



**GREG ZEBROWSKI**  
Chair

**STEVEN GLICKMAN**  
Vice Chair

**PAMELA PEARSON**  
Treasurer

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

**LEHIGH VALLEY PLANNING COMMISSION**  
**Minutes from the Thursday, December 23, 2021 Meeting**

The LVPC held a virtual public meeting on Thursday, December 23, 2021. The meeting was advertised in the Morning Call on Thursday, July 8<sup>th</sup>, 2021.

Mr. Zebrowski chaired the meeting.

Ms. Benco took Roll Call.

**Members in Attendance:**

**Lehigh County**

Geoff Brace, Bob Elbich, Steven Glickman, Kent Herman, Rick Molchany, Joyce Moore, Christina Morgan, Owen O'Neil, Kathy Rader, Stephen Repasch and Kevin Schmidt.

**Northampton County**

Christopher Amato, Liesel Dreisbach, Andrew Elliott, Charles Elliott, Susan Lawless, John McGorry, Stephen Melnick, David O'Connell, Pamela Pearson, Tina Smith and Greg Zebrowski.

**Members Absent:**

**Lehigh County**

Phillips Armstrong, Percy Dougherty, Mike Gibson, Michael Harakal, Jamie Johnson, David Jones, Leonard Lightner, Ray O'Connell and Joshua Seigel.

**Northampton County**

Janell Connolly, Malissa Davis, Robert Donchez, Darlene Heller, Kevin Lott, Carl Manges, Lamont McClure, William McGee, Salvatore Panto, Spirit Rutzler and Gerald Yob.

**Staff Present:** Matt Assad, Julie Benco, Becky Bradley, Paul Carafides, Brian Hite, Denjam Khadka, Teresa Mackey, Tracy Oscavich, Geoff Reese, Bruce Rider, Sue Rockwell, Jill Seitz, Brad Stewart and Vicki Weidenhammer

**Public Present:** Steve Fanicase, John Gallagher, Carl Helman, Brian Kobularcik, Danielle Schaffer and Jeff Ward

**COURTESY OF THE FLOOR**

None.

**CHAIRMAN'S REPORT**

Mr. Zebrowski thanked the Commissioners for their service and shared some of the many accomplishments the Commission has made over the past year. He wished the Commission great success now and into the future and was proud to have served as Chair for the last several years. Mr. Zebrowski also acknowledged the members of the Commission that completed their terms in 2021, which included Kevin Lott, Janell Connolly, Malissa Davis, David O'Connell, Spirit Rutzler and Pam Pearson. Ms. Pearson echoed Mr. Zebrowski's comments about her time on the Commission and thanked the LVPC Officers. Mr. Molchany highlighted additional accomplishments made by the LVPC and thanked Mr.

Zebrowski for his leadership and guidance in these accomplishments. Mr. McGorry thanked Mr. Zebrowski for his time at the Commission and his leadership involving environmental issues. Mr. Zebrowski mentioned how the Covid-19 pandemic has altered the operations of the LVPC. He asked for any additional comments or questions. There were none.

## **MINUTES**

Mr. Zebrowski stated that the minutes of the Thursday November 18<sup>th</sup>, 2021 LVPC meeting are attached, and he then asked for a motion to approve the minutes. Ms. Dreisbach made a motion to approve the minutes. Mr. McGorry seconded the motion. The motion passed, with Ms. Lawless and Ms. Moore abstaining.

## **COMMITTEE REPORTS**

### **Comprehensive Planning Committee:**

Mr. Zebrowski thanked Mr. Melnick for his guidance and leadership as the Chair of the Comprehensive Planning Committee.

### **ACTION ITEM: Forks Township – Land Use of Regional Significance – Goodman Logistics Center**

Mr. Melnick summarized the discussion of the Goodman Logistics Center at the Comprehensive Planning Committee Meeting and mentioned how the project had already received conditional approval from Forks Township before LVPC comment. Mr. Zebrowski echoed Mr. Melnick's comments. Ms. Bradley clarified that the Township granted a conditional use permit for the land use through zoning but did not grant approval for the land development. Mr. Zebrowski mentioned quality of life impacts that occur with projects that are similar to this one. Ms. Bradley emphasized that amendments to the MPC could assist with conflicts between comprehensive plans and zoning approvals. Mr. Elliott suggested that LVPC could request for municipalities to notify LVPC of applications received for land uses of regional significance to better coordinate reviews and approvals. Ms. Seitz provided an overview of the project, which proposes to construct a 266,190-square-foot warehouse on Richmond Road. Ms. Seitz explained that the proposal is located in the Preservation Buffer of the General Land Use Plan in *FutureLV*, and is in a High Preservation Priority Area of the Farmland Preservation Plan. Ms. Seitz noted that the Township granted the applicant conditional use approval on June 17, 2021, however the industrial proposal as currently presented is completely inconsistent with *FutureLV: The Regional Plan*. Ms. Seitz added reasons for why the project does not align with the Township's vision or intent for the proposed area. Ms. Seitz presented implications of the transportation impacts, with site and project design comments that would support the Township's interests and the long-term viability of the developer. Mr. Zebrowski asked for public comment. Mr. Fanicase, a resident of Riverview Estates, commented regarding traffic issues in his local area. Dr. Amato commented with concerns about the health of the vulnerable population in the adjacent senior care facility. Mr. Zebrowski commented about air quality in the region. Mr. McGorry commented about the quality of life of the individuals living in the nearby retirement home, and electric vehicle opportunities. Mr. Glickman commended the staff on their review and asked if there was a known tenant for the proposed building. Mr. Kobularcik, a representative of the Goodman project, stated that there is no tenant determined for the project and addressed the comments made by the Commissioners. Mr. Zebrowski emphasized concerns over the location of warehousing development in the Lehigh Valley. Mr. Molchany wanted to emphasize, in the LVPC review letter, that the project is inconsistent with *FutureLV*. Mr. Zebrowski called for a motion to accept the staff comments. Mr. Melnick made the motion; Mr. Elbich seconded the motion. Motion passed.

