LEHIGH VALLEY PLANNING COMMISSION MEETING
Thursday, November 18, 2021, at 7:00 PM
Via Microsoft Teams

AGENDA


Roll Call

Courtesy of Floor

Chairman’s Report

Minutes

1. ACTION ITEM: Minutes and Review of Roll Call Actions of the October 28, 2021, Commission Meeting (J B)

Comprehensive Planning Committee:

County Planning Review as Municipal Planners

1. ACTION ITEM: PennStro Leasing – Glendon Borough (BB, J S)
2. ACTION ITEM: Chrin Maintenance Building – Glendon Borough (BB, J S)

County Planning Review as County Planners (FutureLV)

3. ACTION ITEM: Hanover Township, Lehigh County – Land Use of Regional Significance – Patriot American Parkway – Lot 2 Warehouses (J S)
4. ACTION ITEM: Comprehensive Planning Committee Summary Sheet (J S)

Environment Committee:

1. INFORMATION ITEM: Committee Summary Report (Steve Repasch)

Transportation Committee:

1. INFORMATION ITEM: Federal Infrastructure Funding and the 2023-2026 Transportation Improvement Program (TIP) Update (PC, BB)

Old Business:

1. INFORMATION ITEMS: Activity Reports:
New Business:
1. INFORMATION ITEM: Virtual 2020 Annual Commission Meeting, Thursday, December 23, 2021, at 11:00 am (BB)
2. INFORMATION ITEM: LVPC Awarded $21.2 Million RAISE Grant (BB)

Executive Director’s Report:
1. INFORMATION ITEM: Commissioner Participation needed at the General Assembly (BB)
   a. All 62 municipalities are expected to be represented
   b. All LVPC Commissioners urged to attend to consider Emerging Land Uses and important state law changes

Communications, Public Engagement and Participation:
1. INFORMATION ITEM: Morning Call Business Cycle Column (MA)
2. INFORMATION ITEM: Monthly, Plan Lehigh Valley Talk Show on WDIY, Lehigh Valley Public Radio, 88.1 (MA)
   a. Next Show on Infrastructure Funding
   b. December 6, 6:30 pm
3. INFORMATION ITEM: WFMZ Business Matters, Channel 69 (MA)
   a. Senior Community Planner Jill Seitz appeared as an expert on Equity and Inclusion November 1 show. Streaming now at wfmz.com/business/business-matters/
   b. Becky Bradley, Executive Director, will appear on Business Matters speaking about the region’s growth on Nov. 22, 7:30 pm
4. INFORMATION ITEMS: Engagement and Participation (MA)
   a. Local Technical Assistance Programs (MA)
      i. Nov 24: Winter Maintenance @ City of Allentown, 8 am to noon
      ii. Nov 30: Winter Maintenance @ Lower Saucon Township, 8 am to noon
      iii. Dec 2: Introduction to GIS for Municipal Asset Management, 11 am to noon
      iv. Jan 6: Stormwater Facility Inspections, 8 am to noon
   b. Lehigh Valley Virtual Gala + Awards (MA)
      i. Streaming Live on Dec. 9, 5:30 pm
      ii. Special Experts Discussion on the Future of Communities with Panelists: Lehigh University Futurist, Dr. Andrew Ward; Local government expert David Sanko, Exec. Dir. Of the PA State Assoc. of Twp. Supervisors; and transportation funding expert, Erich Zimmermann, Transportation Program Director for National Assoc. of Regional Councils. Moderated by WDIY Director Greg Capogna.
      iii. Tickets Available at https://lvpc.org/lv-awards.html

Next Lehigh Valley Planning Commission Meeting:
****Thursday, December 23, 2021, at 11:00 am
The LVPC held a virtual public meeting on Thursday, October 28, 2021. The meeting was advertised in the Morning Call on Thursday, July 8th, 2021.

Mr. Zebrowski chaired the meeting.

Ms. Benco took Roll Call.

Members in Attendance:

**Lehigh County**  
Geoff Brace, Percy Dougherty, Bob Elbich, Steven Glickman, Kent Herman, David Jones, Leonard Lightner, Rick Molchany, Joyce Moore, Christina Morgan, Owen O'Neil, Kathy Rader, Stephen Repasch and Kevin Schmidt.

**Northampton County**  

Members Absent:

**Lehigh County**  
Phillips Armstrong, Mike Gibson, Michael Harakal, Jamie Johnson, Ray O'Connell and Joshua Seigel.

**Northampton County**  
Janell Connolly, Malissa Davis, Robert Donchez, Kevin Lott, Lamont McClure, David O'Connell, Salvatore Panto and Spirit Rutzler.

**Staff Present:** Matt Assad, Julie Benco, Becky Bradley, Paul Carafides, Heather Ferguson, Geoff Reese and Jill Seitz.

**Public Present:** Kurt Bresswein, Jeff Ward and Donald Young.

**COURTESY OF THE FLOOR**  
Mr. Amato shared his thanks for the Lehigh Valley Planning Commission’s sponsorship of the Delaware & Lehigh Heritage Half Marathon. Mr. Zebrowski reinforced Mr. Amato’s statements and appreciated the Commission’s participation.

**CHAIRMAN’S REPORT**  
Mr. Zebrowski welcomed new Team Member, Ms. Heather Ferguson, Senior Advisor. Ms. Ferguson introduced herself and provided a summary of her experience and qualifications, as well as her gratitude to be a part of LVPC. Mr. Zebrowski asked if anyone on the LVPC Commission had any questions for Heather. No Commission members had questions.
Next, Mr. Zebrowski congratulated the City of Bethlehem on receiving recognition for its Climate Action Plan, from the Pennsylvania Chapter of the American Planning Association at this year’s awards ceremony that was held in Pittsburgh on October 19th. Mr. Zebrowski shared his pride towards the city’s efforts to mitigate the impacts of climate change and happy to see that the city was being recognized. Ms. Heller discussed the efforts that went into creating the Climate Action Plan and thanked the Commission for recognizing their award. Mr. Zebrowski acknowledged the Plan’s achievement in soliciting much public input on the Plan. Mr. Dougherty shared his congratulations to Ms. Heller and the city.

MINUTES
Mr. Zebrowski stated that the minutes of the Thursday September 23rd, 2021 LVPC meeting are attached, and he then asked for a motion to approve the minutes. Mr. McGee made a motion to approve the minutes. Mr. Molchany seconded the motion. The motion passed with Ms. Morgan abstaining.

COMMITTEE REPORTS

Comprehensive Planning Committee:

INFORMATION ITEM: PennStro Leasing – Glendon Borough
Ms. Bradley informed the Commission that the LVPC currently has two plan reviews for proposed projects in Glendon Borough. She also informed the Commission of their role in reviewing plans for municipalities that do not have their own adopted Subdivision and Land Development Ordinance. She stated that the Lehigh Valley Planning Commission acts as the municipal planner, which is a very different process than the review as county planners. She explained the full timeline of the review process for these proposals. Ms. Seitz presented a quick update on the proposed project that plans to consolidate two existing lots into one lot and develop it into a truck-trailer storage and rental facility. The LVPC is currently in the process of coordinating technical review comments with the Borough Engineer and Sewage Enforcement Officer, so this item was not for action. Ms. Seitz informed that the LVPC anticipates having the Project Engineer and Applicant present their project to the Comprehensive Planning Committee next month, when the staff will go over the technical review so the Committee can recommend an action to the Commission.

INFORMATION ITEM: Chrin Maintenance Building – Glendon Borough
Ms. Seitz notified the Commission of the next proposal in Glendon Borough, which is currently under staff review. The project is located at 1270, 1280 and 1290 Industrial Drive and has two different zoning designations. The site is currently made up of three separate lots, with two lots containing existing structures, which are to be removed. Northwest of the dwelling is an existing structure that is currently used by the landfill operation, which will remain. Ms. Seitz presented the Layout Plan and explained that the project proposes to construct a 25,000-square-foot maintenance building to service trucks and equipment of the landfill operation, as well as the Chrin Company trucks and equipment.

ACTION ITEM: First Park 33 – Land Use of Regional Significance – Palmer Township
Ms. Seitz reviewed a Land Use of Regional Significance in Palmer Township proposing to consolidate three lots into one lot and construct four warehouse buildings for a total of 781,800 square feet. The project is located at the southwest corner of Newlins Mill and Tatamy Roads. Ms. Seitz notes that while the general concept of the proposal is suitable for its location in the Development area of the General Land Use Plan, there are several opportunities to improve this project and support the long-term interests of the Township, developer and community. Based on the Transportation Impact Study, the LVPC strongly recommends the Township to pursue implementation of a traffic signal at the intersection of Tatamy Road and Newlins Mill Road. The LVPC applauds the comprehensive inclusion of landscaping throughout the site, which helps to ‘create community spaces that promote physical and mental health’ (Policy 5.3). The LVPC encourages the applicant to consider the benefits of incorporating sustainable practices, including renewable energy sources, green roofs and greywater reuse. These practices minimize overhead operational costs while also ‘reducing climate change impacts’ (Policy 3.4). Mr. Melnick asked for any comments or questions. Mr. McGee asked multiple questions regarding the occupants of the warehouses, sinkhole concerns and the roofs being built strong enough to withstand solar panels. Mr. Zebrowski echoed Mr. McGee’s comments and expressed concerns regarding stormwater impacts. Ms. Bradley and Mr. Reese provided responses to Mr. McGee’s questions. Ms. Rader asked Mr. Reese to explain how National Pollutant Discharge
Elimination System (NPDES) permits work. Mr. Glickman commented regarding the Pennsylvania Uniform Construction Code. Mr. Amato asked about homes located within the vicinity of the project and their quality-of-life impacts and asked to add those comments to the review letter. Ms. Pearson addressed Mr. Amato’s comments. Mr. Zebrowski called for a motion to accept the staff comments, with Mr. Amato’s suggested amendments. Mr. Molchany made the motion; Ms. Glickman seconded the motion. Motion passed.

