McClure, the program would boost the economy, create jobs, and position PA businesses to succeed in the global market. Ms. Bradley shared some plan highlights, as laid out in the letter. The Commission engaged in discussion regarding the letter.

3. Pennsylvania Department of Transportation Newsletter: Bath Borough

Ms. Bradley gave a brief summary of the purpose of the PennDOT newsletter and shared information covered in the newsletter regarding Bath Borough.

EXECUTIVE DIRECTOR’S REPORT


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

ANNOUNCEMENTS AND INVITATIONS TO ATTEND THE FOLLOWING WERE MADE:

1. Commissioner Participation
   • The Chamber’s 2019 Lehigh Valley Transportation Forum will be held on June 11th at Mack Trucks Customer Service Center, from 10:30 am – 1:00 pm.

2. Planning + Pizza @ LVPC Office, 12:00 – 1:00 pm
   The next P+P sessions will be held on June 19th, PennDOT Connects, and June 26th, Local Government Appreciation Day @ Wayne Grube Park.

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

4. Local Technical Assistance Program (LTAP) @ LVPC Office
   The upcoming LTAP class will be and ADA Transition Plans + Self Evaluations, August 6th (8:00 am – 12:00 pm)
Adjournment
With no further business, Mr. Harakal made a motion to adjourn. Mr. Repasch seconded the motion.

Submitted by:
Becky Bradley, AICP, Executive Director
Bethany Vazquez, Program Associate
The Lehigh Valley Planning Commission met for its regularly scheduled monthly meeting on Thursday, June 27, 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**
Steven Glickman, Michael Harakal, Kent Herman, Richard Molchany, Christina Morgan, Stephen Repasch, Kevin Schmidt, Leonard Lightner, and Donna Wright

**Northampton County**
Christopher Amato, Janell Connolly, Malissa Davis, Liesel Dreisbach, Charles Elliott, Susan Lawless, Robert Lammi, William McGee, John McGorry, Stephen Melnick, David O’Connell, Pamela Pearson, Spirit Rutzler, Tina Smith, Gerald Yob, and Greg Zebrowski

Members Absent:

**Lehigh County**
Percy Dougherty, Bob Elbich, Mike Gibson, Julio Guridy, Miriam Huertas, Owen O’Neil, Marty Nothstein, and Kathy Rader

**Northampton County**
Darlene Heller, Kevin Lott, and Carl Manges

**Staff Present:** Becky Bradley, Bethany Vazquez, Tracy Oscavich, Charles Doyle, Geoff Reese, Matt Assad, Peter Barnard, and John von Kerczek

**Public Present:** Emily Opilo, Steve Althouse, Michael Stadulis, and Christine Weaver

**COURTESY OF THE FLOOR**
None.

**MINUTES**
Mr. Repasch stated that the minutes of the May 28, 2019 LVPC meeting are attached. Mr. Lammi made a motion to approve the minutes. Ms. Pearson seconded the motion. With Mr. Molchany abstaining from the vote, the motion passed unanimously.
CHAIRMAN’S REPORT

1. **New LVPC Commissioner**
   Mr. Repasch notes that Mr. Carl Manges, alternate for Mayor Panto in the City of Easton, will be joining the Commission.

2. **Commissioner Leaving: Christine Weaver, Catasauqua Borough**
   Mr. Repasch informs the Commission that Ms. Weaver will be stepping down. Mr. Repasch thanks Ms. Weaver for her service on the Commission and presents her with a thank gift.

COMMITTEE REPORTS

Comprehensive Planning Committee

1. **Lehigh Township – Land Use of Regional Significance – Lehigh Valley Resort + Spa**
   Mr. Barnard presented the Lehigh Township Land Use of Regional Significance. The subject application proposed the adaptive reuse and development of the Mary Immaculate Seminary property for a resort complex. Mr. Barnard reviewed the details of the letter including LVPC comments and recommendations. The LVPC recognized that the project meets many of the goals of the County Comprehensive Plan, however, the proposed project is in an area designated for Rural Development that does not currently have public sewer or water service. Extension of these systems to serve these properties puts adjacent rural and agricultural areas at risk for higher intensity development, and is not consistent with the comprehensive plan. Ms. Wright made a motion to approve the presented staff comments. Ms. Dreisbach seconded. The motion passed unanimously.

2. **Allen Township – Zoning Ordinance Challenge/Curative Amendment**
   Mr. Barnard presented the zoning ordinance challenge and curative amendments for Allen Township. The applicant has submitted a challenge and three curative amendments for an approximately 211.5-acre property located west of Willowbrook Road and south of West Bullshed Road. The challenge and amendments propose rezoning the property to a mix of R-1, R-2, and R-3, to allow the maximum number of townhouse units per structure to be eight, and amend both section 252-406.K of the municipal Subdivision and Land Use Development Ordinance and Chapter 22 of the municipal zoning ordinance to ensure consistency of language with respect to residential road widths. Mr. Barnard reviewed the challenge and curative amendments in detail with the Commission, as well as the related LVPC recommendations. The LVPC reviewed the challenge and amendments against the County Comprehensive Plan, and other pertinent documents, and have concluded it appears the first two curative amendments may not have merit, the third curative amendment may have merit, and that the proposed mix of development types is consistent with the County Comprehensive Plan. The decision whether to up-zone the property is a matter of local concern. Ms. Wright made a motion to approve the staff comments. Ms. Rutzler seconded the motion. The motion passed unanimously.

3. **East Allen Township – Zoning Ordinance Amendment – Challenge to Zoning Ordinance and Curative Amendment**
   Mr. Barnard presented the challenge to zoning ordinance and curative amendment for East Allen Township. The applicant has submitted a challenge and request for a curative amendment for properties located west of Weaversville Road and east of the FedEx facility in Allen Township. The challenge consists of four counts: dejure exclusionary zoning, defacto exclusionary zoning, arbitrary zoning, and bad faith. The challenge requests a curative amendment to change the
zoning from Agricultural (AG) to Light Industrial/Business Park (LIBP), and add logistics Center as a defined use to the municipal zoning ordinance. Mr. Barnard reviewed the challenge and curative amendment in more detail with the Commission, as well as reviewed LVPC recommendations and comments. After reviewing the documents, it appears that the first three counts do not have merit – potentially negating the need for a curative amendment. The LVPC has no direct knowledge of the fourth count and has chosen not to comment. However, if the municipality chooses to move forward with rezoning the property, the LVPC finds that the proposed land use is consistent with the County Comprehensive Plan. Ms. Wright made a motion to approve the staff comments. Ms. Dreisbach seconded the motion. The motion passed unanimously.

4. Lower Macungie Township – Zoning Ordinance Comprehensive Update
   Mr. Barnard presented the zoning ordinance comprehensive update for Lower Macungie Township. The proposed revision is generally consistent with the County Comprehensive Plan, and substantially advances several County Comprehensive Plan goals and policies related to farmland preservation, multimodal mobility, housing variety and accessibility, high-quality community design, conservation design, and open space preservation. Mr. Barnard reviewed the LVPC comments, recommendations, and commendations in detail with the Commission. A main area of inconsistency was related to residential densities below those recommended in the County Comprehensive Plan. Ms. Wright made a motion to approve the presented staff comments. Mr. Lammi seconded. The motion passes unanimously.