### **ACTION ITEM: Comprehensive Planning Committee Summary Sheet**

Mr. Melnick presented the December Comprehensive Committee Summary Sheet items. He highlighted that many municipalities have amended their Subdivision and Land Development and Zoning Ordinances within the past couple months, emphasizing the effectiveness of *FutureLV*. Mr. Zebrowski called for a motion to accept the staff comments on the Comprehensive Planning Summary Sheet. Mr. Brace made the motion, seconded by Mr. Molchany. Motion passed, with Ms. Rader abstaining.

## **Environment Committee:**

### ***INFORMATION ITEM: Local Climate Action Program/Greenhouse Gas Inventory – Update***

Mr. Repasch introduced the Local Climate Action Program discussion. Mr. Reese provided an update on the Local Climate Action Program and discussed the five basic components in the Lehigh Valley Greenhouse Gas Inventory. Mr. Carafides presented the transportation carbon dioxide equivalent emissions comparison data between the Google Environmental Insights Explorer and the transportation data from the LVPC Travel Demand model. He highlighted how the comparison had equated to a 3% difference between the data sets, showing the reliability of each data set. Mr. Repasch asked for any comments or questions. Mr. Zebrowski and Ms. Bradley commented on the program and inventory. Mr. Molchany asked about funding for the climate action program. Ms. Bradley commented on the funding and the time required to write the climate action plan.

## **Transportation Committee:**

### ***ACTION ITEM: City of Allentown – Street Vacation – Eaton Street***

Mr. Hite presented the proposed street vacation petition for Eaton Street in the City of Allentown. Mr. Hite noted that access should be maintained for the residential properties adjacent to the proposed vacated Eaton Street for emergency response purposes as well as access to each parcel. Mr. Zebrowski asked for any questions or comments. Mr. Glickman asked about the property owners along the street. Mr. Hite and Mr. Herman addressed his questions. Mr. Zebrowski called for a motion to accept the staff comments. Mr. Herman made the motion and was seconded by Ms. Dreisbach. Motion passed.

### ***ACTION ITEM: City of Allentown – Street Vacation – North Peach Street***

Mr. Hite presented the proposed street vacation petition for North Peach Street in the City of Allentown. Mr. Hite noted that access should be maintained by way of utility easement or rights-of-way to ensure the ability of utility companies and the City of Allentown to efficiently perform maintenance and repair of any infrastructure. Mr. Zebrowski asked for any questions or comments. There were none. Mr. Zebrowski called for a motion to accept the staff comments. Mr. Herman made the motion and was seconded by Mr. Molchany. Motion passed.

## **Old Business:**

### ***INFORMATION ITEMS: Activity Reports***

#### ***Monthly Subdivision, Land Development, Stormwater and Municipal Ordinance/Plans Report***

Ms. Bradley presented plan and review activity for November, which included 16 Subdivisions, 25 Development proposals, 13 reviews for Stormwater Management, and four Municipal Ordinances and Maps for a total of 58 reviews. The reviews included 278 housing units and 726,142 total square feet of non-residential development. Mr. Zebrowski reinforced statements concerning strain on staff and funding to keep up with the level of development in the Lehigh Valley. Dr. Amato asked how long, on average, a land development review takes. Ms. Bradley answered that the time varies based on the size of the proposal. Dr. Amato commended the staff for their work.