**ACTION ITEM:** LRE Allentown Industrial Expansion – Land Use of Regional Significance – Upper Macungie Township

Ms. Seitz reviewed a Land Use of Regional Significance in Upper Macungie Township proposing to construct a 129,816-square-foot expansion to an existing distribution center with an expanded trailer parking area. The project is located at 8001 Industrial Boulevard near Route 100 and generally exhibits consistency with *FutureLV* because it is located in the Development area of the General Land Use Plan. The LVPC recommends the developer install pedestrian improvements along the property frontage to ‘improve mixed-transportation access to areas with high or growing employment opportunities’ (of Policy 4.3). The LVPC encourages the developer to consider opportunities for incorporating sustainable energy systems that reduce overhead operational costs and ‘minimize environmental impacts of development’ (Policy 3.1). Mr. Zebrowski commented regarding warehousing in the Lehigh Valley and called for a motion to accept the staff comments. A motion was made by Mr. Dougherty, seconded by Mr. Jones and was approved with Ms. Rader abstaining.

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

Mr. Melnick presented the October Comprehensive Committee items. Mr. Zebrowski called for a motion to accept the staff comments. Ms. Dreisbach made the motion, seconded by Ms. Lawless. Motion passed.

**Environment Committee:**

**ACTION ITEM:** Committee Summary Report

Mr. Repasch presented the October Environment Committee Summary Sheet. Mr. Zebrowski called for a motion to accept the staff comments. Mr. Melnick made the motion and was seconded by Mr. Repasch. Motion passed, with Ms. Rader and Mr. Charles Elliott abstaining.

**Transportation Committee:**

**ACTION ITEM:** Common Ridge Development – Street Vacation – City of Allentown

Mr. Carafides presented the proposed street vacation petition for 15 streets in the City of Allentown, known as “Common Ridge”. The transportation review reveals that the street vacations were generally consistent with *FutureLV: The Regional Plan*, to encourage reuse of vacant and underutilized properties as well as to promote context-specific design solutions of Policy 5.4. Mr. Herman asked for any questions or comments. Mr. Glickman asked questions regarding disruptions to the street grid, which were answered by Mr. Carafides and Mr. Herman. Mr. Zebrowski called for a motion to accept the staff comments. Mr. Molchany made the motion and was seconded by Mr. Elbich. Motion passed.

**ACTION ITEM:** Howe Street – Street Vacation – City of Allentown

Mr. Carafides presented the proposed street vacation petition for Howe Street in the City of Allentown. The transportation review was generally consistent with *FutureLV: The Regional Plan*. Mr. Herman asked for any questions or comments. There were none. Mr. Zebrowski called for a motion to accept the staff comments. Mr. McGee made the motion and was seconded by Ms. Pearson, with Mr. Herman abstaining. Motion passed. **ACTION ITEM:** Portion of Chestnut Street – Street Vacation – City of Allentown

Mr. Carafides presented the proposed street vacation petition for a portion of Chestnut Street in the City of Allentown. The transportation review was generally consistent with *FutureLV: The Regional Plan*. It was recommended that access of the proposed vacation of Chestnut Street, if granted, should be maintained for emergency response purposes to the apartment building to ‘promote safe and secure community design and emergency management’ (of Policy 5.1). Mr. Herman asked for any questions or comments. There were none. Mr. Zebrowski called for a motion to accept the staff comments. Mr. Melnick made the motion and was seconded by Ms. Lawless. Motion passed.
INFORMATION ITEM: PennDOT 2045 Long-Range Transportation Plan and Freight Movement Plan Comments
Mr. Carafides presented the comments for the Long-Range Transportation Plan and the Freight Movement Plan, which are PennDOT’s Federally mandated planning road maps for the next several years. Mr. Carafides provided a summary of the comments that were included in the letter. Mr. Herman asked for any questions or comments. There were none.

Old Business:

INFORMATION ITEMS: Activity Reports
Monthly Subdivision, Land Development, Stormwater and Municipal Ordinance/Plans Report
Ms. Bradley presented plan and review activity for September, which included eight Subdivisions, 31 Development proposals, 25 reviews for Stormwater Management, and five Municipal Ordinances and Maps for a total of 69 reviews. The reviews included 486 housing units and 877,080 total square feet of non-residential development. Mr. Zebrowski asked for any questions or comments. Mr. McGee asked about affordable housing and Ms. Bradley and Mr. Zebrowski provided comment. Mr. Herman provided comments regarding the Low-Income Housing Tax Credit.

Highway Traffic Monitoring
Mr. Carafides presented the Highway Traffic Monitoring report for September. This month’s traffic count report for September showed that Route 33 and Interstate 78 were back to pre-pandemic levels for this time of year, though there was a dip at the end of September. Interstate 78, as compared to the last several months, has trended down a bit for the month of September because of summer travel and the seasonal trend down once summer ends and school begins. Route 309 is starting to get back to pre-Covid-19 volumes. The traffic counts from I-78 east of Route 33 in Northampton County and I-78 east of Route 309 in Lehigh County showed the impacts of truck traffic along the Route 33 corridor connecting Interstates 78 and 80. Trucks are venturing on 33, as well as the emerging e-commerce area of the former Bethlehem Steel along Route 412, thus impacting the section of Interstate 78 into New Jersey and destinations to the east along the I-95 corridor. Mr. Zebrowski asked for questions or comments. No questions were asked.

Update on Proposed Industrial Developments
Ms. Bradley presented an update on proposed industrial developments in the region. She provided an overview of plan review activity from 2016 to the present and future, that included the raw data that encompasses the industrial development that has and will be seen in the region. Ms. Bradley showed further evidence of the accelerating pressure that the region is under. She highlighted a recently released graphic by the Transwestern Development Company, which made a case for developing industrial production in the Lehigh Valley. Mr. Zebrowski asked for questions or comments and echoed Ms. Bradley’s statements regarding proposed industrial developments in the Lehigh Valley. Mr. Molchan asked about brownfield and greenfield development in the region and Ms. Bradley answered that most is greenfield development.

New Business:

INFORMATION ITEM: Changes to the Pennsylvania Municipalities Planning Code Working Group
Ms. Bradley informed the Commission on the Working Group that is advocating for changes to the Pennsylvania Municipalities Planning Code (MPC). Ms. Bradley highlighted goals and policies from FutureLV: The Regional Plan that support changes to the MPC, as well as the initial platform and agenda of the Working Group. Mr. Zebrowski asked for questions or comments. Ms. Rader commented regarding coordinating this Working Group with the efforts of the Pennsylvania State Association of Township Supervisors.

INFORMATION ITEM: General Assembly
Ms. Bradley announced that the Lehigh Valley General Assembly on Tips and Tools for Growth Management will occur on November 30th at 7 PM virtually. At the meeting, any representatives from governmental entities within the Lehigh Valley come together to work on broad planning issues and
interrelationships between them. Attendees will receive education about changes in Pennsylvania law, the Municipalities Planning Code, an update on multi-municipal plans and more.

Communications:

**INFORMATION ITEM: Business Cycle Column**

Mr. Assad summarized the most recent Morning Call Business Cycle column that ran Sunday, October 3rd. He explained that in the column, Becky calls for major changes to the Pennsylvania Municipalities Planning Code and offers suggestions for improvements. He stated that the next column is scheduled to publish November 21st. Ms. Bradley will be writing a follow-up to this last column, which will be a how to fix the Pennsylvania Municipalities Planning Code, Part two.

**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 and Mr. Assad, where they were joined by Northampton County Executive Lamont McClure and Lehigh County Executive Phillips Armstrong. The Executives talked about how the pandemic has changed the way they handle county services, and they discussed using the federal CARES Act and American Rescue Plan grants to lift thousands of struggling small businesses. Mr. Assad informed that the 30-minute show is currently streaming at WDIY.org, along with several other shows about our overheated housing market, infrastructure funding and multimodal transportation. He stated that the next show is scheduled to air at 6:30 pm, November 1 and will discuss the Pennsylvania Municipalities Planning Code.

**INFORMATION ITEM: WFMZ Business Matters**

Mr. Assad informed the Commission that Senior Community Planner, Jill Seitz, will be appearing as an expert on Equity and Inclusion on an upcoming Business Matters show November 1 at 7:30 pm on Channel 69 WFMZ TV. The full show is on the WFMZ’s Business Matters webpage as well.

