LEHIGH VALLEY PLANNING COMMISSION MEETING
Thursday, August 25, 2022, at 7:00 PM
Via Microsoft Teams
AGENDA

THE MEETING CAN BE ACCESSED AT https://tinyurl.com/FC2022mtgs OR VIA PHONE 610-477-5793, Conf ID: 793 745 456#

Roll Call

Courtesy of Floor

Chairman’s Report

1. Green Building United Sustainable Warehouse Partner Event, September 23rd at 8AM @ Lafayette College, Dyer Center for Entrepreneurship and Innovation within the Rockwell Center for Integrated Sciences

Minutes

1. ACTION ITEM: Minutes and Review of Roll Call Actions of the July 28, 2022, Commission Meeting (J B)

Comprehensive Planning Committee:

1. ACTION ITEM: East Allen Township – Land Use of Regional Significance – Route 329 Elementary School (DS)
2. ACTION ITEM: Comprehensive Planning Committee Summary Sheet (DS)

Environment Committee:

1. ACTION ITEM: Environment Committee Summary Sheet (DS)

Transportation Committee:

1. INFORMATION ITEM: Pennsylvania State Plan for Electric Vehicle Infrastructure Deployment (BB)
2. INFORMATION ITEM: LVTS Kicks-off Lehigh Valley Passenger Rail Analysis (BB)

Old Business:

1. INFORMATION ITEMS: Activity Reports:
   b. Highway Traffic Monitoring (BB)
New Business:
1. INFORMATION ITEM: Regional Broadband Analysis (BB, DJ, TM)

Executive Director's Report:
1. INFORMATION ITEM: 9th Annual LVPC Outlook and Awards (BB)
   a. November 15th from 8:30 AM to 10:30 AM @ Lehigh University Mountain Top Campus, Wood Dining Room
   b. Key data lead-up to revisions to FutureLV: The Regional Plan

Communications and Engagement:
1. INFORMATION ITEM: LVPC part of National Expert Roundtable (MA)
   a. “How the Bipartisan Infrastructure Bill Can Drive a Clean Energy transition.” Streaming online at https://www.cityage.com/event/drivingcleanenergy
2. INFORMATION ITEM: Morning Call Business Cycle Column (MA)
   a. Democracy in Our Public Right-of-Way
3. INFORMATION ITEM: Monthly, Plan Lehigh Valley Talk Show on WDIY, Lehigh Valley Public Radio, 88.1 (MA)
   a. Aired August 1 - Transit’s Role in our development future with guest Owen O’Neil, Exec. Director of LANTA.
   b. Next show - Sept. 5 – Growth Management
4. INFORMATION ITEM: 2022 Lehigh Valley Government Academy (MA)
   a. Community Planning – Wednesdays, September 7, 14, 21, 5:30-9 pm
   b. Zoning – Thursdays, October 6, 13, 20, 5:30-9 pm
5. INFORMATION ITEM: PennDOT Grant
   a. Traffic Signal Grant opportunity every municipality can use
6. INFORMATION ITEM: Local Technical Assistance Programs (MA)
   a. August 30: Road Safety Audit, 8 am to noon
   b. September 1: Residential Streets Sidewalk Design and Maintenance, 11 to noon
   c. September 6: Equipment and Worker Safety, 8 am to noon
   d. September 13: Project Oversight, 8 am to noon
   e. September 20: Speed Limits and Speed Management, 8 am to noon
   f. September 27: Americans with Disabilities Act, 8 am to noon
   g. September 30: Federal Highway Bikeway Selection Guide Workshop, 8 am to 11 am

   Register for classes on the LTAP website gis.penndot.gov/ltap/ call 800-FOR-LTAP or call Brian Hite at 610-264-4544.

Next Lehigh Valley Planning Commission Meeting:
   Thursday, September 22, 2022, at 7:00 pm
LEHIGH VALLEY PLANNING COMMISSION
Minutes from the Thursday, July 28, 2022 Meeting

The LVPC held a virtual public meeting on Thursday, July 28, 2022. The meeting was advertised in the Lehigh Valley Press on Wednesday, January 5th, 2022.

Mr. Glickman chaired the meeting.

Ms. Benco took Roll Call.

Members in Attendance:

**Lehigh County**
- Percy Dougherty, Bob Elbich, Philip Ginder, Steven Glickman, Kent Herman, Dennis Klusaritz, Rick Molchany, Joyce Moore, Christina Morgan, Kathy Rader, Stephen Repasch and Kevin Schmidt.