5. Lower Macungie Township – Official Map
   Mr. Barnard presented the Lower Macungie Township Official Map Amendment. The proposed amendments to the Official Map are being made to depict modifications to future road extensions, additional preserved farms and additions to open space and the existing agricultural security area. These amendments are consistent with the County Comprehensive Plan and the Southwest Lehigh County Comprehensive Plan. Several of the changes are related to the Weiner Farm Subdivision, a 191-acre property that has been subdivided to create seven separate non-building lots for agricultural preservation, recreation and environmental protection, and one building lot. While the County Comprehensive Plan discourages agricultural preservation in areas designated for Urban Development, the LVPC recognizes the recreational and environmental benefits the particular subdivision will provide the community. Ms. Wright made a motion to approve the staff comments. Mr. Melnick seconded the motion. The motion passed unanimously.

6. Project Review, Summary Sheet
   Mr. Barnard presented the Comprehensive Committee Project Review Summary Sheet. Five items were reviewed in the Comprehensive Committee Project Summary Sheet. All are either consistent with the County Comprehensive Plan or matters of local concern. Ms. Wright made a motion to approve the comments as presented in the summary sheet. Ms. Lightner seconded the motion. The motion passed unanimously.

Environment Committee

With Ms. Weaver leaving the Commission, Mr. Repasch announced that Mr. Lammi will serve as interim Environment Committee Chair for the Commission.

1. Project Update + Build Grant: Closing the Delaware + Lehigh National Heritage Corridor Gap
Mr. Reese and Ms. Oscavich presented information on the BUILD Grant application for Riverside Drive. Mr. Reese began by providing the Committee with a brief background of the project’s master plan as well as reviewed the vision for the closure of the Delaware and Lehigh National Heritage Corridor between Allentown and Whitehall/Northampton generally. Proposed renderings of locations along the trail were also shared with the Committee. PennPraxis is the consultant on the project. Mr. Reese also reviewed the catalytic mobility network concept diagram. Ms. Oscavich reviewed the purpose of the United States Department of Transportation Better Utilizing Investments to Leverage Development (BUILD) Grant as well as the grant’s importance to projects. Criteria for receiving the grant was shared with the Committee along with a set of goals that grant recipients are expected to meet with their projects. Ms. Oscavich shared some logistical information with the Committee such as timeline, location of the proposed project, and financial information as it pertained to the project and grant. The Committee was encouraged to spread the word and raise awareness to the importance of receiving the BUILD Grant and the gap that needs to be closed on the D+L Trail.

Transportation Committee

1. Walk/RollLV: Active Transportation Plan
   
   Mr. Reese gave a summary of the Walk/RollLV Launch Event that took place in the City of Bethlehem on June 12th, and shared a news coverage clip from PBS 39 regarding the Walk/RollLV Launch. Ms. Bradley and Mr. Repasch also shared highlights from the event with the Committee. The next Multimodal Working Group meeting will be June 26th at America on Wheels beginning at 3:00 pm.

OLD BUSINESS

1. FutureLV
   
   Mr. Reese and Mr. Doyle presented information on the FutureLV: The Regional Plan. The draft maps for Natural Resources, Farmland Preservation, Open Space, Centers and Corridors, and General Land Use were reviewed with the Committees. Ms. Bradley reviewed the draft goals, policies, and actions with the Committees and reminded the group that comments on the draft are due by Friday, July 5th to Carol Halper. A timeline of the plan was also shared with the Committees.
   
   a. Working Group Meeting: The next FutureLV Working Group Meeting will take place on July 15, 2019 at the LVPC office from 3:00 – 5:00 pm.

NEW BUSINESS

1. LVPC Gala + 6th Annual Lehigh Valley Awards
   
   Ms. Oscavich presented the updated 2019 LVPC Gala + Awards Nomination packet to the Commission. Guidelines for nominations as well as sponsorship levels were also shared. The 6th Annual LVPC Gala + Awards will be held on October 16th at DeSales University. Networking begins at 4:00 pm and the program + dinner will begin at 5:00 pm.

COMMUNICATION

1. Morning Call: How to Support Farms Column
   
   Mr. Assad shared a Morning Call article with the Commission written by Executive Director Becky Bradley that spoke on the importance of supporting farms and agriculture.
2. **WGPA Radio Show: Closing the D+L Trail Gap + Walk/Roll LV**
   Mr. Assad shared with the Commission that on July 25th, 11:00 am, Ms. Oscavich and Mr. Reese will be going on WGPA Sunny 1100 AM to discuss the D+L Trail Gap and Walk/RollLV. Listeners can tune in at WGPA Sunny 1100 AM or online at Sunny1100.com

3. **2020 Census Proclamation**
   Ms. Bradley gave a brief summary of the 2020 Census Proclamation received by Lehigh County Executive, Phillips Armstrong.

**EXECUTIVE DIRECTOR’S REPORT**

1. **Monthly BuildLV: Subdivision and Land Development Report**
   Ms. Bradley presented information on the May Monthly BuildLV: Subdivision and Land Development Report. The report will be distributed publically around the 15th 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 July 31st discussing the topic of Freight.

2. **Local Technical Assistance Program (LTAP) @ LVPC Office**
   The upcoming LTAP class will be and ADA Transition Plans + Self Evaluations, August 6th (8:00 am – 12:00 pm)

3. **Freight Advisory Meeting**
   The LVPC Freight Advisory Meeting will be held at the LVPC office on August 7th beginning at 10:00 am.

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

Submitted by:
Becky Bradley, AICP, Executive Director
Bethany Vazquez, Program Associate
The Lehigh Valley Planning Commission met for its regularly scheduled monthly meeting on Thursday, July 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, Michael Harakal, Miriam Huertas, Richard Molchany, Christina Morgan, Owen O’Neil, Kathy Rader, Stephen Repasch, Kevin Schmidt, and Donna Wright

**Northampton County**
Christopher Amato, Liesel Dreisbach, Darlene Heller, Susan Lawless, Robert Lammi, Kevin Lott, Carl Manges, William McGee, John McGorry, Stephen Melnick, Pamela Pearson, Spirit Rutzler, Tina Smith, Gerald Yob, and Greg Zebrowski

Members Absent:

**Lehigh County**
Julio Guridy, Kent Herman, Marty Nothstein, and Leonard Lightner

**Northampton County**
Janell Connolly, Malissa Davis, Charles Elliott, and David O’Connell

**Staff Present:** Becky Bradley, Bethany Vazquez, Charles Doyle, Geoff Reese, Matt Assad, Peter Barnard, Sue Rockwell, Jill Seitz and John von Kerczek

**Public Present:** Kevin Kalman and Jeff Ward

**COURTESY OF THE FLOOR**

Mr. Kalman spoke regarding the establishment of a Lehigh Valley Incident Management Task Force and inquired about the LVPC’s participation in the already established PennTIME working Group. Ms. Bradley thanked Mr. Kalman for his inquiry and stated that staff would reach out in the coming days regarding options for the LVPC in this process. Mr. Kalman thanked the Commission for their time.
Mr. Amato inquired of the Commission for advice regarding an upcoming warehouse development in his hometown of White Township, New Jersey. Mr. Repasch stated that though the Commission does not deal with New Jersey matters if anyone had advice they would be able to share that now was the time. Ms. Rader advised Mr. Amato to suggest to his township that they should look into a Land Use Attorney for such matters. Mr. Amato thanked the Commission for their time.

MINUTES

Mr. Repasch stated that the minutes of the June 27, 2019 LVPC meeting are attached. Mr. Lammi made a motion to approve the minutes. Ms. Pearson seconded the motion. The motion passed unanimously.