Public Engagement:

**INFORMATION ITEM: The Chamber’s 2021 Annual Meeting**

Mr. Assad announced that the Greater Lehigh Valley Chamber of Commerce’s Annual Meeting is going to be on November 10th this year from 10am to 1pm at the Wind Creek Event Center in Bethlehem. The LVPC will be awarded the Chamber’s Milestone Award, for its 60 years of leadership and service to the Lehigh Valley, and that will include a short video commemorating the history of the Commission and the Lehigh Valley Transportation Study.

**INFORMATION ITEM: Local Technical Assistance Program**

Mr. Assad announced that the Local Technical Assistance Program has two virtual classes in November. The first is November 4th, covering Common Issues in Alleys and the next is November 12th, covering Winter Maintenance. He explained that the classes are free and limited to 40 students, but anyone can still sign up at lvpc.org/ltap or contact Brian Hite.

**INFORMATION ITEM: 8th Annual LVPC Gala and Awards**

Mr. Assad announced that tickets are now on sale for the 8th Annual Gala + Awards. This year it will be a 60th Anniversary celebration on the evening of December 9th. It will be a one-hour video on YouTube, 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 November 18. 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
November X, 2021

Bryan Zeamer
The Z Team Limited Partnership
1916 Auction Road
Manheim, Pennsylvania 17545

RE: PennStro Leasing – Preliminary Plan Review
Glendon Borough
Northampton County

Dear Mr. Zeamer:

The Lehigh Valley Planning Commission (LVPC) reviewed preliminary plans for the proposal dated 9/3/21 in the title block and a stormwater management report dated September 3, 2021. The preliminary plan was accepted for review by the LVPC on September 3, 2021.

The subject application proposes to consolidate two lots – one 2.98 acres and one 2.62 acres – into one lot to facilitate the development of a truck trailer storage and rental facility, including a 1,260-square-foot office building and a gravel trailer parking area. The existing parcels contain gravel and curbing. The proposal is located at 215 Hilton Street West (parcel numbers M9 12 8-13 and M9 12 8-15). The Lehigh Valley Planning Commission (LVPC) reviewed this proposal pursuant to the requirements of the Northampton County Subdivision and Land Development Ordinance (SALDO).
County Comprehensive Plan Consistency Review

Because the Borough of Glendon has not adopted its own Comprehensive Plan, the County Comprehensive Plan – *FutureLV: The Regional Plan* – applies. Section 412 of the Northampton County Subdivision and Land Development Ordinance states consideration shall be given to the Comprehensive Plan. Thereby, this review satisfies both the LVPC’s review as the County Planning Commission and the Borough’s review of the project against the municipal comprehensive plan.

The proposal generally exhibits consistency with *FutureLV: The Regional Plan* because it is located in an industrial area, on existing industrial property adjacent to Interstate 78 where there is existing transportation capacity for freight facilities (*FutureLV Policy 2.4*). The site contains existing gravel and curbing, and the project serves to ‘encourage reuse and redevelopment within urban areas’ (*FutureLV Policy 1.1*). Furthermore, the proposal generally supports “minimizing impacts of land uses of regional significance,” (*FutureLV Policy 1.4*) by “guiding the location and intensity of development,” (*FutureLV Policy 1.1*) to areas with “sustainable infrastructure capacity” generally (*FutureLV Policy 1.1*) and ensuring “an efficient development process” (*FutureLV Policy 1.4*) in the best interests of the health, safety and welfare of the public (*FutureLV Policy 3.2)*.

The LVPC strongly recommends the applicant consider incorporating sustainability in the project design to minimize environmental impacts of development (*FutureLV Policy 3.2*). Sustainable initiatives such as using locally sourced or renewable building materials and solar-powered light fixtures can provide cost-saving benefits to the applicant, reduce climate change impacts (*FutureLV Policy 3.4*) and ensure the project complements the character and values of the community (*FutureLV Policy 5.4*).
The Lehigh Valley Planning Commission has reviewed the above-referenced application and recommends conditional approval of the preliminary plan, pending compliance with the standards of the Northampton County Subdivision and Land Development Ordinance (SALDO) for items listed herein. The conditions listed identify required plan items which do not currently meet required standards. The conditions specified herein must be met within 12 months of the date of this letter as required by Section 251 of the County SALDO, at which time a Final Plan must be submitted to the LVPC. Failure to satisfy the conditions before said date will result in denial of the application.

To affect this approval, these conditions must be agreed to by returning the attached form on or before 10 days from the date of this letter per Section 241.1 of the County SALDO.

In order to affect this approval, the conditions below must be agreed to and met:

The plans shall be revised as follows:

- The statement attesting to the accuracy of the survey must be signed by the surveyor (Section 314.6)
- Provide the right-of-way widths (full and half widths) and pavement widths (full and half widths) for all existing streets on or adjoining the tract on the record plan. (314.13)
- Revise the signature block requiring “Glendon Borough Board of Supervisors” approval to reflect Lehigh Valley Planning Commission approval, and remove the signature block stating “reviewed by: the Lehigh Valley Planning Commission”. (Section 314.17)
- Revise the owner’s statement to read: “We (I), the owners of this plat of land being duly sworn according to law, depose and say we (I) are (am) the sole owner(s) of this property in peaceful possession of it and there are no suits pending affecting title of same.” (Section 314.18)
- A signature block authorizing LVPC staff to enter upon and inspect the site must read: “The applicant hereby authorizes the LVPC staff to enter upon and inspect the site for the purposes of conducting a review and determining consistency with the requirements of the Northampton County SALDO during the pendency of the application before the LVPC.” (314.20)
- Provide one (1) copy of a letter from the agency, authority or utility which agrees to extend water service (316.8)
- Provide one (1) copy of a letter from the agency, authority or utility which agrees to provide sewer service (Section 316.91)
- Provide a truck turning template which illustrates the largest fire truck that would visit the proposed site (Section 424.1)
- Provide a clear sight triangle for the proposed access drives on the plans (Section 427.8)
- Revise the site drainage plan as follows (Section 462.1):
  - Proposed contours need to be consistent with proposed curbing.
  - Proposed drainage areas on the post-development map need to be consistent with proposed contours (examples of inconsistencies include the northern extent of gravel where drainage boundaries should extend beyond the gravel, in the area of the existing sign, the drainage area to inlet 5 that does not appear to coincide with the high point of the driveway).
  - Spot elevations are needed within the curbing and gravel area to inlet 3 to assure positive drainage to the inlet (there appears to be a low spot at the northwest corner at the curb).
  - Drainage area A.2 post-development impervious acreage in the calculations appears low.
  - Infiltration basin outlet pipe diameter is not consistent between the plans and calculations.
- Revise the site drainage plan to meet the requirements of the Act 167 Storm Water Management Ordinance as follows (Section 462.2):
• Provide mapping of the Act 167 stormwater management districts, including district 31 (Section 101.1)
• Identify and describe subarea 31 (Section 101.23)
• Map subareas 31 and 34 (Section 102.02)
• Compatibility with National Pollutant Discharge Elimination System (NPDES) requirements needs to be demonstrated through approval by the Northampton County Conservation District (Section 102.15)
• Revise rainfall depths for the SCS methodology to meet the ordinance (Section 103.05).
• Revise time of concentration overland flow coefficients to match the ordinance (Section 103.101).
• Provide calculations for end wall 6 to assure erosion protection (Section 103.101).

• Revise the plans to include the following erosion and sedimentation notes:
  o All earth-moving activities shall be conducted in such a way as to prevent accelerated erosion and the resulting sedimentation. (Section 491.1)
  o No earth-moving or soil disturbance may take place until an erosion and sedimentation control plan has been developed in accordance with Chapter 102, Erosion Control, P.L. 1987. Such a plan is to be maintained on the construction site until all disturbed areas are finally stabilized. (Section 491.2)
  o The erosion and sedimentation control plan shall be developed in the form outlined in the Soil Erosion and Sedimentation Control Manual, issued by the Pennsylvania Department of Environmental Protection. (Section 491.3)
  o All erosion and sedimentation control plans shall be submitted with the final plan as set forth in Section 324.10 of the Northampton County Subdivision and Land Development Ordinance. (Section 491.4)
  o When it has been determined that an earth-moving permit is required, the application for such a permit must be filed with the County Conservation District. (Section 491.5)
  o The Lehigh Valley Planning Commission may require the submission of the erosion and sedimentation control plan to the County Conservation District for review and recommendations, whether a permit for earth-moving is required or not. (Section 491.6)
  o All earth-moving shall be conducted in accordance with the current federal regulations relative to NPDES. (Section 491.7)

• Revise the plans to include the following landscaping notes:
  o Street trees and other required plant material shall not be planted until the finished grading of the subdivision or land development has been completed. (Section 492.411)
  o All required planting shall be guaranteed for a period of twelve (12) months from the date of planting and shall be alive and healthy as determined by the Borough at the end of the guaranteed period. Should a disagreement arise, as to whether the planting is alive and healthy, a qualified nurseryman shall be retained by the Borough at the expense of the developer to make a final determination. (Section 492.412)
  o Where planting is required, it shall be assured by financial security posted with the Borough in an amount equal to the estimated cost of trees and shrubs and planting. Such guarantee shall be released only after passage of the second growing season following planting. (Section 492.413)
  o The developer shall be responsible for plant material provided for a period of twelve (12) months. Any such tree that dies within the time period shall be removed including the stump and replaced by a tree or shrub, similar in size and species, at the expense of the developer. (Section 492.414)
  o All mechanical and electrical equipment not enclosed in a structure shall be fully and completely screened from view from any point in a manner compatible with the architecture and landscaping style of the remainder of the lot. (Section 492.415)
If the tree being removed from the western part of the site is greater than eight (8) inches in caliper, it shall be replaced by a tree of three and one-half inch (3 ½) minimum caliper which appears on the recommended plant list (Section 492.421).