**Northampton County**
- Christopher Amato, Jessica Cope, Liesel Dreisbach, Andrew Elliott, Charles Elliott, Darlene Heller, Susan Lawless, John McGorry, Stephen Melnick and Tara Zrinski.

Members Absent:

**Lehigh County**
- Phillips Armstrong, Geoff Brace, Jamie Johnson, David Jones, Owen O’Neil, Joshua Siegel, Matthew Tuerk and Irene Woodward.

**Northampton County**

**Staff Present:** Matt Assad, Julie Benco, Becky Bradley, Steve Neratko, Tracy Oscavich, Jill Seitz and Dean Severson.

**Public Present:** Gary Asteak, John Bermingham, Kurt Bresswein, Charles Cole, Cori Eckman, Judy Henckel, Jenn Loconte, Mark Mezger, Don Moore, Lou Pektor, Martin Pinter, Anthony Salamone, Pat Shoup, Fran Visicaro, Jeff Ward and Richard Wilford Hunt.

COURTESY OF THE FLOOR
Mr. Molchany recognized Lehigh County’s honoring of Percy Dougherty for his years of service and commitment to the County and the Lehigh Valley as a County Commissioner from 1994 through 2021. He thanked Mr. Dougherty for his service and mentioned that the County will be naming their GIS Department Planning room after him. Mr. Dougherty acknowledged that GIS Planning in the region originally started at the LVPC and then extended to Lehigh County.

CHAIRMAN’S REPORT
Mr. Glickman welcomed the newest member on the Lehigh Valley Planning Commission board, Philip Ginder, and described his background as a resident and Commissioner of Whitehall Township. Mr. Ginder shared his thanks for being welcomed on the Commission. Mr. Glickman also congratulated LVPC Director of Administration, Tracy Oscavich, on being named to the Lehigh Valley 2022 Forty Under 40 list.
Ms. Oscavich shared that she was humbled to receive this recognition and thanked the Commissioners and LVPC staff for their support of her professional growth.

MINUTES
Mr. Glickman stated that the minutes of the Thursday, June 23rd, 2022 LVPC meeting are attached, and he then asked for a motion to approve the minutes. Ms. Moore made a motion to approve the minutes. Mr. Elbich seconded the motion. The motion passed, with Mr. Klusaritz, Ms. Cope and Mr. Schmidt abstaining.

COMMITTEE REPORTS

Comprehensive Planning Committee:

ACTION ITEM: City of Allentown – Land Use of Regional Significance – Lincoln Leadership Academy Foundation Middle School
Mr. Neratko provided an overview of the project, which proposes the development and construction of a 24,093 square-foot middle school on an eight-acre site. Mr. Neratko noted that the site is the current property of the Lincoln Leadership Academy Charter School and this is an expansion of that use. Mr. Neratko highlighted comments related to neighborhood characteristics, the inclusion of sidewalks and bicycle racks, sustainable energy systems, street trees and coordination with LANTA. Mr. Glickman called for a motion to accept the staff comments. Mr. Dougherty made the motion; Ms. Lawless seconded the motion. Mr. Glickman asked for any comments or questions. There were none. Motion passed.

ACTION ITEM: City of Bethlehem, Northampton County – Lehigh University – Cundey Varsity House and Goodman Field House
Ms. Benco provided an overview of the project, which proposes several improvements that include a two-story, 11,194 square-foot addition to the existing Cundey Varsity House, the construction of a 96,712 square foot indoor field house, a turf baseball outfield and a turf practice field with site improvements on the Goodman Campus. Ms. Benco highlighted comments related to maintaining vegetated areas, green infrastructure techniques, retention of existing trees and the inclusion of bicycle racks. Mr. Glickman called for a motion to accept the staff comments. Ms. Dreisbach made the motion; Mr. Amato seconded the motion. Mr. Glickman asked for any comments or questions. Mr. Melnick asked if the light pollution was adequately addressed in the letter and Ms. Benco responded. Mr. Glickman asked if dark sky compliant lighting could be addressed and Ms. Bradley added that language involving full cut off of lights and light spill can be incorporated in the letter. Mr. Glickman asked if the motion would be amended to include language regarding full cut off of lights and light spill. Ms. Dreisbach made the amended motion; Mr. Amato seconded the amended motion. Motion passed, with amendments to the letter.