CHAIRMAN’S REPORT

1. New LVPC Commissioner
   Mr. Repasch welcomes Mr. Carl Manges, alternate for Mayor Panto in the City of Easton, to the Commission. Mr. Manges made brief remarks.

COMMITTEE REPORTS

Comprehensive Planning Committee

1. Project Review, Summary Sheet
   Mr. Barnard presented the Comprehensive Committee Project Review Summary Sheet. Seven items were reviewed in the Comprehensive Committee Project Summary Sheet. All are either consistent with the County Comprehensive Plan or matters of local concern. Ms. Wright made a motion to approve the comments as presented in the summary sheet. Ms. Dreisbach seconded the motion. With Mr. Gibson abstaining from the Emmaus Borough vote and Ms. Rader abstaining from the Upper Macungie vote, the motion passed unanimously.

Environment Committee

1. Project Review, Summary Sheet
   Ms. Rockwell reviewed the Environment Committee Project Review Summary Sheet. Neither application conflicts with the County Comprehensive Plan and per DRBC documentation, no adverse impacts are anticipated with continued operation of either facility. Mr. Lammi made a motion to approve the comments as presented in the summary sheet. Ms. Wright seconded the motion. The motion passed unanimously.

2. Monocacy Creek Act 197 Ordinance Municipal Adoption – Status Update
   Mr. Reese reviewed the status of the Monocacy Creek Act 167 Ordinance Adoption. The plan was approved on May 21, 2018 by the Department of Environmental Protection. Currently, 12 municipalities in the watershed have adopted the plan. The City of Allentown is still outstanding in its adoption of the ordinance. Mr. Reese explained that due to the lack of practical impact of the ordinance on the small area located within the City, Allentown may not adopt the ordinance.

3. Walk/RollLV: Active Transportation Plan
Mr. Reese shared the ASR Media Walk/Roll Outreach video, sponsored by United Way of the Greater Lehigh Valley, with the Commission. Currently, the team is waiting for a draft plan in design format, from the consultant. The consultant, thus far, has sent chapters of the draft plan that are currently under the staff’s review. The next Multimodal Working Group meeting will be September 25th at America on Wheels beginning at 3:00 pm.

**Transportation Committee**

1. **State Transportation Commission 12-Year Program Outreach Results**
   Mr. Doyle shared the results of the State Transportation Commission 12-Year Program Outreach with the Commission. The results were similar to previous years with Road Pavement, Traffic Flow, and Bridges being the top three concerns of participants. Mr. Doyle went through some of the demographics of the study as well as shared other highlights from the statistical report. The report can be viewed in its entirety on talkpatransportation.com.

2. **Build Grant: Closing the Delaware + Lehigh National Heritage Corridor Gap**
   Ms. Bradley reviewed the Build Grant with the Commission and shared a PBS39 News coverage clip about the project. The project will connect and create a robust, multimodal commuting corridor stretching from the City of Allentown through Whitehall Township. Utilizing existing roadways, an abandoned rail freight-of-way and an unimproved footpath, this brownfield redevelopment culminates the efforts of 29 municipalities, five counties, state governments, 16 non-profit organizations and over 800 business entities in the Lehigh Valley. The project will close Pennsylvania and the Lehigh Valley’s highest priority trail gap along the Delaware + Lehigh National Heritage Corridor Trail Network, supporting a continuous on-road and off-road commuter corridor. The total BUILD project cost is roughly $40.6 million with a grant request on around $21.3 million and a committed match of around $19.3 million. Other related funding sources amount to about $15.5 million.

**OLD BUSINESS**

1. **FutureLV**
   Ms. Bradley, Mr. Reese, and Mr. Barnard reviewed the Plan Implementation of the FutureLV Plan as well as the role of the LVPC. Ms. Bradley started the presentation with a background of the separation of role between LVPC and LVTS, while also addressing the recent PennDOT funding cuts. Mr. Barnard continued the conversation reviewing the changes in criteria and definitions regarding land uses of regional significance in the FutureLV Plan. Mr. Reese and Ms. Bradley closed the presentation by discussing the key initiatives of the plan. Ms. Bradley reviewed the State Transportation cuts and their effect on the FutureLV Plan. Ms. Bradley discussed how transportation funds are allocated as well as gave a brief history behind the FAST act, Act 89, and other funding related documents and plans. Various funding charts were shared with the Commission as well as a review of each funding category and the projects that are covered within each pot of funds. Ms. Bradley encouraged the Commission to reach out to their local Representatives and Senators to express concerns of transportation funding and the effects of these cuts on the area’s future needs. Ms. Bradley also shared the FutureLV Planning Action Team Meeting schedule with the Commission and encouraged participation from all.
   a. **Working Group Meeting**: The next FutureLV Working Group Meeting will take place on August 19, 2019 at the LVPC office from 3:00 – 5:00 pm.

2. **LVPC Annual Lehigh Valley Awards Call for Nominations**
   Nominations for the 2019 LVPC Awards is now open and will close on July 31st.
NEW BUSINESS

None this month.

COMMUNICATION

1. 2019 Web Hits (Mid-Year Report)
   Mr. Assad shared highlights from the 2019 Web Hits Mid-Year Report with the Commission

2. WFMZ 6 o’clock News with Bo Koltnow Recap
   Mr. Assad shared that Ms. Oscavich went on WFMZ with Bo Koltnow to discuss the D+L Trail Gap and Build Grant.

3. WGPA Radio Show: Closing the D+L Trail Gap + Walk/Roll LV Recap
   Mr. Assad shared that Mr. Reese and himself went on WGPA Sunny 1100 AM to discuss the D+L Trail Gap and Walk/RollLV at 11:00 am on July 25th.

EXECUTIVE DIRECTOR’S REPORT

   Ms. Bradley presented information on the June Monthly BuildLV: Subdivision and Land Development Report. The report will be distributed publically around the 15th 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 July 31st discussing the topic of Freight and August 28th to discuss the Walk/RollLV Plan.

2. Local Technical Assistance Program (LTAP) @ LVPC Office
   The upcoming LTAP class will be and ADA Transition Plans + Self Evaluations, August 6th (8:00 am – 12:00 pm)

3. Freight Advisory Meeting
   The LVPC Freight Advisory Meeting will be held at the LVPC office on August 7th beginning at 10:00 am.

Adjournment

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

Submitted by:
Becky Bradley, AICP, Executive Director
Bethany Vazquez, Program Associate
LEHIGH VALLEY PLANNING COMMISSION

Minutes from the Thursday, August 27, 2019 Meeting

The Lehigh Valley Planning Commission met for its regularly scheduled monthly meeting on Thursday, August 27, 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**
Bob Elbich, Mike Gibson, Steven Glickman, Kent Herman, Richard Molchany, Stephen Repasch, and Kevin Schmidt

**Northampton County**
Christopher Amato, Liesel Dreisbach, Charles Elliott, Robert Lammi, Kevin Lott, Carl Manges, William McGee, John McGorry, Stephen Melnick, David O’Connell, Pamela Pearson, Spirit Rutzler, Tina Smith, Gerald Yob, and Greg Zebrowski

Members Absent:

**Lehigh County**
Percy Dougherty, Julio Guridy, Michael Harakal, Miriam Huertas, Christina Morgan, Owen O’Neil, Marty Nothstein, Kathy Rader, Leonard Lightner, and Donna Wright

**Northampton County**
Janell Connolly, Malissa Davis, Darlene Heller, and Susan Lawless

**Staff Present:** Becky Bradley, Bethany Vazquez, Charles Doyle, Tracy Oscavich, Geoff Reese, Matt Assad, Peter Barnard, Sue Rockwell, and Jill Seitz

**Public Present:** Jeff Ward

COURTESY OF THE FLOOR

None this month.