Trees shall be protected by fencing during the construction of any site. Existing trees along the eastern edge of the property and the tree in the northern part of the property must be protected by fencing. (Section 492.423)

Parking areas of a twenty (20) vehicle capacity shall be separated from one another by planting strips not less than ten (10) feet in width (Section 492.444)
  - A zoning variance was granted for this item by the Glendon Zoning Hearing Board on May 7, 2021.

- Topsoil shall not be removed from the development site or used as fill. Topsoil shall be removed from the areas of construction and stored separately. The topsoil shall be stabilized to minimize erosion during storage. Upon completion of the construction, topsoil must be uniformly redistributed on the site. (Section 492.61)
- Provide the location of sidewalk ramps on the plans (Section 511.3)

Miscellaneous:
- Sheet 2, Note 6: Revise to refer to the Northampton County Subdivision and Land Development Ordinance and LVPC approval.
- Note 14: All roadway improvements shall be constructed in accordance with the standards and specifications of municipality, Pennsylvania Department of Transportation and/or County as applicable.
- Note 23: Prior to the release of the financial security, the developer shall provide the municipality with a statement of certification from the contractor that all the construction conforms to the specifications of the County Subdivision and Land Development Ordinance and applicable Municipal Ordinances
- Note 24: At the completion of the project, the applicant shall provide an as-built plan
- Note 25: Following the approval of the as-built plan by the Borough Engineer, the applicant shall submit the as-built plan for recordation in the office of the Recorder of Deeds. The applicant will be required to record an as-built plan of the storm water facilities to close out their NPDES permit.
- Multiple plan sheets refer to demolition notes – provide the demolition notes and/or their location on the plans.
- Sheet 9 of 14 (Landscaping & Lighting Plan): Where the ‘Township Requirements Table’ references Section # 27-506.2.F.(1) of the Borough Zoning Ordinance, revise it to reference Section 27-506.2.F.(2)
- Sheet 9 of 14 (Landscaping & Lighting Plan): Where the ‘Township Requirements Table’ references Section # 492.46 of the County SALDO, revise it to reference Section # 492.46113
- Sheet 2 of 14 (Notes): Zoning Data
  - Table, Front Yard: 40 feet is provided in the Zoning Data, revise to say 35 feet based on the 35-foot front yard shown on the site plan
  - Table, Rear Yard: 191 feet is provided in the Zoning Data, revise to say 196 feet based on rear yard setback shown on the site plan
- Revise the legends on all plan sheets to match the details of the plan, removing any symbols that are not applicable.
- The applicant shall submit a Sewage Facilities Planning Module Application Mailer to the PADEP to determine if an Act 537 Planning Module is required for this development.
- Because gates are proposed, note the location of a proposed NOxBOX on the plans in compliance with the fire chief, to ensure emergency access to the facility.
- Easements
  - Revise the plan to clarify who each easement or right-of-way.
  - List any restrictions associated with each easement on the record plan.
Submit written confirmation from each easement owner that the proposed improvements are permitted within said easement or right-of-way.

Clarify who owns and maintains the existing billboard.

There are no utilities shown within the existing 10-foot wide utility easement – clarify the purpose of this easement.

The applicant shall submit, for safety reasons, an illumination matrix for the proposed lighting to ensure it is adequate, along with hours of operation of the facility and hours of operation of the lights.

**Ordinance 398 – Northampton County Improvements Specifications Review:**

1. Revise the Site Curb Detail on plan sheet 12 to reference a top width of 7” and a base width of 8” (Section 301)
2. Revise the Site Curb Detail on plan sheet 12 to reference the subgrade requirements (Section 302)
3. Revise the Site Curb Detail to reference temperature restriction (Section 304)
4. Revise the Site Curb Detail to reference cut joint spacing, expansion joint spacing and expansion joint material (Section 309)
5. Revise the Concrete Sidewalk detail to reference subgrade requirements (Section 401)
6. Revise the Concrete Sidewalk detail to reference AASHTO 57 for stone subbase (Section 402)
7. Revise the Concrete Sidewalk detail to reference temperature restrictions (Section 404)
8. Sheet 14: Revise the Typical Storm Drain Pipe Trench detail to reference compaction requirements for the “backfill” in the “lawn area” portion of the detail (Section 505)
   a. The Notes of this detail reference Class 2 Material. Label the location of Class 2 material on the detail.
9. Sheet 14: Revise the Storm Manhole detail to reference compliance with ASTM and PennDOT standards (Section 601.13 and 601.14)
10. Revise the Storm Manhole detail to reference aluminum step (Section 601.13)
11. Revise the Storm Manhole detail to state the design frame, cover and grade adjustment rings must be design for H-20 live load (Section 301.14)
12. Sheet 14: Revise all inlet details to include a note stating that all inlet boxes, frames and grates shall comply with current PennDOT standards
13. Sheet 14: Revise the Type D-W Endwall detail to reference compliance with PennDOT standards listed (Section 601.17)
14. Revise the Typical Storm Drain Pipe Trench detail to show the 2A stone extending to a minimum of 12 inches above the top of the pipe which shall be compacted in 8 inch lifts with mechanical tampers (Section 602.6)
15. Sheet 14: Revise the storm manhole and inlet details to show bedding for these structures consisting of PennDOT 2A stone, 2 to 3 inches in depth, placed on a solid trench bottom or on undisturbed earth (Section 602.6)

**Waivers:**

In conjunction with this action, the LVPC also considered the three waiver requests contained in the applicants letter of September 3, 2021.

- The Commission denies waiver request from Section 230 (Preliminary plan submission and approval);
- The Commission grant the remaining two waivers and offers additional waivers from:
  - Section 301 - to allow a 6” curb reveal (exposed face) instead of a 7” curb reveal
  - Section 330.331.1 - Plan Scale as plans are legible at the scale received by the Commission; and
  - Section 405 - to allow a concrete depth of 4” for proposed sidewalk instead of the required 5” as 4” is a common standard and welded wire fabric is proposed to be added to the concrete making the sidewalk stronger; and
Section 406 - to allow a sidewalk cross slope of 2% as is compliant with current Americans with Disabilities Act requirements; and
Section 427.3 - Width of Access Driveways; and
• Section 492.47 - Henry’s Garnet Virginia Sweetspire in the parking area, which is not on recommended plant list; and
• Section 492.421 - Waiver for street trees - Existing street trees essentially duplicate the street tree or landscaping provisions; and
• Section 492.462 - Street trees shall be at intervals not to exceed 25 feet along the street right-of-way, with trees alternating from side to side – 50 foot maximum spacing on any one side. Some exceed 50 foot spacing but meet the intent of the ordinance and preserve established trees

If you have any questions regarding the content of this letter, please do not hesitate to call.

Sincerely,

Jillian Seitz
Senior Community Planner

cc: Donald Young, Glendon Borough Council President
Vctor Grande, PE, RETTEW Associates, Inc.
Northampton County Subdivision and Land Development Proposal

Agreement to Conditions

PennStro Leasing – Preliminary Plan Review
Glendon Borough
Northampton County

I, _________________________ (owner / agent of owner), the applicant for the PennStro Leasing land development, agree to the conditions of approval as set forth by the Lehigh Valley Planning Commission review letter, entitled ‘PennStro Leasing – Preliminary Plan Review’, dated November X, 2021.

______________________________________________
Signature

______________________________________________
Printed Name

______________________________________________
Date
RESOLUTION B OF NOVEMBER 18, 2021
OF THE
LEHIGH VALLEY PLANNING COMMISSION

Preliminary Land Development Plans for the Pennstro Leasing in Glendon Borough, Northampton County, Pennsylvania

WHEREAS, the applicant desires to consolidate two existing lots and construct a 1,260-square-foot office building with gravel parking areas for a semi-trailer lease and rental company on the site located at 215 Hilton Street West in the Borough of Glendon (parcel numbers M9 12 8-13 and M9 12 8-15), Northampton County, Pennsylvania; and

WHEREAS, the Borough of Glendon has not adopted a municipal subdivision and land development ordinance and therefore the Northampton County Subdivision and Land Development Ordinance applies per the Pennsylvania Municipalities Planning Code; and

WHEREAS, The Lehigh Valley Planning Commission serves as the official planning body of the County of Northampton, Pennsylvania and has reviewed the proposed “PennStro Leasing” proposed by PennStro Leasing, LLC as a preliminary plan.