ACTION ITEM: Upper Mount Bethel Township – Land Use of Regional Significance – RPL Planned Industrial Park Sketch Plan
Ms. Bradley emphasized that this submission is a sketch plan submission, which is an additional and advisory review before the preliminary plan review. Sketch plan reviews are done if they are legislated by the local government for the county planning agency. She noted the multiple Land Use of Regional Significance meetings that were held for the River Pointe Logistics Planned Industrial Park and surrounding related projects, which involved LVPC staff, Upper Mount Bethel Township and additional stakeholders. Ms. Seitz provided an overview of the sketch plan submission, which conceptualizes the development of a planned industrial park consisting of 12 industrial buildings, totaling 5,873,000 square feet, on approximately 804 acres of land. Ms. Seitz noted the anticipated daily vehicle and truck trips the project will create, as well as the significant size and scale of the project that surpasses existing development and infrastructure in the surrounding area. Ms. Seitz highlighted comments related to the conceptualized on-site wastewater treatment plant, sidewalks, a connected multimodal network, a development management plan, short-term and long-term economic impacts, the Norfolk Southern rail line overpass, truck routes, emergency access points and other various local and regional impacts. Mr. Glickman called for a motion to accept the staff comments. Mr. Repasch made the motion; Ms. Dreisbach seconded the motion. Mr. Glickman asked for any comments or questions from the Commission. Mr. McGorry asked about impacts to the Delaware River and Ms. Seitz responded on the environmental
considerations within the letter. Ms. Bradley mentioned that Mr. McGorry’s concerns can be addressed during the preliminary plan stormwater review. Mr. Amato emphasized a sentence within the letter on the potential for the development to pay for itself, mentioned concerns about Route 33 access and the Delaware River. Mr. Melnick added concerns over truck traffic on Route 611, the on-site sewage plant and access for trucks on the Delaware River Toll Bridge. Responding to Mr. Melnick’s comments, Ms. Bradley mentioned the prior LVPC coordination with the Delaware River Joint Toll Bridge Commission on this proposal. Ms. Rader emphasized the concerns surrounding the Norfolk Southern rail overpass on Delaware Avenue. Ms. Zrinski underscored concerns over the on-site sewage treatment plant and the burden it could place on the taxpayer in the long-term. Mr. Molchany agreed with Ms. Zrinski’s concerns and noted the amount of abandoned on-site sewage treatment plants in the Lehigh Valley that have been taken over by the municipality. Mr. Repasch reinforced Mr. Molchany’s points pertaining to the on-site sewage treatment plants. Ms. Lawless asked about the proposed heights of the buildings and if they will impact the viewshed. Ms. Seitz responded that a request for renderings from various viewpoints is mentioned in the letter and Mr. Glickman mentioned the LVPC’s guidance on high cube warehousing that should be referenced. Mr. Charles Elliott asked if a joint meeting with the Environment and Comprehensive Planning Committee could be held when the preliminary plan is received for this proposal and Mr. Glickman agreed on the joint meeting idea, including the Transportation Committee as well. Mr. Glickman asked for any comments or questions from the public. Ms. Henckel, a member of the public, thanked the Commission for their comments and reviews. Mr. Cole, a citizen of Upper Mount Bethel Township, emphasized concerns over the project relating to truck traffic, sewage treatment for industrial projects, and economic impacts to the taxpayer. Ms. Visicaro a resident of Upper Mount Bethel Township, mentioned concerns over the traffic on Route 611, air pollution and the project’s vicinity to the Upper Mount Bethel Community Park. Mr. Bermingham, an Upper Mount Bethel Township Board of Supervisors member, thanked the Commission for their guidance and review. Mr. Pinter, Chairman of the Upper Mount Bethel Township Board of Supervisors, reinforced that their Board takes into consideration the comments submitted by LVPC and addressed prior comments relating to greenspace and economic impacts made in the meeting. Motion passed.

**ACTION ITEM: Comprehensive Planning Committee Summary Sheet**
Mr. Melnick presented the Comprehensive Planning Committee Summary Sheet, which included a Palmer Township Comprehensive Zoning Ordinance and Map Amendment. Mr. Glickman called for a motion to accept the staff comments on the summary sheet. Ms. Moore made the motion; Ms. Zrinski seconded the motion. Motion passed.