#### ***Highway Traffic Monitoring***

Mr. Stewart provided the details of the November traffic count update that showed a peak in traffic before the Thanksgiving holiday and a drop in traffic during the holiday. Route 33 came in at 86,777 vehicles and then dropped to 79,979 at the end of the month. Interstate 78 East of 309 in Lehigh County came in at 78,386 vehicles and dropped to 68,752 vehicles. Interstate 78 East of 33 in Northampton County started with 78,979 vehicles and finished with 66,632 vehicles. Route 309 north of Coopersburg in Lehigh County came in at 39,771 vehicles and fell to 36,196 vehicles. Truck traffic on Interstate 78 east of Route 33 in Northampton County had 26,579 trucks on November 23 and then rebounded to 27,352 trucks to close out the month. I-78 east of Route 309 in Lehigh County started with 21,698 trucks and finished at 22,225 trucks. Mr. Molchany asked about future expansion of traffic counts on Interstates and roads. Mr. Carafides mentioned that traffic count expansion will be discussed with PennDOT.

## **New Business:**

### ***ACTION ITEM: 2022 Meeting Calendar***

Mr. Zebrowski provided an overview of the 2022 Meeting Calendar for Commission and Committee Meetings. Mr. Zebrowski asked for any questions or comments. There were none. Mr. Zebrowski called for a motion to accept the 2022 calendar. Ms. Moore made the motion and was seconded by Dr. Amato. Motion passed.

### ***ACTION ITEM: 2022 Election of LVPC Officers***

Mr. Zebrowski noted that the LVPC Nominating Committee met in early December to present their recommendations for the slate of 2022 LVPC Officers to the Executive Committee. The Executive Committee voted to forward the slate of officers to the Commission for consideration, which included Steven Glickman as nomination for Chair, Dr. Chris Amato for Vice Chair and Kevin Schmidt for Treasurer. Mr. Zebrowski asked for nominations from the floor. There were none. Mr. Zebrowski thanked Mr. Herman, Ms. Dreisbach and Dr. Amato for their work on the Nominating Committee. Mr. Zebrowski called for a motion to accept the election of LVPC Officers. Mr. Molchany made the motion, seconded by Ms. Moore. Motion passed, with Dr. Amato, Mr. Glickman and Mr. Schmidt abstaining.

### ***ACTION ITEM: 2022 LVPC Budget and Workplan***

Mr. Rider presented the 2022 LVPC Budget. Mr. Zebrowski called for a motion to accept the 2022 LVPC Budget and Workplan. Ms. Pearson made the motion, seconded by Ms. Dreisbach. Mr. Molchany asked about the balanced budget and Ms. Bradley explained. Motion passed.

## **Executive Director's Report:**

### ***INFORMATION ITEM: 2021 LVPC Highlights***

Ms. Bradley presented some of the highlights and accomplishments of the LVPC in 2021 and thanked individuals that assisted along the way. Mr. Zebrowski recognized the work of Ms. Bradley and the staff throughout the challenging times of the past year.

## **Communications:**

### ***INFORMATION ITEM: Business Cycle Column***

Mr. Assad summarized the most recent Morning Call Business Cycle column that ran in November. The November column discussed infrastructure spending and the new Federal Infrastructure Bill. He noted that in the next column, Ms. Bradley would continue the campaign to make changes to the Pennsylvania Municipalities Planning Code that would shift power that's currently slanted toward developers and give some of it back to the municipal governments. He stated that the next column is scheduled to publish January 2<sup>nd</sup>.

### ***INFORMATION ITEM: Plan Lehigh Valley radio show on WDIY NPR 88.1FM***

Mr. Assad summarized the most recent Plan Lehigh Valley 30-minute radio show, hosted by Ms. Bradley, where she was joined by Larry Shifflet, PennDOT's Deputy Secretary of Planning. During the show, they discussed how the Infrastructure Bill and the RAISE grant are a giant step in the right direction for the Lehigh Valley's transportation network. Mr. Assad informed that the 30-minute show is currently streaming at [WDIY.org](http://WDIY.org). He stated that the next show was scheduled to air at 6:30 pm, January 3 and was an interesting panel discussion that was part of the 8th Annual Gala + Awards.

## **Public Engagement:**

### ***INFORMATION ITEM: Local Technical Assistance Program***

Mr. Assad announced that the Local Technical Assistance Program has a full schedule of classes coming up. The virtual classes include: Stormwater Facility Inspections on January 6, Traffic Signal Basics on January 18 and Pavement Markings on January 25. Anyone can sign up at [lvpc.org/ltap](http://lvpc.org/ltap) or contact Brian Hite.

**INFORMATION ITEM: 8<sup>th</sup> Annual LVPC Gala and Awards**

Mr. Assad announced that if you missed the 8th Annual Gala + Awards, that it can be viewed at [lvpc.org/lv-awards](http://lvpc.org/lv-awards). It was a one-hour video, including an appearance by Mr. Zebrowski and a panel of experts who specialize in looking into the future and the 2021 *FutureLV* Heroes Award.

**ADJOURNMENT:**

Mr. Zebrowski stated that the next LVPC meeting is set to be virtual on January 27<sup>th</sup>. Mr. Zebrowski then asked if there was a motion to adjourn the meeting and Mr. Molchany made a motion to adjourn. The meeting was adjourned.

Submitted by:  
Becky Bradley, AICP, Executive Director and  
Julie Benco, Regional Planner