NOW THEREFORE, BE IT RESOLVED by the Lehigh Valley Planning Commission on behalf of the County of Northampton and Borough of Glendon that:

1. The preliminary land development proposal as stated herein is approved subject to conditions stated in the Lehigh Valley Planning Commission review letter dated November 18, 2021 and the Northampton County Subdivision and Land Development Ordinance including but, not limited to the receipt of a formal applicant agreement to conditions within ten business days; and

2. The receipt of revised plans for formal land development review and addressing the Lehigh Valley Planning Commission’s conditions and any other regulatory agencies’ requirements pursuant to county, state and/or federal laws

3. Waiver request for the proposal to be considered preliminary/final is denied

4. Waivers from the Northampton County Subdivision and Land Development Ordinance are granted for specific components outlined herein:
   a) Section 301 - To allow a 6” curb reveal (exposed face) instead of a 7” curb reveal as typical; and
   b) Section 330.331.1 - Plan Scale as plans are legible at the scale received by the Commission; and
c) Section 405 - To allow a concrete depth of 4" for proposed sidewalk instead of the required 5" as 4" is a common standard and welded wire fabric is proposed to be added to the concrete making the sidewalk stronger; and

d) Section 406 - To allow a sidewalk cross slope of 2% as is compliant with current Americans with Disabilities Act requirements; and

e) Section 427.3 - Width of Access Driveways to accommodate adequate truck turning movements; and

f) Section 492.47 - Henry’s Garnet Virginia Sweetspire in the parking area, which is not on recommended plant list but, acceptable plant type; and

g) Section 492.421 & Section 492.462 - Waiver for street trees as existing street trees essentially duplicate the street tree or landscaping provisions and the natural systems services of existing trees is immediately greater than new plantings

Lehigh Valley Planning Commission:

_____________________________
Gregory Zebrowski, Chair

_____________________________
Steve Glickman, Vice Chair

_____________________________
Pamela Pearson, Treasurer

Attest:

_____________________________
Becky A. Bradley, Executive Director
November X, 2021

Tom McMonigle, P.E.
Chrin Brothers, Inc.
1225 Industrial Drive
Easton, Pennsylvania 18042

RE: Chrin Maintenance Building – Preliminary Plan Review
Glendon Borough
Northampton County

Dear Mr. McMonigle:

The Lehigh Valley Planning Commission (LVPC) reviewed preliminary plans for the proposal dated 7/14/21 in the title block and a stormwater management report dated August 2014 Revised August 2021. The preliminary plan was accepted for review by the LVPC on September 13, 2021.

The subject application proposes to construct a 25,000-square-foot maintenance building on a site that currently contains gravel. The proposal is located at 1270, 1280 and 1290 Industrial Drive (parcel numbers M9 14 3, M9 14 4 and M9 14 4A), and the proposed development covers two lots zoned for Low-Density Residential (R1) and one lot zoned for Heavy Industrial (HI). The Lehigh Valley Planning Commission (LVPC) reviewed this proposal pursuant to the requirements of the Northampton County Subdivision and Land Development Ordinance (SALDO).
**County Comprehensive Plan Consistency Review**

Because the Borough of Glendon has not adopted its own Comprehensive Plan, the County Comprehensive Plan – *FutureLV: The Regional Plan* – applies. Section 412 of the Northampton County Subdivision and Land Development Ordinance states consideration shall be given to the Comprehensive Plan. Thereby, this review satisfies both the LVPC’s review as the County Planning Commission and the Borough’s review of the project against the municipal comprehensive plan.

The overall intent of the proposal generally exhibits consistency with *FutureLV: The Regional Plan*. The proposal is in an area largely characterized by heavy industrial uses and Interstate 78 and is in the Development area of the General Land Use Plan. The proposal is intended to support the existing landfill use directly adjacent to the site, as well as other functions of the Chrin Companies. Currently, this use is located on the landfill property and the intent of the proposer is to relocate the maintenance facility to the new location as presented. Therefore, this type of facility already exists on adjacent lands and generally supports “minimizing impacts of land uses of regional significance,” (*FutureLV Policy 1.4*) and by “guiding the location and intensity of development,” (*FutureLV Policy 1.1*) to areas with “sustainable infrastructure capacity” generally (*FutureLV Policy 1.1*) and ensuring “an efficient development process’ (*FutureLV Policy 1.4*) in the best interests of the health, safety and welfare of the public (*FutureLV Policy 3.2*).

To minimize environmental impacts of development (*FutureLV Policy 3.2*), the LVPC strongly recommends the applicant consider incorporating sustainable systems in the functionality and design of the facility. Using sustainable energy sources such as solar and geothermal, or capturing greywater to be recycled in building functions provide a dual benefit of reducing the applicant’s overhead operational costs while reducing climate change impacts (*FutureLV Policy 3.4*). Enhancing site buffering and landscaping as noted in the technical review below will also “promote sustainable stewardship” (*FutureLV Policy 3.1*) and “promote context-specific design solutions” that complement the environment and needs of the Valley’ (*FutureLV Policy 5.4*).

**Northampton County Subdivision and Land Development Ordinance – Technical Review**

The Lehigh Valley Planning Commission has reviewed the above-referenced application and recommends conditional approval of the preliminary plan, pending compliance with the standards of the Northampton County Subdivision and Land Development Ordinance (SALDO) for items listed herein. The conditions listed identify required plan items which do not currently meet required standards. The conditions specified herein must be met within 12 months of the date of this letter as required by Section 251 of the County SALDO, at which time a Final Plan must be submitted to the LVPC. Failure to satisfy the conditions before said date will result in denial of the application.

To affect this approval, these conditions must be agreed to by returning the attached form on or before 10 days from the date of this letter per Section 241.1 of the County SALDO.

To affect this approval, the conditions below must be agreed to and met:

The plans shall be revised as follows:

- Correct the name of the municipality within which subdivision is proposed – the title block refers to Williams Township but should refer to Glendon Borough (314.4)
- Include the names of all adjoining subdivisions, including the property across Industrial Drive (314.5)
- Licensed surveyor must sign the statement attesting to the accuracy of the survey (314.6)
- Key map must show the relationship of the property to adjoining property within one (1) mile of any part of the property (314.8)
- Provide the right-of-way widths (full and half widths) and pavement widths (full and half widths) for all existing streets on or adjoining the tract on the record plan. (314.13)
• Show nearest fire hydrants and fire service utilities on the plans and in the legend (314.14)
• Note the purpose and intent of the existing monitoring well and if the existing water line ties into this facility. If the water line does not tie in, clarify the purpose of this water line and any relationship to the monitoring wells. (314.14)
• Show the existing sanitary lines on site and within Industrial Drive. Depending on sanitary sewer availability the project may be required to connect. (314.14)
• Clarify if there are any existing easements or rights-of-ways associated with the existing overhead electric lines and water lines on site. If so, revise the existing features plan and record plan to show, dimension and label each easement. The record plan should list any restrictions associated with each easement. If there are no existing easements, provide a note stating such on the record plan. (314.15) Please use slanted text for the existing utility lines in the plan view.
• Revise the owner’s statement to read: “We (I), the owners of this plat of land being duly sworn according to law, depose and say we (I) are (am) the sole owner(s) of this property in peaceful possession of it and there are no suits pending affecting title of same.” (Section 314.18)
• Locations of percolation test holes and soil probe pits must be included (314.19)
• The signature block authorizing LVPC staff to enter upon and inspect the site must be executed by the applicant (314.20)
• Provide one (1) copy of a letter from the agency, authority or utility which agrees to extend water service (316.8)
• Provide two (2) copies of the Municipal Sewage Enforcement Officer’s approval of the planning module (316.92)
• Consolidate the three lots into one lot to facilitate the proposed development (Section 412)
• Provide truck turning template which illustrates the largest anticipated private vehicle and largest fire truck that would visit the proposed site (Section 424.1)
• Specify the pavement material that will be used for the proposed parking area in the notes (Section 424.1)
• The vertical curve on Industrial Road that is located approximately 600 feet west from the landfill access drive should meet minimum site distances set forth by the American Association of State Highway Officials. The applicant must provide warning signs and/or lighting at the base of the vertical curve for traffic safety measures (Section 435.2)
• Provide a clear sight triangle for proposed maintenance building access drive. (Section 427.8)
• The applicant must include road improvements on Industrial Drive that meet the rights-of-way width and pavement width standard set in the Northampton County Subdivision and Land Development Ordinance (SALDO) (Section 432.1 and Section 438.2). A follow-up meeting should be scheduled to discuss any potential improvements if needed
• A tested, approved primary and secondary absorption area shall be provided (Section 444)
• Add a note stating that “On-lot sewage disposal systems shall be located and designed to avoid impairment or contamination from flooding.” (Section 446)
• Evaluate impacts for Act 167 – stormwater management subarea 37 (Section 461.5)
• Revise the site drainage plan as follows (Section 462.1):
  o Pre- and post-development subdrainage area maps have an incorrect scale.
  o Site does not appear to drain entirely to the Chrin detention basin or PennDOT basin as included in the calculations, but partially drains to Act 167 subarea 37. Calculations need to be provided to show pre-and post-development flows for this area.
  o Maintenance building area pre-development runoff curve number should be based on actual conditions including grass, woods and impervious not assumed as entirely grass.
  o Chrin basin pre-development condition inflow (hydrograph 24) is not consistent with January 2015 calculations for the landfill expansion.
  o Post-development impervious area acreage to the Chrin basin appears low as included in the calculations.
  o Chrin basin outlet control detail does not appear to indicate all flow outlet structures.
• An infiltration area and two bioretention areas are shown on the Post Construction Stormwater Management Plan but are not included in the calculations. Revise the site drainage plan to meet the requirements of the Act 167 Storm Water Management Ordinance as follows (Section 462.2):
Development site appears to be partially within Act 167 subarea 37 which is a 30%/100% Release Rate district (Section 101.23 and 102.01)