**Environment Committee:**

**ACTION ITEM: Environment Committee Summary Sheet**
Mr. Glickman presented the Environment Committee Summary Sheet, which included four Delaware River Basin Commission review items. Mr. Glickman called for a motion to accept the staff comments on the summary sheet. Mr. Repasch made the motion; Mr. Molchany seconded the motion. Motion passed.

**Transportation Committee:**

**ACTION ITEM: Street Vacation – N. Egge Street – City of Allentown**
Ms. Bradley presented the proposed street vacation petition for a portion of North Egge Street in the City of Allentown. Ms. Bradley noted that it is an improved alley way to the private parking lot for Resurrected Life Community Church and Resurrected Life Children’s Academy, as well as 3 other residential and commercial properties along 9th Street. She mentioned that the petitioner would like to be able to control access in order to mitigate the impacts of drivers trying to utilize this portion as a through street. Ms. Bradley recommended that pedestrian access and utility access to various infrastructure below and above ground be maintained, as well as appropriate signage be installed at the access point on W. Turner Street. Mr. Glickman called for a motion to accept the staff comments. Mr. Herman made the motion; Ms. Lawless seconded the motion. Mr. Glickman asked for any comments or questions. There were none. Motion passed.
INFORMATION ITEM: Northampton County Industrial Land Use Assessment
Ms. Bradley provided an update on the Northampton County Industrial Land Use Assessment and informed that Phase I is largely complete pending municipal comments and involved research of all local zoning regulations and industrial land uses in the County. She thanked Mr. Neratko and the GIS Team for their work on the project thus far. Ms. Bradley shared that the current phase includes drafting the model guide and a training program to support implementation. Mr. Severson added an additional update on the assessment, summarized the roundtable discussions on related freight issues and discussed how the project will advance through September. Mr. Glickman asked for any comments or questions. There were none.

Old Business:

INFORMATION ITEMS: Activity Reports

Monthly Subdivision, Land Development, Stormwater and Municipal Ordinance/Plans Report
Mr. Neratko presented the plan and review activity for June, which included 17 Subdivisions, 22 Development proposals, 19 reviews for Stormwater Management, and five Municipal Ordinances and Maps for a total of 63 reviews. The reviews included 509 housing units and 991,644 square feet of non-residential development.

Mid-Year Subdivision, Land Development, Stormwater and Municipal Ordinance/Plans Report
Mr. Neratko presented the six-month BuildLV report for the first half of 2022, which included 92 Subdivisions, 185 Development proposals, 99 reviews for Stormwater Management, and 23 Municipal Ordinances and Maps for a total of 399 reviews. The reviews included 2,968 housing units and 10,051,409 square feet of non-residential development. Ms. Bradley provided a further update on industrial and warehouse growth through the mid-way point of 2022. Ms. Bradley summarized CBRE data for Lehigh and Northampton Counties, describing the square footage, vacancy rates and asking rents of industrial development in the first and second quarters of 2022. Mr. Glickman asked for any comments or questions. Mr. Molchany commented on the CBRE data presented and how it ties in with the number of warehouse proposals that continue to be seen in the region.

Highway Traffic Monitoring
Ms. Bradley provided the details of the June traffic counts, which shows an upward trend in vehicle counts throughout the summer. She mentioned certain dips in the traffic counts that represent holidays or weather events. Ms. Bradley also presented the traffic count data for vehicles and trucks on the new Route 22 counter for the second half of May through June 28th, which is made up of about 13% trucks and 87% cars, vans and motorcycles. Ms. Bradley noted that Route 22 has more vehicles per day than any other road in the Lehigh Valley, including I-78 and Route 33. Mr. Glickman asked for any comments or questions. There were none.

Executive Director’s Report:

INFORMATION ITEM: Multi-Municipal Comprehensive Plans Update
Ms. Bradley provided an update on the Multi-Municipal plan efforts that the LVPC is consulting on currently. The Nazareth Area Plan has finished its 45-day public review and comment period and is moving into the public hearing process. The Northern Lehigh Plan is about to begin its 45-day public review and comment period. Ms. Bradley added that the complete draft of the Slate Belt Plan will go to the Steering Committee at the beginning of August for their review and comment. Finally, she noted that the River Central Plan Steering Committee is moving towards design and layout. Mr. Glickman asked for any comments or questions. Mr. Molchany asked if there was another group of municipalities that was in the pipeline to create a Multi-Municipal Plan next, and Ms. Bradley responded that the focus is on plan implementation, including required municipal zoning updates and development of model ordinance regulations that support this.
Communications and Public Engagement:

**INFORMATION ITEM: Business Cycle Column**
Mr. Assad summarized the most recent Business Cycle column that hit the Morning Call website on Thursday, July 28th. That column focused on one of the nation’s largest expanses of land, our public right-of-way, and looks at what the public-right-of-way means to us, how it’s used, and in some cases misused.