MINUTES

Mr. Repasch stated that the minutes of the July 25, 2019 LVPC meeting are attached. Ms. Rutzler made a motion to approve the minutes. Mr. Gibson seconded the motion. With Mr. Elliott abstaining from the motion, the motion passed unanimously.
CHAIRMAN’S REPORT

None this month.

COMMITTEE REPORTS

Comprehensive Planning Committee

1. North Whitehall Township – Land Use of Regional Significance – North Valley Trade Center
   Mr. Barnard reviewed the North Whitehall Township Land Use of Regional Significance letter. The subject application proposes the consolidation of seven lots into two lots totaling 107 acres, and the construction of two warehouses totaling 1,325,116 sq. ft. Due to the size of the proposed development, the subject application is considered a Land Use of Regional Significance. While the proposed land use is technically consistent with the County Comprehensive Plan because it is in an area designated in the General Land Use Map for Urban Development, there are several noted issues with the proposed project. Namely, the project is located far from appropriate transportation infrastructure, lacks infrastructure for bicyclists and pedestrians, and is in an area without public sewer and water. Mr. Barnard reviewed the Transportation, Sewer, and Environment sections of the letter as well as the related changes from the Comprehensive Planning Committee. Ms. Dreisbach made a motion to accept the staff comments. Mr. Lammi seconded the motion. The motion passed unanimously.

2. Slatington Borough – Subdivision And Land Development Ordinance – Minor Subdivision/Lot Line Adjustment
   Mr. Barnard reviewed the Subdivision and Land Development Ordinance for Slatington Borough. The plan was reviewed at the LVPC staff level pursuant to the requirements of the Lehigh County SALDO. The proposal was also reviewed by the Slatington Borough Zoning Officer, who found the adjustment consistent with the municipal zoning. Ms. Dreisbach made a motion to approve the presented staff comments. Mr. Molchany seconded the motion. The motion passed unanimously.

3. Project Review, Summary Sheet
   Mr. Barnard presented the Comprehensive Committee Project Review Summary Sheet. Seven items were reviewed in the Comprehensive Committee Project Summary Sheet. All items are either matters of local concern or consistent with the County Comprehensive Plan. Ms. Dreisbach made a motion to approve the presented staff comments. Mr. Elbich seconded the motion. With Mr. Gibson abstaining from the vote of item #3, Zoning Ordinance Amendment – Lower Milford Township, the motion passed unanimously.

Environment Committee

1. Project Review, Summary Sheet
   Mr. Lammi reviewed the Environment Committee Project Review Summary Sheet. The subject application was found to be inconsistent with the County Comprehensive Plan. The proposed project is located in an area recommended for rural development. Extension of public sewer service is not recommended in this area. The staff comments suggest that the applicant should fully evaluate alternatives to connecting to public sewer systems. The staff also noted that the project was also found to be inconsistent in the LVPC land development review. Mr. Lammi made a motion to approve the presented staff comments. Ms. Pearson seconded the motion. The motion passed unanimously.
Transportation Committee

1. Lehigh Valley International Airport Area Freight Study
   Mr. Doyle briefly reviewed the LVIA Area Freight Study with the Commission. Mr. Doyle went over a summary of the project’s purpose, participants, implementation strategies, and overall goals.

2. Legislative Meeting on Sustainable Transportation Funding
   Ms. Bradley reviewed information regarding the legislative meeting on sustainable transportation funding. Mr. Doyle reviewed the current funding changes as well as the history of transportation funding patterns across the years. Ms. Bradley reviewed the Long-Range Transportation Plan requirements and LVTS voting structure. Ms. Bradley also reviewed funding sources as well as the Federal-Aid Highway Program. Mr. Doyle closed the conversation discussing the reasons for the funding cuts and the effects on the Long-Range Transportation Plan.

OLD BUSINESS

1. FutureLV
   Ms. Bradley reviewed the remaining public meeting schedule for the draft plan, as well as the status of past and upcoming municipal planning action team meetings. Ms. Bradley continued by taking the Commission through the public comment process. Ms. Bradley and Mr. Reese reviewed the proposed General Land Use Plan changes from the Joint Environment and Comprehensive Planning Committee that resulted from draft comments received by Northampton County. Final edits, resulting from the public comment period, will be presented to the Commission during the FutureLV Working Group meetings. The next FutureLV Working Group Meeting will take place on September 16, 2019 at the LVPC office from 3:00 – 5:00 pm.

2. Build Grant: Closing the Delaware + Lehigh National Heritage Corridor Gap Call Campaign
   Ms. Oscavich reviewed the Call Campaign for the Build Grant including timeline, talking points, and project purpose.

NEW BUSINESS

1. Semi-Annual Subdivision and Land Development Report
   Ms. Bradley and Mr. Barnard reviewed the semi-annual subdivision and land development report with the Commission.

COMMUNICATION

1. FutureLV Community Spotlight Presentation Recap
   Mr. Assad shared highlights from the FutureLV Community Spotlight Presentation.

2. Wildlands Conservancy FutureLV Letter
   Ms. Bradley reviewed a FutureLV support letter received from the Wildlands Conservancy.

3. 2019 Lehigh Valley Gala and Awards Update
   Ms. Oscavich gave an update on the 2019 Lehigh Valley Gala and judging process.
EXECUTIVE DIRECTOR’S REPORT

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

ANNOUNCEMENTS AND INVITATIONS TO ATTEND THE FOLLOWING WERE MADE:

1. Lehigh Valley Greenways Festival
   The Lehigh Valley Greenways Festival will occur at the Jacobsburg Environmental Education Center on September 7th, from 12:00 – 4:00 pm.

2. ULI Philadelphia: Designing a ULI Global Award Winner – Meet the Visionaries
   The ULI Philadelphia: Designing a ULI Global Award Winner – Meet the Visionaries will take place on September 10th from 12:00 – 1:30 pm at the ArtsQuest Center.

3. Planning + Pizza, 12:00 – 1:00 pm
   The next P+P sessions will be held on September 11th, WalkWorks and September 25th, Water Management.

4. Local Technical Assistance Program (LTAP) @ LVPC Office, 8:00 am – 12:00 pm
   The upcoming LTAP class will be Local Road Safety Plans, September 10th and Pavement Preventative Maintenance, September 12th.

5. Multimodal Working Group
   The multimodal working group will meet at American on Wheels on September 25th beginning at 3:00 pm.

6. Slate Belt Bash
   The Slate Belt Bash will occur on September 29th from 11:00 am – 4:00 pm at Weona Park.

7. LVPC Gala + 6th Annual Lehigh Valley Awards
   The LVPC will be holding its 6th Annual Gala + Awards at DeSales University on October 16th Networking and Cocktails begin at 4:00 pm with the program beginning at 5:00 pm.

8. Freight Advisory Committee
   The Freight Advisory Committee will meet at the LVPC office on December 4th beginning at 10:00 am.