Impact of infiltration area and bioretention areas should be included in calculations (Section 102.11)

Compatibility with National Pollutant Discharge Elimination System (NPDES) requirements needs to be demonstrated through approval by the Northampton County Conservation District (Section 102.15)

Permanent pool elevation used for spillway calculations needs justification (Section 103.03)

Chrin basin outlet flow control orifices need to be shown on the plan detail (Section 103.04)

Rainfall total for the 100-year return period needs to be consistent with the ordinance (7.44 inches) (Section 103.05)

Pre-and post-development time of concentration paths and calculations need to be provided (Section 103.10)

Provide the location of the public utility easement on the “Grading and Utility Plan” sheet. (Section 472.1)

Erosion and sedimentation control plans must receive approval from the Northampton County Conservation District (Section 491.5). Approval must be provided, and any associated changes made to the subdivision and land development plan must be reviewed by the LVPC.

Revise the plans to include the following erosion and sedimentation notes:

All earth-moving activities shall be conducted in such a way as to prevent accelerated erosion and the resulting sedimentation. (Section 491.1)

No earth-moving or soil disturbance may take place until an erosion and sedimentation control plan has been developed in accordance with Chapter 102, Erosion Control, P.L. 1987. Such a plan is to be maintained on the construction site until all disturbed areas are finally stabilized. (Section 491.2)

The erosion and sedimentation control plan shall be developed in the form outlined in the Soil Erosion and Sedimentation Control Manual, issued by the Pennsylvania Department of Environmental Protection. (Section 491.3)

All erosion and sedimentation control plans shall be submitted with the final plan as set forth in Section 324.10 of the Northampton County Subdivision and Land Development Ordinance. (Section 491.4)

When it has been determined that an earth-moving permit is required, the application for such a permit must be filed with the County Conservation District. (Section 491.5)

The Lehigh Valley Planning Commission may require the submission of the erosion and sedimentation control plan to the County Conservation District for review and recommendations, whether a permit for earthmoving is required or not. (Section 491.6)

All earthmoving shall be conducted in accordance with the current federal regulations relative to National Pollutant Discharge Elimination Systems (NPDES). (Section 491.7)

All subdivisions and land developments shall be laid out in such manner as to preserve the healthy trees on the site. If trees greater than eight (8) inch in caliper are removed, they shall be replaced by trees of three and one-half (3 ½) inch minimum caliper which appear on the recommended plant list (Section 492.422). Revise the plan to provide a tabulation of existing trees to be removed with caliper and species. Once this information is provided, the plan will be reviewed for compliance with these requirements.

Screen planting shall be provided along each perimeter of the parking area. No less than ten (10) percent of the proposed parking area must consist of buffer areas and islands and must be landscaped and continually maintained (Section 492.441)

The parking area shall be enclosed, except at entrances or exits, by a compact evergreen hedge, not less than four (4) feet in height (Section 492.442)
• The parking area shall have at least one (1) tree of two and one-half (2 ½) inch caliper minimum for every five (5) parking spaces. A minimum of ten (10) percent of the parking lot shall be devoted to landscaping, inclusive of required trees (Section 492.445).

• Trees shall be placed in such a position as to minimize conflict with overhead utilities. Revise the landscape plan so that street trees shall not be closer than fifteen feet from any overhead utility lines (Sections 492.4612 & 492.46333)

• Revise the landscape plan to include the following notes:
  o Street trees and other required plant material shall not be planted until the finished grading of the subdivision or land development has been completed. (Section 492.411)
  o All required planting shall be guaranteed for a period of twelve (12) months from the date of planting and shall be alive and healthy as determined by the Borough at the end of the guaranteed period. Should a disagreement arise, as to whether the planting is alive and healthy, a qualified nurseryman shall be retained by the Borough at the expense of the developer to make a final determination. (Section 492.412)
  o Where planting is required, it shall be assured by financial security posted with the Borough in an amount equal to the estimated cost of trees and shrubs and planting. Such guarantee shall be released only after passage of the second growing season following planting. (Section 492.413)
  o The developer shall be responsible for plant material provided for a period of twelve (12) months. Any such tree that dies within the period shall be removed including the stump and replaced by a tree or shrub, similar in size and species, at the expense of the developer. (Section 492.414)
  o All mechanical and electrical equipment not enclosed in a structure shall be fully and completely screened from view from any point in a manner compatible with the architecture and landscaping style of the remainder of the lot. (Section 492.415)
  o Where a planted screen is proposed, it shall incorporate the planting of staggered and overlapping evergreen and deciduous shrubs of such species and size as will produce within two (2) growing seasons (May through September) after planting a screen at least four (4) feet higher than the elevation of the adjacent parking area, and of such density as will obscure seventy-five (75) percent of the light emitted from automobile headlights on the premises throughout the full course of the year. Where the adjacent land elevation is higher than the parking area elevation, trees and shrubs shall be at least two (2) feet in height, satisfaction of the four (4) foot requirement notwithstanding. These provisions shall not, however, interfere with the maintenance of clear sight lines at intersections. Where such screening is required, it shall be assured by a performance guarantee posted with the governing body in an amount equal to twenty (20) percent of the estimated cost of the plantings. Such guarantee shall be released only after passage of the second growing season following planting. (Section 492.443)
  o Plant material shall not at maturity obstruct the necessary visibility of traffic control signs or signals, nor obstruct visibility at street intersections or driveway entrances. (Section 492.4613)
  o Plant material shall be selected to minimize future maintenance costs, including, but not limited to, considerations of pruning, tree removal and sidewalk repair. (Section 492.4614)
  o Plant material shall not interfere with under-ground utilities or storm water management facilities. (Section 492.4615)
  o Plant material shall be spaced to permit the healthy growth of each plant. (Section 492.4616)
  o Street trees shall be planted on lots rather than within the right-of-way, unless otherwise approved by the Lehigh Valley Planning Commission. (492.4632)
Tree caliper at time of planting, as measured six (6) inches above ground level, shall be no less than two and one-half (2 ½) inches in both residential and non-residential areas. (Section 492.464)

- Revise the plans to include a note stating “Topsoil shall not be removed from the development site or used as fill. Topsoil shall be removed from the areas of construction and stored separately. The topsoil shall be stabilized to minimize erosion during storage. Upon completion of the construction, topsoil must be uniformly redistributed on the site.” (Section 492.61)

- Carbonate Geology Area Development
  The proposed site is in an area of carbonate geology. Include provisions needed (316.10):
  o All buildings, structures, impervious surfaces and utilities shall be so situated, designed and constructed as to minimize the risk of structural damage from existing or future sinkholes (Section 494)
  o Buildings, structures, impervious surfaces, and utilities shall not be located within one hundred (100) feet of the Karst features identified pursuant to Section 316.102 unless (1) a recognized professional with competence in the field demonstrates that a minimal risk of structural damage due to sinkholes will exist, or (2) mitigating measures are taken to minimize the risk of structural damage. These mitigating measures shall be designed by a recognized professional with competence in the field. (Section 494.1)
  o Storm water management facilities, including but not limited to, detention basins, shall not be located within one hundred (100) feet of the karst features identified pursuant to Section 316.102 unless (1) a recognized professional with competence in the field demonstrates that a minimal risk of damage due to sinkholes will exist, or (2) mitigating measures are taken to minimize the risk of structural damage. These mitigating measures shall be designed by a recognized professional with competence in the field. (Section 494.2)
  o Storm water shall not be redirected into a sinkhole. (Section 494.3)

- The applicant must include the installation of concrete curbing as required in the Northampton County SALDO (Sections 511.2)
- The applicant must include the installation of a sidewalk, or interior walkway as required in the Northampton County SALDO (Section 511.3)

Northampton County Improvements Specifications Ordinance Requirements:

- Add a storm pipe trench/backfill detail to the plan. This detail should comply with Sections 500 and 602.
- Revise the Sewage Pipe Trench on sheet 9 to provide additional detail regarding the composition of the Secondary Backfill material. (Section 504). It appears the label for the secondary backfill is missing the word "compaction"
- Revise the Storm Manhole detail on plan sheet 14 to reference compliance with the ASTM and PennDOT standards referenced in I (Section 601.13 and 601.14)
- Revise the Storm Manhole detail to reference aluminum step (Section 601.13)
- Revise the Storm Manhole detail to state the design frame, cover and grade adjustment rings must be design for H-20 live load (Section 301.14)
- Revise all inlet details on plan sheet 14 to include a note stating that all inlet boxes, frames and grates shall comply with current PennDOT standards
- Revise the Type D-W End wall detail on plan sheet 14 to reference compliance with the PennDOT standards listed in Section 601.17.
- Revise the storm manhole and inlet details on sheet 14 to show bedding for these structures consisting of PennDOT 2A stone, 2 to 3 inches in depth, placed on a solid trench bottom or on undisturbed earth (Section 602.6).
Miscellaneous:

- Sheet 4 of 11 Grading and Utility Plan – Grading notes are cut off at the bottom and must be revised so that all notes are legible and able to be reviewed.
- Add a note stating ‘Following approval of the as-built plan by the Borough/County Engineer, the applicant shall submit the as-built plan for recordation in the Office of the Recorder of Deeds.
- The proposed retaining wall is 18 feet tall. Expand note 7 on plan sheet 4 to state the wall design must be prepared by a professional engineer licensed in Pennsylvania. And details, including a plan elevation must be provided for review. This note should also be on the record plan.
- The applicant should provide written confirmation from the Pennsylvania Department of Environmental Protection that no revisions are required to any existing/current permits for the proposed improvements.

