



**Lehigh Valley Planning Commission**

**GREG ZEBROWSKI**  
Chair

**STEVEN GLICKMAN**  
Vice Chair

**PAMELA PEARSON**  
Treasurer

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

**LEHIGH VALLEY PLANNING COMMISSION**

**Minutes from the Thursday, November 19, 2020 Meeting**

Due to the COVID-19 pandemic, the LVPC held a virtual public meeting on November 19, 2020. The meeting was advertised in the Lehigh Valley Press on October 8, 2020.

Mr. Zebrowski chaired the meeting.

Ms. Vazquez took Roll Call.

**Members in Attendance:**

**Lehigh County**

Percy Dougherty, Bob Elbich, Steve Glickman, Michael Harakal, Jamie Johnson, Richard Molchany, Christina (Tori) Morgan, Kathy Rader

**Northampton County**

Christopher Amato, Liesel Dreisbach, Charles Elliott, Susan Lawless, Carl Manges, John McGorry, Stephen Melnick, Pamela Pearson, Tina Smith, Gerald Yob and Greg Zebrowski

**Members Absent:**

**Lehigh County**

Mike Gibson, Ce-Ce Gerlach, Kent Herman, Owen O’Neil, Stephen Repasch, Kevin Schmidt, Leonard Lightner, Donna Wright, Joshua Seigel and Amy Zanelli

**Northampton County**

Bryan Callahan, Janell Connolly, Malissa Davis, Darlene Heller, Kevin Lott, William McGee and Spirit Rutzler

**Staff Present:** Matt Assad, Becky Bradley, Charles Doyle, Brian Hite, Geoff Reese, Jill Seitz, Samantha Smith, and Bethany Vazquez

**COURTESY OF THE FLOOR**

None.

**MINUTES**

Mr. Zebrowski stated that the minutes of the October 29, 2020 LVPC meeting are attached. Ms. Dreisbach made a motion to approve the minutes. Ms. Lawless seconded the motion. With Mr. Molchany, Ms. Morgan and Mr. Elliott abstaining from the vote, the motion passed.

**CHAIRMAN’S REPORT**

Mr. Zebrowski reminded the Commission that the December Transportation and Full Commission Meetings will be meeting at different times than normally scheduled. The Transportation Committee will meet at 9:30 am on December 17 and the Full Commission will meet at 11:00 am on December 17. Mr. Zebrowski also announced that at the November 12 LVPC Executive Committee it was unanimously decided (with the abstention of Mr. Zebrowski, Mr. Glickman and Ms. Pearson) to put forth the same LVPC slate of officers for the 2021 year. This follows past practice and the bylaws which authorizes the Chair, Vice Chair and Treasurer to serve up to two years in a row.

## **COMMITTEE REPORTS**

### **Comprehensive Planning Committee**

Ms. Dreisbach presented the November Comprehensive Committee items with staff presenting information.

#### *1. Comprehensive Committee Summary Sheet*

Ms. Seitz presented the Comprehensive Committee Summary Sheet. The South Whitehall Township Zoning Map Amendment and Forks Township SALDO Amendment were found to be consistent with *FutureLV: The Regional Plan*. The Hanover Township, Lehigh County Zoning Ordinance Amendment was found to be generally inconsistent with *FutureLV: The Regional Plan*. Ms. Dreisbach made a motion to approve the summary sheet as presented. Mr. Amato seconded the motion. With Ms. Morgan abstaining from voting on the South Whitehall item, the motion passed.

### **Environment Committee**

Mr. Melnick presented the report for the Environment Committee with staff providing information.

#### *1. Environment Committee Summary Sheet*

Mr. Reese presented the Environment Committee Summary Sheet, which stated that the Bethlehem Township Act 537 Review for the Lehigh Valley Academy Regional Charter School was found to be inconsistent with *FutureLV: The Regional Plan* Policy 3.3 to 'preserve farmland to maintain rural character and provide open space'. Mr. Reese, as well as Commissioners Zebrowski and Amato, noted that extension of public sewers in this area designated for preservation will likely increase development pressure on nearby farmland with the Township and neighboring municipalities. Mr. Melnick made a motion to approve the summary sheet as presented. Mr. Elliott seconded the motion. The motion passed unanimously.

### **Transportation Committee**

Ms. Rader presented the report for the Transportation Committee with staff providing information.

#### *1. WorkshopLV: Freight Meeting*

Mr. Doyle stated that the WorkshopLV: Freight meeting will be held on December 2 directly following the LVTS Joint Technical and Coordinating Committee meeting. This meeting will feature speakers from CBRE and the Department of Environmental Protection. Registration and information can be found at [lvpc.org](http://lvpc.org).

## **OLD BUSINESS**

#### *1. High Cube and Automated Warehousing Community Guide*

Ms. Bradley and the staff presented information on the Draft High Cube and Automated Warehousing Community Guide with the Commission. Ms. Bradley made special note that the November 9<sup>th</sup> Community Meeting to discuss the document was extremely successful with over 70 participants in attendance, ranging from municipal officials to private sector partners and even participants from the Pennsylvania State Association of Township Supervisors (PSATS). Overall the feedback was very positive with many participants noting their appreciation for the LVPC's work. Ms. Bradley shared some of the notable questions and comments from the meeting and stated that the LVPC is now finalizing the document to incorporate the appropriate comments and address the proposed questions.

2. *Monthly Subdivision and Land Development Report*

Ms. Bradley presented information on the September Monthly BuildLV: Subdivision and Land Development Report. The report will be distributed publicly around the 15<sup>th</sup> of each month and is available at lvpc.org. Mr. Doyle reviewed the Traffic Count data with the Commission as well.

## **NEW BUSINESS**

1. *2020 Equity Analysis Update*

Ms. Bradley stated that staff has been working to ensure that the interactive maps on the LVPC website remain relevant and useful. Ms. Seitz took the Commission through the updates to the 2020 Equity Analysis Interactive Map.

## **COMMUNICATIONS**

1. *Morning Call Business Cycle Column*

Mr. Assad state that the next column, which will speak on the draft High Cube and Automated Warehouse Community Guidance is due to be published on Sunday, November 29<sup>th</sup>.

2. *Charles Doyle's AICP Certification*

Ms. Bradley stated that Mr. Doyle passed the "Planner Bar" and has received his AICP Certification. The American Institute of Certified Planners provides the only nationwide, independent verification of a planners' qualification. It is a critical milestone in a professional planner's career. Mr. Doyle shared sentiments with the Commission.

## **ANNOUNCEMENTS:**

Ms. Vazquez stated that a list of the meetings anticipated to be canceled or postponed due to the need to maintain social distance are listed in the packet. Any questions can be referred to bvazquez@lvpc.org or called in to 610-264-4544.

## **ADJOURNMENT**

Mr. Zebrowski stated that the next LVPC meeting is set to be virtual. Mr. Zebrowski asked for a motion to adjourn the meeting; Mr. Glickman made the motion. Mr. Zebrowski seconded the motion and thanked everyone for their participation and adjourned.

Submitted by:

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