Adjournment

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

Submitted by:
Becky Bradley, AICP, Executive Director
Bethany Vazquez, Program Associate
LEHIGH VALLEY PLANNING COMMISSION

Minutes from the Thursday, September 26, 2019 Meeting

The Lehigh Valley Planning Commission met for its regularly scheduled monthly meeting on Thursday, September 26, 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, Steven Glickman, Kent Herman, Richard Molchany, Christina Morgan, Kathy Rader, Stephen Repasch, Kevin Schmidt, and Donna Wright

**Northampton County**
Christopher Amato, Janell Connolly, Charles Elliott, Susan Lawless, Robert Lammi, Kevin Lott, John McGorry, Stephen Melnick, David O'Connell, Pamela Pearson, Spirit Rutzler, Tina Smith, and Greg Zebrowski

Members Absent:

**Lehigh County**
Mike Gibson, Julio Guridy, Michael Harakal, Miriam Huertas, Owen O'Neil, Marty Nothstein, and Leonard Lightner

**Northampton County**
Malissa Davis, Liesel Dreisbach, Darlene Heller, Carl Manges, William McGee, and Gerald Yob

Staff Present: Becky Bradley, Bethany Vazquez, Charles Doyle, Tracy Oscavich, Geoff Reese, Matt Assad, Peter Barnard, and Sue Rockwell

COURTESY OF THE FLOOR

Mr. Repasch addresses the public requesting any comments to the Commission. Mr. Wildford-Hunt requests that he and his party wait until the Act 537 Environmental Committee items is presented. Mr. Repasch agreed.

MINUTES

Mr. Repasch stated that the minutes of the August 27, 2019 LVPC meeting are attached. Mr. Glickman made a motion to approve the minutes. Mr. Lammi seconded the motion. With Ms. Morgan, Ms. Lawless, Ms. Wright, and Ms. Rader abstaining from the motion, the motion passed unanimously.

CHAIRMAN’S REPORT

Mr. Repasch shared that the LVPC Executive Committee has designated the month of October to be “National Community Planning Month”. Ms. Bradley provided background information regarding the American Planning Association and Community Planning Month to the Commission.

COMMITTEE REPORTS

Comprehensive Planning Committee

1. Berks County – County Comprehensive Plan Update - Revisions
   Mr. Barnard reviewed the Berks County Comprehensive Plan Update with the Commission. The initial draft of the Berks County Comprehensive Plan 2030 Update was previously reviewed by the Lehigh Valley Planning Commission. The LVPC staff found the revisions to the policies and maps to be consistent with the Comprehensive Plan for Lehigh and Northampton Counties. Ms. Wright made a motion to approve the staff comments. Mr. Dougherty seconded the motion. The motion passed unanimously.

2. Project Review, Summary Sheet
   Mr. Barnard presented the Comprehensive Committee Project Review Summary Sheet. Four items were reviewed in the Comprehensive Committee Project Summary Sheet. All items are either matters of local concern or consistent with the County Comprehensive Plan. Ms. Wright made a motion to approve the presented staff comments. Mr. Elbich seconded the motion. The motion passed unanimously.

Environment Committee

1. Act 537 – Act 537 Sewage Facilities Plan – Upper Mount Bethel Township
   Ms. Rockwell reviewed the Upper Mount Bethel Township Act 537 Sewage Facilities Plan. Overall, the Lehigh Valley Planning Commission recommended that the Upper Mounty Bethel Township Act 537 Plan be coordinated with the ongoing Plan Slate Belt multi-municipal comprehensive planning effort. Providing
public sewers in the proposed locations could have profound impacts on the growth of the municipality as well as its farmland and natural resources. As such, any decision of that type should be based on a thorough evaluation of sewage disposal needs and the consequences of various solution alternatives. Ms. Rutzler stated that the wording in the comments stating “could have profound impact” should be changed to “will have profound impact”. Mr. Repasch opened the floor for public comment. Mr. Klein and Mr. Wilford-Hunt thanked the Commission for their time and for their feedback on the project. They expressed their agreement with the comments presented as well as the change Ms. Rutzler suggested. Mr. Molchany requested that the Plan Slate Belt communities be cc’d on the letter as well. Mr. Lammi made a motion to approve the staff comments with Ms. Rutzler’s and Mr. Molchany’s changes. Mr. Zebrowski seconded the motion. With Mr. Elbich abstaining from the motion, the motion passed unanimously.

2. **Walk/RollLV: Active Transportation Plan**

   Mr. Reese gave an update of the Walk/RollLV: Active Transportation Plan. The LVPC staff has received an entire draft of the plan from the consultant and is currently in the processing of reviewing the document. The next multimodal working group meeting will occur on October 23rd at the Lehigh Valley Planning Commission beginning at 3:00 pm.

**Transportation Committee**

1. **Lehigh Valley Transportation Study Technical and Coordinating Committees Working Sessions and the Long-Range Transportation Plan.**

   Ms. Bradley shared that for over 40 hours the LVTS board met to discuss the Long-Range Transportation Plan and hear presentations from all the eligible communities who placed projects into the FutureLV “Call for Projects”.

**OLD BUSINESS**

1. **FutureLV**

   Ms. Bradley gave an update on the status of the Planning Action Team meetings that took place during the months of August and September, as well as the public outreach efforts as they related to the FutureLV plan. Ms. Bradley reviewed the public comments, responses and proposed revisions for the FutureLV: The Regional Plan draft. Final edits, resulting from the public comment period, will be presented to the Commission during the FutureLV Working Group meeting on October 21st at the LVPC office from 3:00 – 5:00 pm.

**NEW BUSINESS**

1. **Health In All Policies Resolution**

   Ms. Bradley reviewed the Executive Committee’s “Health In All Policies” resolution with the Commission.
COMMUNICATION

1. 2019 Lehigh Valley Gala and Awards Update
   The 6th Annual Lehigh Valley Gala + Awards will be taking place on October 16th at DeSales University Center. Networking begins at 4:00 pm, Dinner/Program will begin at 5:00 pm.

2. Build Grant Update
   Ms. Oscavich provided the commission with the grant call campaign information.

EXECUTIVE DIRECTOR’S REPORT

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

ANNOUNCEMENTS AND INVITATIONS TO ATTEND THE FOLLOWING WERE MADE:

1. Planning + Pizza, 12:00 – 1:00 pm
   The next P+P sessions will be held on October 30th, Multimunicipal Cooperation, and November 20th, FutureLV: The Regional Plan. Ms. Bradley also announced that the first ever Planning + Pretzels will take place at the LVPC office on October 31st beginning at 2 pm to discuss the creation of a water working group.

2. Local Technical Assistance Program (LTAP) @ LVPC Office
   The upcoming LTAP class will be Salt + Snow Management, October 31st, 8:00 am to 3:00 pm, Sign + Safety features for bridges/culverts, October 22nd, 8:00 am to 12:00 pm, and Stormwater Facility Operations and Maintenance, November 8th, 8:00 am to 3:00 pm.

3. Lehigh Valley Government Academy
   The Community Planning Course has been completed and the Subdivision + Land Development Review course will begin on October 4th. The Zoning Course will begin in November. Registration is closed for this course.

4. Slate Belt Bash
   The Slate Belt Bash will occur on September 29th from 11:00 am – 4:00 pm at Weona Park.

5. Metropolitan Area Planning Forum
   The MAP Forum Freight meeting will take place on October 8th at the LVPC Office from 10:30 am to 12:30 pm.

6. Lehigh Valley General Assembly
The Lehigh Valley General Assembly will occur on October 24th at the Penn State Lehigh Valley Campus beginning at 7:00 pm.

7. Lehigh Valley Consortium of Professional Organizations Event
The Lehigh Valley Consortium of Professional Organizations will be holding an event on November 12th, at the Lehigh County Bar Association, to discuss FutureLV: The Regional Plan from 5:00 pm to 7:00 pm.