**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 that featured Brian Carl, administrator of Lowhill and Weisenberg Townships and chairman of the Northern Lehigh Multi-Municipal Plan Steering Committee. The show helped give a good picture of the benefits of multi-municipal planning, as well as the challenges many municipalities are facing right now. He stated that the next show was scheduled to air at 6:30 pm, August 1 and will focus growth management and feature LANTA’s Owen O’Neil.

**INFORMATION ITEM: Zoning for Utility Scale Solar**
Mr. Assad announced that there will be a workshop on utility scale solar for municipal officials and staff, hosted by LVPC in conjunction with Penn State, on Tuesday, August 2nd. He summarized what the workshop will entail during the four-hour training, including a presentation on utility scale solar impacts and emerging trends in solar implications, an immersive tour and discussion of specific solar ordinance language in Pennsylvania. Mr. Assad noted that the class size is limited, with the current expected attendance at 35 people.

**INFORMATION ITEM: 2022 Lehigh Valley Government Academy**
Mr. Assad reminded the Commission that the Lehigh Valley Government Academy Classes are currently running throughout 2022, including Community Planning on September 7, 14 & 21 and Zoning on October 6, 13 & 20. He noted that the Community Planning class is full, while there are a few seats open in the Zoning course. Anyone can sign up online at lvpc.org/lvga.

**INFORMATION ITEM: Local Technical Assistance Program**
Mr. Assad announced that the Local Technical Assistance Program has a full schedule of classes coming up through August and into September. Anyone can sign up at lvpc.org/ltap or contact Brian Hite. Mr. Glickman asked for any comments or questions. There were none.

**ADJOURNMENT:**
Mr. Glickman stated that the next LVPC meeting is set to be virtual on August 25th. Mr. Glickman 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
August XX, 2022

Mr. Robert Mills
Planning Commission Chair
5344 Nor-Bath Boulevard
Northampton, PA 18067

RE: Route 329 Elementary School – Land Use of Regional Significance
East Allen Township
Northampton County

Dear Mr. Mills:

The Lehigh Valley Planning Commission (LVPC) will consider 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 will be virtual and occur on:

- LVPC Comprehensive Planning Committee Meeting
  - Tuesday, August 23rd, 2022 at 12:00 PM
  - [https://lvpc.org/meetings.html](https://lvpc.org/meetings.html)
- LVPC Full Commission Meeting
  - Thursday, August 25th, 2022, at 7:00 PM
  - [https://lvpc.org/meetings.html](https://lvpc.org/meetings.html)

The subject application is considered a Land Use of Regional Significance under *FutureLV: The Regional Plan* in the ‘Educational Facilities’ land use category. The project proposal conceptualizes the land development and construction of a 113,238 square-foot elementary school and 36,172 square-foot administration building/education center with associate parking lots and school bus parking located at the intersection of Nor-Bath Boulevard and Seemsville Road in East Allen Township (parcel number L5 1 12). This review is based on plans that were submitted on June 10th, 2022.

The LVPC offers the following comments:

**Conservation Priority Natural Resource Areas**
A large northeast section of the parcel is a mix of high and medium Conservation Priority Natural Resource areas. These areas take precedence over other land use
recommendations presented in *FutureLV*, including the General Land Use Plan. This represents a conservation first perspective. The high and medium Conservation Priority Natural Resource areas should be used by conservation organizations and government agencies to prioritize conservation efforts. The LVPC commends the site design for protecting these conservation areas within the site plan, along with the use of natural landscape as opposed to mowing, which ‘promote(s) development that complements the unique history, environment, culture and needs of the Valley’ (of Policy 5.4) and will ‘reduce climate change impacts through mitigation and adaption’ (of Policy 3.4).

Sections of the parcel are also woodlands. Woodlands mitigate environmental stress by reducing stormwater runoff, filtering groundwater recharge, controlling erosion and sedimentation, moderating local microclimates, and purifying the air. Many species depend on large, unbroken wooded tracts for survival. For all of these reasons, protecting and managing the region’s woodland resources is a goal of the *FutureLV: The Regional Plan*.