Waivers:

- The proposal was submitted as a combined preliminary/final plan. The Commission denies waiver request from Section 230 (Preliminary plan submission and approval); and
- All other waiver requests are deferred until the final plan is submitted.

If you have any questions regarding the content of this letter, please do not hesitate to call.

Sincerely,

Jillian Seitz
Senior Community Planner

cc: Donald Young, Glendon Borough Council President
    David Allen, EarthRes
    Williams Township Supervisors
Northampton County Subdivision and Land Development Proposal

Agreement to Conditions

Chrin Maintenance Building – Preliminary Plan Review
Glendon Borough
Northampton County


______________________________________________
Signature

______________________________________________
Printed Name

______________________________________________
Date
RESOLUTION A OF NOVEMBER 18, 2021
OF THE
LEHIGH VALLEY PLANNING COMMISSION

Preliminary Land Development Plans for the Relocation of the Chrin Maintenance Building in Glendon Borough, Northampton County, Pennsylvania

WHEREAS, the applicant desires to construct a 25,000-square-foot maintenance building on properties located at 1270, 1280 and 1290 Industrial Drive in the Borough of Glendon (parcel numbers M9 14 3, M9 14 4 and M9 14 4A), Northampton County, Pennsylvania; and

WHEREAS, the Borough of Glendon has not adopted a municipal subdivision and land development ordinance and therefore the Northampton County Subdivision and Land Development Ordinance applies per the Pennsylvania Municipalities Planning Code; and

WHEREAS, The Lehigh Valley Planning Commission serves as the official planning body of the County of Northampton, Pennsylvania and has reviewed the proposed “Relocated Maintenance Building” proposed by the Chrin Brothers Sanitary Landfill as a preliminary plan.

NOW THEREFORE, BE IT RESOLVED by the Lehigh Valley Planning Commission on behalf of the County of Northampton and Borough of Glendon that:

1. The preliminary land development proposal as stated herein is approved subject to conditions stated in the Lehigh Valley Planning Commission review letter dated November 18, 2021 and the Northampton County Subdivision and Land Development Ordinance including but, not limited to the receipt of a formal applicant agreement to conditions within ten business days; and

2. The receipt of revised plans for formal land development review and addressing the Lehigh Valley Planning Commission’s conditions and any other regulatory agencies’ requirements pursuant to county, state and/or federal laws

3. A waiver request for the proposal to be considered preliminary/final is denied and additional waiver request determinations will be deferred until they may be considered with the final plan proposal.
Lehigh Valley Planning Commission:

_____________________________
Gregory Zebrowski, Chair

_____________________________
Steve Glickman, Vice Chair

_____________________________
Pamela Pearson, Treasurer

Attest:

_____________________________
Becky A. Bradley, Executive Director
November X, 2021

Mr. Mark Thomas, Chair
Hanover Township Planning Commission
2202 Grove Road
Allentown, PA 18109

RE: Patriot American Parkway Lot 2 Warehouses – Land Use of Regional Significance
Hanover Township
Lehigh County

Dear Mr. Thomas:

The Lehigh Valley Planning Commission (LVPC) considered the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Both meetings were virtual and occurred on:

- LVPC Comprehensive Planning Committee Meeting
  - November 16, 2021 at 12:00 PM
  - https://lvpc.org/meetings.html
- LVPC Full Commission Meeting
  - November 18, 2021 at 7:00 PM
  - https://lvpc.org/meetings.html

The subject application is considered a Land Use of Regional Significance under FutureLV: The Regional Plan in the Warehouse, Logistics and Storage Facilities category. The subject application proposes to construct two warehouses – one being 200,260 square feet and the other 202,740 square feet – at 1108 American Parkway (parcel number 640841512198).

The proposal exhibits inconsistency with FutureLV: The Regional Plan because it fails to take into account the context of development already existing on the site. The development is proposed to be constructed 50 feet away from an existing, recently constructed office building with a glass exterior that is marketed as “world class” and has 1,500 employees. Locating warehouse uses in the proposed location will be a detriment to the health and well-being of office workers and significantly de-value the office building property, against the financial interests of the property owner and does not support the fiscal health and sustainability of the Township (Policy 4.6). The developable lands being marketed for Patriot American Parkway are advertised as “ideal for office developments, research and laboratory facilities as well as multifamily developments”.

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Additionally, the project layout proposes warehouses on the southwestern portion of the site, with an access driveway connecting to Saint Luke’s Way West leading to Dauphin Street. Truck traffic flows to and from the buildings with either utilize main access driveways shared by office workers and customers, or will utilize Dauphin Street. Dauphin Street was not built to withstand truck traffic that the proposal will generate. The proposed site is located three miles away from the nearest Route 22 interchange, increasing the likelihood that truck traffic will affect local roads in a widespread area. Municipalities are discouraged from approving land use plans that have freight impacts, without the existing infrastructure to support it (of Policy 2.4).

Ultimately, the proposal and project design are unsuitable for this location and context. As we understand that the Township must address this development within the confines of the municipal ordinances in place at the time of the land development application, we offer the following considerations to assist in the refinement of the preliminary plan:

**Transportation Network Impacts**

Based on the combined square footage of the two warehouse buildings proposed, the project is anticipated to generate an average of 689 vehicle trips per day, of which 242 would be trucks (Institute of Transportation Engineers Trip Generation Manual, 10th Edition).

Data from the Pennsylvania Department of Transportation’s Traffic Information Repository indicates that American Parkway, between Hamilton Street and Airport Road, sees an average of 20,694 vehicles daily, of which 1,524 vehicles are tractor-trailers. The LVPC recommends consideration of mitigation strategies, such as improved signalization, to ensure that these additional trips will not adversely impact the level of service on roadways adjacent to the development. Designation of truck routes, with appropriate signage, is critical to ‘strengthen freight mobility to minimize quality of life impacts to residents’ (Policy 2.4). Tractor-trailers should utilize higher classified roadways to minimize tractor-trailer impacts on local roads.

In order to ‘strengthen freight mobility to minimize quality of life impacts to residents’, freight facilities should be located in areas with available and planned transportation activity (of Policy 2.4). Should this project move forward, it is imperative that the Township ensure adequate truck parking options and amenities are available at the site, as well as adequate truck route designation and signage. To promote the fiscal health and sustainability of the municipality, the Township should negotiate shared costs of roadway improvements with the developer.
Job Access
Sidewalks are included minimally in the project site plan. While the vicinity in which this development is proposed does not have a pedestrian network, the possibility of future multimodal connections to the site are not out of the question. The LVPC recommends installing pedestrian infrastructure that 'promotes safe and secure community design' (Policy 5.1) at the time of land development. If connectivity options external to the site were to become available in the future, the site would already contain the internal infrastructure necessary to support safe pedestrian connections. The LVPC recommends incorporating pedestrian infrastructure along all access driveways. Including bicycle storage racks in a convenient location would also support integration of mixed transportation into public space design (of Policy 5.2).

The Lehigh and Northampton Transportation Authority (LANTA) provides bus service in the vicinity of the site, with a bus stop 1/4 of a mile east of Saint Luke’s Way at American Parkway and North Irving Street. Transit service is key to employment in the Lehigh Valley because it plays a critical role in the ability for the workforce to get to and from work, and affects the marketability and occupancy associated with the development. Data on the site plan anticipates 278 employees between the two proposed buildings during a peak shift, and the ability for workers to access the site efficiently and at a reasonable cost compared to wages affects the marketability and occupancy associated with the development. This is just as much a workforce need as an operational requirement for the business occupying the site. If workers cannot get to the job, the business will struggle to operate and therefore, the marketability and tenancy potential of the industrial property declines. All economic implications this proposal must be considered for impacts to ‘the infrastructure system, economy, tax base, environment and community’ (of Policy 2.4).

The LVPC recommends inclusion of a drop-off and pick-up location internal to the site. This includes a large, covered waiting area, with seating, like a bus shelter, trash receptacles, lighting, crosswalks and pavement markings that allow for safe access of employees to the facilities in the development. These types of drop-off and pick-up locations support individual, ride share (e.g., Uber, Lyft) and even future transit service in a coordinated manner. A good example of this type of worker safety and transportation management facilities exist at the Amazon Fulfillment Facility at 1610 Van Buren Road, Easton. Providing a mix of transportation options can optimize roadway capacity (Policy 2.1) in the best interests of the Township, as growth and development continues in this area.