8. FutureLV Event with the Greater Lehigh Valley Chamber of Commerce
The Lehigh Valley Planning Commission, in partnership with the Greater Lehigh Valley Chamber of Commerce, will be holding a FutureLV event on November 14th at ArtsQuest from 3:30 pm to 6:30 pm.

9. Freight Advisory Committee
The Freight Advisory Committee will meet at the LVPC office on December 4th beginning at 10:00 am.

Adjournment

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

Submitted by:
Becky Bradley, AICP, Executive Director
Bethany Vazquez, Program Associate
LEHIGH VALLEY PLANNING COMMISSION

Minutes from the Thursday, October 31, 2019 Meeting

The Lehigh Valley Planning Commission met for its regularly scheduled monthly meeting on Thursday, October 31, 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
Phillips Armstrong, Bob Elbich, Mike Gibson, Steve Glickman, Kent Herman, Christina Morgan, Owen O’Neil, Kathy Rader, Stephen Repasch, and Kevin Schmidt

Northampton County
Christopher Amato, Liesel Dreisbach, Charles Elliott, Susan Lawless, Robert Lammi, Kevin Lott, William McGee, John McGorry, Pamela Pearson, Gerald Yob, and Greg Zebrowski

Members Absent:

Lehigh County
Percy Dougherty, Julio Guridy, Michael Harakal, Miriam Huertas, Marty Nothstein, Leonard Lightner, and Donna Wright

Northampton County
Janell Connolly, Malissa Davis, Darlene Heller, Carl Manges, Steve Melnick, David O’Connell, Spirit Rutzler, and Tina Smith

Staff Present: Matt Assad, Peter Barnard, Becky Bradley, Mike Donchez, Charlie Doyle, Carol Halper, Brian Hite, Craig Kackenmeister, Teresa Mackey, Simon Okumu, Tracy Oscavich, Geoff Reese, Sue Rockwell, Jill Seitz, Elena Tucci, and Bethany Vazquez

Public Present: Jeff Ward, Tinku Khanwalkar, and Kevin Kalman
MINUTES

Mr. Repasch stated that the minutes of the September 26, 2019 LVPC meeting are attached. Mr. Lammi made a motion to approve the minutes. Mr. Gibson seconded the motion. With Ms. Dreisbach abstaining from the motion, the motion passed unanimously.

CHAIRMAN’S REPORT

Mr. Repasch shared that the nominating committee formed at the October 17, 2019 executive committee for 2020 LVPC officers. The Committee has met and will discuss its recommendations at next month’s meeting.

OLD BUSINESS

1. FutureLV
   Mr. Repasch stated that in accordance with the MPC a public hearing is required when considering the adoption of the county comprehensive plans. See the minutes for the Public Hearing on October 31st for further detail. Mr. McGee made the motion to adopt the FutureLV plan and recommend the plan for County adoption. Mr. Armstrong seconded the motion. The motion passed unanimously.

COMMITTEE REPORTS

Comprehensive Planning Committee

   Mr. Barnard reviewed the City of Allentown’s Comprehensive Plan Update with the Commission. Overall the Allentown Vision 2030 Plan lays out a strong visions for the community’s future rooted in the city’s history, identity, community, and urban form. The LVPC particularly appreciates the Executive Summary and Area Planning sections of the plan, which graphically lays out a clear, neighborhood-based approach to community planning and economic development. The City-Wide Urban Systems section has many strong principles, next steps, and catalytic actions that will help the city to achieve the future it desires for itself. All three sections help support the goals and policies of the County Comprehensive Plan. Ms. Khanwalker expressed concerns with the plan’s climate sections. Ms. Khanwalker suggested a region-wide Climate Action Plan to help municipalities develop these ideals to help merge goals in plans to tie in and reflect climate concerns. Ms. Bradley shared some future actions from the FutureLV Plan that will help work towards those goals. With no further comments from the Commission or public, Ms. Dreisbach made a motion to accept the staff comments. Mr. Amato seconded the motion. The motion passed unanimously.
2. **Williams Township – Comprehensive Zoning Ordinance Rewrite – Comprehensive Zoning Ordinance Revision**

   Mr. Barnard presented the Comprehensive Zoning Ordinance Rewrite for Williams Township. The Williams Township Draft Comprehensive Zoning Ordinance Update is much longer than other comprehensive zoning ordinance updates that have been recently reviewed by the LVPC. However, several terms, definitions, and regulations are not as clear as they could be. The LVPC recommends strengthening and clarifying definitions for terms such as “large” or “substantial”, as well as several sections, including agriculture, conservation, and industrial land uses like warehousing, truck terminals and logistics centers. These changes will help the municipality better implement the Williams Township Comprehensive Plan, 2018. The LVPC recommends doing a thorough review of formatting within and between sections, as well as spelling, punctuation and grammar, before the draft is finalized. Ms. Dreisbach made a motion to approve the staff comments. Mr. McGorry seconded the motion. The motion passed unanimously.

3. **Coopersburg Borough – Comprehensive Zoning Ordinance Rewrite – Comprehensive Zoning Ordinance Revision**

   Mr. Barnard presented the Comprehensive Zoning Ordinance Rewrite for Coopersburg Borough. The Coopersburg Borough Draft Comprehensive Zoning Ordinance Update is well structured and easy to cross reference. However, several terms, definitions, and regulations are not as thorough as they could be. The VPC recommedns strengthening and clarifying several sections, particularly the environmental section and provisions regarding industrial land uses like warehousing, truck terminals and logistics centers. Ms. Dreisbach made a motion to approve the staff comments. Ms. Rader seconded the motion. The motion passed unanimously.

4. **Project Review, Summary Sheet**

   Ms. Dreisbach reviewed the Comprehensive Plan project summary sheet. The proposal is not consistent with the county comprehensive plan, however the LVPC notes several improvements to the site and development plan that are notable and should be commended for being incorporated into the proposal. Ms. Dreisbach made a motion to approve the staff comments. Ms. Rader seconded the motion. With Mr. Zebrowski rejecting the motion, the motion passed.

**Environment Committee**

1. **Project Review, Summary Sheet**

   Ms. Rockwell reviewed the Environment Committee summary sheet. The application does not conflict with the county comprehensive plan. Per DRBC documentation, no adverse impacts anticipated with continued operation of the treatment plant. Mr. Lammi made a motion to approve the staff comments. Mr. Gibson seconded the motion. The motion passed unanimously.

**Transportation Committee**

1. **Metropolitan Area Planning Freight Forum Report**
Ms. Bradley gave a brief update on the Metropolitan Area Planning Freight Forum.

NEW BUSINESS

None this month.

COMMUNICATION

1. **2019 Lehigh Valley Gala and Awards Recap**
   Ms. Oscavich reviewed the Gala award nominees and winners with the Commission and thanked everyone for their support and participation in this year’s Gala.

2. **Toys for Tots**
   Ms. Vazquez announced that the “Toys for Tots” drive is underway. New toys will be collected until December 2nd.

EXECUTIVE DIRECTOR’S REPORT

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

ANNOUNCEMENTS AND INVITATIONS TO ATTEND THE FOLLOWING WERE MADE:

1. **Planning + Pizza, 12:00 – 1:00 pm**
   The next P+P sessions will be held on November 20th, *FutureLV: The Regional Plan*. Ms. Bradley also announced that the first ever Planning + Pretzels will take place at the LVPC office on October 31st beginning at 2 pm to discuss the creation of a water working group.