The LVPC recommends that the developer looks for ways to incorporate the preservation of this unique area into the development plans to both protect the green space and make it accessible to educators and students. A walkable trail that uses pervious pavement instead of standard concrete could be used to minimize environmental impacts of development, while creating access to green spaces and unique educational opportunities within these preserved woodlands. In addition, an outdoor classroom could support academic learning and the mental and physical health of students, ‘improve access to green spaces’ (of policy 5.3), and support future preservation of this area.

**Farmland Preservation Area**

This parcel is also located within the Farmland Preservation Plan area and is an overall high preservation priority. Sections of the parcel have been used for farming. Policy 3.3 is to ‘preserve farmland of all sizes, when possible’. This development presents an opportunity to incorporate some of the existing farmland into the proposed development for future use by the elementary school.

Preserving sections of farmland for educational opportunities such as incorporating raised beds and a classroom garden could help in developing school gardening programs and cultivating healthy food for school programs as well as, support awareness and elevate agribusiness opportunities to youth (of Policy 4.4). This would create additional educational opportunities for educators, create more access to green space for students, help to support the preservation of farmland (of Policy 1.1.), maintain agricultural assets, minimize environmental impacts of development, and ‘ensure equitable access to fresh food and produce’ (of Policy 5.3).

**Steep Slopes**

The lot contains steep slopes of 15%-25% in the northeast section. *FutureLV* recommends that large lots with low site coverage standards should be maintained, and special erosion and storm drainage controls enforced (Page 21). If any future expansion
is planned on this lot, it should be noted that lots containing steep slopes may not easily accommodate buildings. Although if the current preservation plan is maintained this will not be a concern.

**Karsts**
The mapping provided by the Bureau of Topographic and Geologic Survey at the Pennsylvania Department of Conservation and Natural Resources indicates the presence of karsts in the form of surface depressions on the site. The LVPC advises the applicant to ensure proper Geotech testing before any land development, to ‘minimize environmental impacts of development to protect the health, safety and welfare of the public’ (of Policy 3.2).

**Floodplain**
A small section of the parcel is in the 100-year floodplain. Location in the floodplain does not ‘incorporate resiliency and hazard mitigation into planning and design, including 100- and 500-year floodplains’ (of Policy 5.1). Any future development should avoid building in this section, which is susceptible to hazards during future flooding events.

**Stormwater**
The project site is located within the Catasauqua Creek Watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments relative to our review of the project’s stormwater management plan are included as Attachment 1.

**Environmentally Sensitive Building and Landscape Design**
The LVPC recommends that educational institutions incorporate environmentally sensitive green infrastructure improvements, such as natural landscaping that can support climate change mitigation. These enhancements would demonstrate environmental leadership within the region and ‘reduce climate change impacts through mitigation and adaption’ (of Policy 3.4).

The addition of educational and climate mitigating additions could be included that would both enrich the educational opportunities and promote perseverance. An example would be including several of the species of milkweed that are native to Pennsylvania in the natural landscaping and consider adapting part of the conservation area to be a Monarch Waystation to attract and help protect monarch butterflies. That would ‘Reduce climate change impacts through mitigation and adaptation’ (of Policy 3.1), support the ‘Use of native, climate-adaptive and carbon-sequestering landscaping’ (of Policy 3.4), while increasing outdoor educational opportunities for students.

**Signage**
The applicant, Township, and the Pennsylvania Department of Transportation should coordinate traffic-calming measures to mitigate speeds and unsafe driving behavior along State Route 329. The entrances are directly connected to industrial commercial development across Seemsville Road from the proposed school. Aggressive school warning signage and road markings are critical to communicating that school-aged
children may be in the area of the corridor of Seemsville Road. (of Policies 2.2 and 2.6).

Additional calming measures include “school zone” signage and signalization, as well as a roundabout for that intersection and at the entrances to the proposed school building.

*Example photos of a roundabout developed to handle peak school traffic is on Preston Lane at Southern Lehigh High School / Middle school Campus in Upper Saucon Township, Lehigh County*

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**Playground**

The current proposed location for the school playground is in the middle of the school bus parking lot with the access road running along the east and northern sections of the play area. Although there is a buffer area between the access road and the play area, small children would have to walk through an area designated for school buses to access the playground and this could be problematic. Having small children, some as young as 5 years old, walk through an area where buses enter, leave and back up is not
preference for the health, safety, and wellbeing of the students or their teachers. This does not 'promote safe and secure community design' (of Policy 5.1).