Tractor-Trailer Access and Accommodations
The LVPC strongly recommends providing overnight tractor-trailer parking areas to ‘expand truck parking options and amenities’ (of Policy 2.4), eliminating their need to park on road shoulders and in residential areas. Truck parking stalls and layover spaces should be electrified to limit idling and reduce emissions, ensure compliance with the 2008 Pennsylvania Diesel Idling Law and support the overall improvement of air quality (of Policy 3.4). Additionally, driver amenities should be provided including a lounge, restrooms and food dispensing machines. Implementing these recommendations would
keep truck drivers safe and minimize quality of life impacts the freight facility will have on residents (of Policy 2.4). The accumulation of snow and ice on top of tractor-trailers poses a safety hazard to other vehicles on the roadway, potentially resulting in serious injury and death. The 2006 Pennsylvania Snow/Ice Removal Law requires the removal of snow and ice from all vehicles prior to leaving the site. Violators of this law are subject to state-related fines and penalties (Title 75 §3720, amended by Senate Bill 114). A snow-clearing tool should be installed at the site to easily allow for truck drivers to clean off tractor-trailers and ‘provide a safe, well-maintained transportation network’ (Policy 2.2).

Karsts
Mapping provided by the Bureau of Topographic and Geologic Survey at the Pennsylvania Department of Conservation and Natural Resources indicates the presence of karsts at the subject property in the form of surface depressions. The LVPC recommends extensive ground testing be conducted prior to the approval of construction. This would support the FutureLV policy to ‘minimize environmental impacts of development to protect the health, safety and welfare of the public’ (Policy 3.2).

Landscaping and Sustainability
While the LVPC commends the comprehensive inclusion of natural landscaping along the site perimeter, areas of additional landscaping should be designed to provide health benefits and ‘improve access to green spaces’ (of Policy 5.3) for employees. The proposal can be substantially improved by incorporating sustainable systems into the functionality and design of the facility. Sustainable utilities such as geothermal energy
systems and greywater reuse for irrigation and plumbing reduce overhead operational costs while ‘minimizing environmental impacts of development’ (Policy 3.1). Incorporating sustainable practices also helps to ‘reduce climate change impacts’ (Policy 3.4) by offsetting the air quality impacts generated by freight uses and tractor-trailer idling.

Stormwater
The project site is located within the Catasauqua Creek watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Note that the LVPC review of the project’s stormwater management plan and comments related to the stormwater review will be provided in a separate letter.

The LVPC has copied appropriate representatives from the River Central Multi-Municipal Comprehensive Plan partner agencies and adjacent municipalities to ‘coordinate land use decisions across municipal boundaries’ (Policy 1.4).

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with FutureLV: The Regional Plan, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or municipal ordinance requirements since these items are covered in the Township’s review.

Feel free to call or email me with any questions.

Sincerely,

Jillian Seitz
Senior Community Planner

cc: Melissa Wehr, Manager, Hanover Township; Al Kortze, PE, Keystone Consulting Engineers Inc.; Bethany Buck, Air Products and Chemicals Inc.; Fidel Gonzalez, Langan Engineering; Steve Travers, Catasauqua Borough Manager; Brent Green, Manager, East Allen Township; Peter Paone, President, North Catasauqua Borough Council; LeRoy E. Brobst, Manager, Northampton Borough; Irene Woodward, City of Allentown Director of Planning & Zoning; Ilene Eckhart, Allen Township Manager; John J. Finnigan, Hanover Township (NC) Manager; Darlene Heller, City of Bethlehem Director of Planning and Zoning; Geoff Reese, LVPC Director of Environmental Planning; Paul Carafides, LVPC Director of Transportation Planning and Data; Nicole Galio, PE, Colliers Engineering & Design
<table>
<thead>
<tr>
<th>Project</th>
<th>Municipality</th>
<th>Brief Statement of Purpose</th>
<th>LVPC Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comprehensive Plan</td>
<td>Upper Saucon Township</td>
<td>Upper Saucon Township Comprehensive Plan 2020 – updates the Township’s Comprehensive Plan.</td>
<td>Exhibits consistency with <em>FutureLV: The Regional Plan</em> – The plan provides a strong vision for the community’s future with thorough, in-depth and well-researched plan content. Several concepts of the plan are tied directly to <em>FutureLV</em> and other plans, guides and analyses the LVPC has developed. The plan meets all legally required criteria outlined in the Pennsylvania Municipalities Planning Code for Comprehensive Plans.</td>
</tr>
<tr>
<td>Zoning Map Amendment</td>
<td>City of Allentown</td>
<td>1837 West Linden Street Rezoning – Rezones a property from Medium Density Residential (R-M) to Highway Business (B-3) Zoning District.</td>
<td>Exhibits inconsistency with <em>FutureLV: The Regional Plan</em> – Rezoning this property to Highway Business District will most likely result in automobile-oriented development that is unsuitable to the context of the area and needs of nearby residents (of Policy 1.2).</td>
</tr>
<tr>
<td>Zoning Ordinance Amendment</td>
<td>North Whitehall Township</td>
<td>Warehousing – Establishes two warehouse subcategories (small warehouses and large warehouses) and adds provisions applicable to both small and large warehouses.</td>
<td>Exhibits consistency with <em>FutureLV: The Regional Plan</em> – This approach will enable the Township to ensure freight facility proposals, which can have a tremendous impact on traffic conditions and residents’ quality of life, are located appropriately to cause the least impact on the community (of Policy 2.4).</td>
</tr>
</tbody>
</table>
October 2021

**BUILD LV**
Subdivision + Land Development Monthly Report

**Plan Activity**

**Lehigh County**
- Reviews: 32
- Acres: 270.5

**Northampton County**
- Reviews: 40
- Acres: 673.2

- Residential
- Non-Residential
- Subdivisions and Lot Line Adjustments
- Stormwater Management
- Municipal Ordinances and Maps

**Regional Totals**
- 20 Subdivision/Lot Line Adjustments
- 31 Development
- 19 Stormwater Management
- 2 Municipal Ordinances and Maps
- 943.7 Acres

* Includes preliminary and final plans

**Types of New Development**

**Housing:** 503 Total Units
- Single-Family Detached: 165
- Townhouses: 14
- Apartments: 304
- Planned Residential: 0
- Twins: 20
- Assisted-Living: 0
- Manufactured Homes: 0
- Condos: 0

**Non-Residential:** 3,247,588 Total Square Feet
- Commercial: 50,676
- Retail: 2,700
- Public/Quasi-Public: 4,575
- Industrial (Warehouse)*: 3,100,014 (W: 2,856,264)
- Office: 0
- Transportation: 89,623
- Agriculture: 0
- Recreational: 0

* Warehouse number is a subset of industrial total square footage

**Location of Development**

- Plan Activity

**Year to Date**

- Residential Units
- Non-Residential Square Footage

Plan Details and Previous Reports at lvpc.org/subdivisionreport.html
TOTAL VEHICLE TRAFFIC

State Route 33 between Newburg Road and State Route 248 (Northampton County)
Interstate-78 just east of the State Route 309 exit (Lehigh County)
Interstate-78 just east of State Route 33 exit (Northampton County)
State Route 309 just south of State Route 378 (Lehigh County)

TOTAL TRUCK TRAFFIC

Interstate-78 just east of the State Route 309 exit (Lehigh County)
Interstate-78 just east of State Route 33 exit (Northampton County)

* August 4 was impacted by Hurricane Isaias
** February 2 was impacted by Winter Storm Orlena
# Heavy rain and an accident on I-78 in Upper Saucon caused significant delays
FALL 2021 GENERAL ASSEMBLY MEETING
Tuesday, November 30, 2021 at 7:00 PM
Via Microsoft Teams

AGENDA


1. Welcome and Roll Call

2. Courtesy of Floor

3. Pennsylvania Municipalities Planning Code, Emerging Land Uses and Law Update
   a. Municipalities Planning Code Issues and Coordinated Advocacy Effort
   b. Emerging Land Uses
      i. 5G Cell Deployment
      ii. Solar Farms
      iii. Freight Facilities
   c. Land Use Law and Recent Court Decisions
      i. Personal Shooting Ranges
      ii. Others
   d. Growth Management and the Planning Process:
      i. Bi-County Planning Commission Support
      ii. Municipal and Multi-Municipal Planning
      iii. Lehigh Valley Government Academy 2022
         1. What training do you need?

4. Public Engagement and Participation
   a. Lehigh Valley Gala and Awards 2021
      i. Virtual, December 9th at 5:30 pm
      ii. Tickets: https://lvpc.org/lv-awards
   b. Plan Lehigh Valley
      i. NPR Monthly Radio Show on Regional Planning
      ii. Airs every first Monday at 6:30 PM on WDIY 88.1FM
   c. Business Cycle Column
      i. Morning Call Sunday Column on Regional Planning Issues.

2022 Lehigh Valley General Assembly Meeting Dates: TBD