2. **Local Technical Assistance Program (LTAP) @ LVPC Office**
   The upcoming LTAP class will be Stormwater Facility Operations and Maintenance, November 8th, 8:00 am to 3:00 pm, and LTAP Active Transportation Pilot, December 6th, 8:00 am to 12:00 pm.

3. **Lehigh Valley Government Academy**
   The Zoning Course will begin November 4th. Registration is closed for this course.

4. **Multimodal Working Group**
   The Multimodal Working Group will occur on December 4th at 9:00 am at the LVPC Office.
5. **Lehigh Valley Consortium of Professional Organizations Event**
   The Lehigh Valley Consortium of Professional Organizations will be holding an event on November 12th, at the Lehigh County Bar Association, to discuss *FutureLV: The Regional Plan* from 5:00 pm to 7:00 pm.

6. **FutureLV Event with the Greater Lehigh Valley Chamber of Commerce**
   The Lehigh Valley Planning Commission, in partnership with the Greater Lehigh Valley Chamber of Commerce, will be holding a FutureLV event on November 14th at ArtsQuest from 3:30 pm to 6:30 pm.

7. **Freight Advisory Committee**
   The Freight Advisory Committee will meet at the LVPC office on December 4th beginning at 9:00 am.

**Adjournment**

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

Submitted by:
Becky Bradley, AICP, Executive Director
Bethany Vazquez, Program Associate
LEHIGH VALLEY PLANNING COMMISSION

Minutes from the Thursday, November 21, 2019 Meeting

The Lehigh Valley Planning Commission met for its regularly scheduled monthly meeting on Thursday, November 21, 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, Steven Glickman, Kent Herman, Richard Molchany, Owen O’Neil, Kathy Rader, and Steven Repasch

**Northampton County**
Christopher Amato, Liesel Dreisbach, Charles Elliott, Susan Lawless, Robert Lammi, Carl Manges, Stephen Melnick, Pamela Pearson, and Tina Smith

Members Absent:

**Lehigh County**
Bob Elbich, Mike Gibson, Julio Guridy, Michael Harakal, Miriam Huertas, Christina Morgan, Marty Nothstein, Kevin Schmidt, Leonard Lighter, and Donna Wright

**Northampton County**
Janell Connolly, Malissa Davis, Darlene Heller, Kevin Lott, William McGee, John McGorry, David O’Connell, Spirit Rutzler, Gerald Yob, and Greg Zebrowski

Staff Present: Charles Doyle, Tracy Oscavich, Geoff Reese, Jill Seitz, David Towsey, and Bethany Vazquez

Public Present: Ron Carlson

COURTESY OF THE FLOOR

None.
MINUTES

Mr. Repasch stated that the minutes of the October 31, 2019 LVPC meeting are attached. Mr. Elliott made a motion to approve the minutes. Ms. Lawless seconded the motion. With Mr. Molchany abstaining from the motion, the motion passed unanimously.

CHAIRMAN’S REPORT

Mr. Repasch announced that Executive Director, Becky Bradley, along with Vice Chair Greg Zebrowski and LVPC Directors Peter Barnard and Matt Assad, were absent due to the FutureLV adopt meeting for Northampton County Council. In order to support the adoption and answer questions related to the plan, Ms. Bradley, Mr. Zebrowski, Mr. Barnard, and Mr. Assad were needed in attendance at the Northampton County Council Meeting. Mr. Repasch introduced David Towsey, new Senior GIS Planner, to the Commission. Mr. Towsey gave a brief introduction of himself.

COMMITTEE REPORTS

Comprehensive Planning Committee

1. Project Review, Summary Sheet
   Ms. Dreisbach reviewed the Comprehensive Plan project summary sheet. The proposals are either consistent with the county comprehensive plan or matters of local concern. Ms. Dreisbach made a motion to approve the staff comments. Mr. Melnick seconded the motion. With Ms. Lawless abstaining from the motion, the motion passed.

Environment Committee

1. Project Review, Summary Sheet
   Mr. Lammi reviewed the Environment Committee summary sheet. The application does not conflict with the county comprehensive plan. Mr. Lammi made a motion to approve the staff comments. Mr. Glickman seconded the motion. The motion passed unanimously.

Transportation Committee

1. Walk/RollLV: Active Transportation Plan
   Mr. Reese gave a brief update on the status of the Walk/RollLV draft plan. The draft plan has been received by the consultant and is under review by the staff. Mr. Reese reviewed the Priority Bicycle Commuting Corridor and Catalytic Project locations. Ms. Mackey reviewed the Visionary Bike Network and the 32 additional connections identified by the consultant. A joint meeting of the Multimodal Working Group, Freight Advisory Committee, and LVTS committees will occur on December 4 at the LVPC from 9:00 am to 11:00 am.
OLD BUSINESS

1. FutureLV
   Ms. Oscavich gave a brief recap of the November 14th FutureLV Chamber Event and gave a brief review of the adoption process. Ms. Oscavich also announced that Northampton County adopted FutureLV: The Regional Plan at their Council Meeting on November 21st.

NEW BUSINESS

1. WorkshopLV: Housing
   Ms. Oscavich reviewed the purpose, concept, and goals of the housing working group such as attainable housing, growth management, the governmental process, equity and access to opportunity. The workshop will be meeting on December 18th at the Workforce Board Lehigh Valley office beginning at 3:00 pm.

COMMUNICATION

1. Triad Associates Letter
   Ms. Oscavich reviewed a letter received by Triad Associates thanking the LVPC for recognition in the 2019 LV Gala + Awards with the Commission

EXECUTIVE DIRECTOR’S REPORT

   Ms. Oscavich presented information on the October Monthly BuildLV: Subdivision and Land Development Report. The report will be distributed publically around the 15th of each month and is available at lvpc.org.

ANNOUNCEMENTS AND INVITATIONS TO ATTEND THE FOLLOWING WERE MADE:

1. Local Technical Assistance Program (LTAP) @ LVPC Office, 8:00 am – 12:00 pm
   The upcoming LTAP class will be LTAP Active Transportation Pilot, December 6th.

2. Lehigh Valley Government Academy
   The Zoning course is currently underway.

3. WorkshopLV: Housing
   The Lehigh Valley Planning Commission will be holding a housing workshop on December 18th at the Workforce board Lehigh Valley office from 3:00 – 4:30 pm.

4. December Food Bank Collection
   Ms. Vazquez announced that the December Food Drive will begin soon. To benefit the Second Harvest Food Bank.
Adjournment

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

Submitted by:
Tracy Oscavich, Director of Development
Bethany Vazquez, Program Associate
LEHIGH VALLEY PLANNING COMMISSION
Minutes from the Thursday, December 19, 2019 Meeting

The Lehigh Valley Planning Commission met for its regularly scheduled monthly meeting on Thursday, December 19, 2019 at 11:00 am 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
Phillips Armstrong, Percy Dougherty, Bob Elbich, Kent Herman, Richard Molchany, Christina Morgan, Owen O’Neil, Kathy Rader, Stephen Repasch, Kevin Schmidt, and Donna Wright

Northampton County
Christopher Amato, Liesel Dreisbach, Charles Elliott, Darlene Heller, Susan Lawless, Robert Lammi, Kevin Lott, Carl Manges, Bill McGee, John McGorry, Stephen Melnick, Pamela Pearson, Tina Smith, Gerald Yob, and Greg Zebrowski

Members Absent:

Lehigh County
Mike Gibson, Steve Glickman, Julio Guridy, Michael Harakal, Miriam Huertas, Marty Nothstein, and Leonard Lightner

Northampton County
Janell Connolly, Malissa Davis, David O’Connell, and Spirit Rutzler

Staff Present: Matt Assad, Peter Barnard, Becky Bradley, Mike D’onchez, Charles Doyle, Carol Halper, Brian Hite, Craig Kackenmeister, Teresa Mackey, Mahdis Modaresi, Paul Nojar, Simon Okumu, Tracy Oscavich, Geoff Reese, Bruce Rider, Sue Rockwell, Jill Sefit, David Towsey, Elena Tucci, and Bethany Vazquez

COURTESY OF THE FLOOR

None.
MINUTES

Mr. Repasch stated that the minutes of the November 21, 2019 LVPC meeting are attached. Mr. Lammi made a motion to approve the minutes. Mr. Zebrowski seconded the motion.

CHAIRMAN’S REPORT

Mr. Repasch announced that the December 19 Full Commission meeting would be his last meeting acting as Chair. Ms. Bradley presented Mr. Repasch with a recognition gift thanking Mr. Repasch for his service.

COMMITTEE REPORTS

Comprehensive Planning Committee

1. City of Allentown – Land Use of Regional Significance – The Waterfront, Phase 2 (Old Plan)

   Mr. Barnard reviewed the land use of significance for the City of Allentown. The proposed development would construct a mixed-use development consisting of 179 apartments, 107,000 sq. ft. of office space, 37,000 sq. ft. of retail space, 35,000 sq. ft. of restaurant space, and 80,000 sq. ft. for a parking deck. The project qualifies as a land use of regional significance because it surpasses the threshold of 100,000 sq. ft. of office space. The proposal is generally consistent with the County Comprehensive Plan because it is located in an area designated for Urban Development. The LVPC notes previous reviews of “The Waterfront Phase 1” and reaffirms the comment found in the review letter dating April 1, 2013, regarding development within the floodway. The County Comprehensive Plan supports the redevelopment of the property within the floodway if adequate flood-proofing measures are taken to protect improvements and buildings from future flooding events. Mr. Barnard reviewed the Comprehensive Committee’s changes to the original staff comment letter with the Commission. Ms. Wright made a motion to approve the letter with the changes from the Comprehensive Committee. Mr. Amato seconded the motion. The motion passed unanimously.

2. City of Bethlehem – Land Use of Regional Significance – Wind Creek Bethlehem (New Plan)

   Mr. Barnard reviewed the land use of regional significance for the City of Bethlehem. The subject application proposes to expand the existing Wind Creek Hotel and Conference Center by replacing an existing parking lot with a new 412,273 sq. ft. facility. This facility would include a new hotel tower with 270 rooms, conference facilities, new loading dock and trash compactor. The expansion would also require reconfiguring the hotel entrance, adjacent road, modifying the parking lot directly west of the expansion, and new landscaping. These site changes include pedestrian improvements and traffic calming measures near the main entrance. This proposal is generally consistent with the County Comprehensive Plan because it is in an area designated for Development, is within the Historic

Center of South Bethlehem, and is well served by a mix of transportation options. Ms. Wright made a motion to approve the staff comments. Mr. McGee seconded the motion. The motion passed unanimously with Ms. Heller abstaining from the vote.

3. **Project Review, Summary Sheet**
   Ms. Wright reviewed the Comprehensive Plan project summary sheet. Ms. Wright stated that if there are no questions from the Commission she would like to make a motion to approve the staff comments. Mr. Dougherty seconded the motion. The motion passed unanimously.

**Environment Committee**

1. **Walk/RollLV: Active Transportation Plan**
   Mr. Reese gave a brief update on the status of the Walk/RollLV draft plan. The plan is open for public comment from December 5, 2019 to January 18, 2020. A public meeting for the plan will be held on January 8 as part of the Joint LVTS Technical/Coordinating Committees meeting at 9 am at the LVPC office. The Multimodal Working Group will meet on January 22 at the LVPC beginning at 3 pm.

2. **Forest and Woodland Conservation Survey**
   Mr. Reese announced that the Pennsylvania State University Forest and Woodland Conservation Survey is out and asked for volunteers from the Commission to complete the survey.

**Transportation Committee**

1. **Draft Transportation Improvement Program (TIP) 2021-2024 / All this money? All these plans? Unwrapping it all**
   Ms. Bradley began the presentation with a breakdown of the roles and difference between LVPC and LVTS. The state has its own version of LVTS with a separate board and short-range plan called the State Transportation Commission. Ms. Bradley explained that the State Transportation Commission and its members have their own twelve-year plan, and its implications concerning the current LVTS TIP for the Lehigh Valley. Mr. Doyle continued the conversation by giving a brief presentation on the Draft Transportation Improvement Program 2021-2024 for the Lehigh Valley. Mr. Doyle reminded the committee that this program is updated every two years and LVTS was putting the project list together. The LVTS is expected to adopt the next TIP at its June meeting.

**OLD BUSINESS**

1. **FutureLV**
   Ms. Bradley announced that *FutureLV: The Regional Plan* has been adopted. Northampton County adopted the plan on November 21st, 2019, effective on November 22nd, 2019. Lehigh County adopted the plan on November 26th, 2019, effective on December 9th, 2019.
NEW BUSINESS

1. 2020 Budget and Workplan
   Ms. Bradley and Mr. Rider reviewed the 2020 Budget and Workplan with the Commission.

2. 2020 LVPC Full Commission and Committee Meetings Dates/Calendar
   Ms. Vazquez reviewed the proposed 2020 LVPC Full Commission and Committee Meetings dates with the Commission.

3. 2020 Election of LVPC Officers
   Mr. Herman announced that the nominating committee, composed of Executive McClure, Ms. Dreisbach and Mr. Herman, met to discuss the nominees for the positions of Chair, Vice Chair, and Treasurer. The committee nominated Mr. Zebrowski for Chair, Mr. Glickman for Vice Chair, and Ms. Pearson for Treasurer. Mr. Herman made a motion to approve the nominees as presented to the Commission. Mr. Melnick seconded the motion. The motion passed unanimously.

COMMUNICATION

1. FutureLV Column
   Mr. Assad announced that Ms. Bradley’s FutureLV Column ran on Sunday, December 1, 2019 and encouraged the Commission to review the article.

2. 2020 Events and Engagement
   Ms. Vazquez reviewed the upcoming 2020 events and engagement efforts with the Commission. The Local Technical Assistance Program will launch again on January 29th with the Roadway Safety Features Course. This will be an all-day course beginning at 8:00 am. WorkshopLV: Housing will continue into the new year with its first meeting on February 13th at the LVPC beginning at 4:00 pm. Ms. Vazquez announced that a new name has been given to the previously known “Planning + Pizza” sessions, which will now be known as “Planning on the Menu” and be held at various times throughout the year. The first of these sessions will be “Data + Donuts” on February 26th at the LVPC beginning at 8:30 am where the latest Housing Market Report will be presented.

EXECUTIVE DIRECTOR’S REPORT

   Ms. Bradley presented information on the December Monthly BuildLV: Subdivision and Land Development Report. The report will be distributed publicly around the 15th of each month and is available at lvpc.org.
ANNOUNCEMENTS TO PARTICIPATE IN THE FOLLOWING WERE MADE:

1. *December Food Bank Collection*
   Ms. Oscovich announced that the December Food Drive is in progress and will benefit the Second Harvest Food Bank.

**Adjournment**

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

Submitted by:
Becky Bradley, AICP, Executive Director
Bethany Vazquez, Program Associate