Buses may use the lot at various points throughout the day outside of the daily bus unloading and loading of students. School buses are used for other school-related activities such as field trips and sporting events.

Buses may also access this area outside of the normal school year for scheduled school activities such as summer school when full staff are not present, and a child may walk through the lot to access the playground unattended.

Securing the play area with a fence cannot mitigate all protentional risks. A gate could be left open before, during, or after recess. A fence is limited to barring entry once a
child is in the parking lot, but not in preventing small children from crossing through a parking lot in attempts to access the playground.

The LVPC recommends that the playground design location be relocated away from vehicular moment or at a minimum designed in such a way that foot traffic and children’s crossing take precedent over the movement of cars and buses.

If relocation of the playground remains at the currently planned location, the LVPC recommends that Americans with Disabilities Act-compliant crosswalks be added from the school leading to the play area through the school bus parking lot, with lighted crosswalk signage.

**Electric Charging Spaces**
Electric charging should also be planned for and integrated into the passenger vehicle and bus parking areas to help plan for the future of electric vehicles, as virtually all vehicle manufacturers are greatly increasing the production electric vehicles to follow market trends in the next 20 years (of Policy 2.5).

**Multi-Municipal Coordination**
Any future land developments to neighboring parcels or within the area have the potential to be incompatible with an elementary school. Careful consideration should be given to any future land developments in this area.

Moore Township, Bath Borough, and Allen Township are being included in this review letter to ‘coordinate land use decisions across municipal boundaries’ as part of 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 ordinance requirements since these items are covered in the municipal review.

Sincerely,

Bambi Griffin Rivera
Community and Regional Planner
Brian Hite  
Transportation Planner

Denjam Khadka  
Senior Civil/Environmental Engineer

Geoffrey A. Reese, PE  
Master Planner and Engineer

cc: Northampton Area School District, Applicant; Terraform Engineering, LLC, Project Engineer; Dean Severson, AICP, LVPC Director of Regional Planning Geoffrey A. Reese, PE, LVPC Master Planner and Engineer; Denjam Khadka, LVPC Senior Civil/Environmental Engineer, Steve Neratko, LVPC Chief Community and Regional Planner
<table>
<thead>
<tr>
<th>Project</th>
<th>Municipality</th>
<th>Brief Statement of Purpose</th>
<th>LVPC Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Ordinance Amendment</td>
<td>Lowhill Township</td>
<td>Various amendments to the Rural Village District.</td>
<td>These amendments align with <em>FutureLV: The Regional Plan</em>’s goal to ‘encourage an efficient development process that is responsive to regional needs’ (of Policy 1.4). The LVPC commends the Township for updating its ordinances, which demonstrates ‘evolution and adaptability of government’ (Policy 1.1). These changes may maintain regional character by preserving priority assets (of Policy 1.3), while maintaining local character by preserving farmland and open space (of Policy 3.3).</td>
</tr>
<tr>
<td>Multi-Municipal Comprehensive Plan</td>
<td>Northern Lehigh Area</td>
<td><em>Northern Lehigh Multi-Municipal Comprehensive Plan</em> – an update to the area’s current comprehensive plan prepared in 2004.</td>
<td>The plan serves to promote several goals and policies outlined in <em>FutureLV: The Regional Plan</em>. The LVPC commends the inclusion of innovative tools and practices that address the modern-day needs of the region, as well as future forces, demonstrating the use of best practices in development patterns and community growth (Policy 1.4 FutureLV).</td>
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# LVPC Project Review Summary Sheet

**Environment Committee**

**Date:** August 2022

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<thead>
<tr>
<th>Project</th>
<th>Municipality</th>
<th>Statement of Purpose</th>
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<tbody>
<tr>
<td><strong>Solid Waste Permit Renewal Application</strong></td>
<td><strong>Lehigh Township</strong></td>
<td>Purpose of application is for Waste Management of PA to obtain a permit renewal from PA Department of Environmental Protection (DEP) for the McAuliffe Transfer Station located at 4816 Timberline Road. No changes to the permit are proposed. Ten-year renewal cycle.</td>
<td>Transfer station is an existing, DEP-permitted facility. Permit renewal aligns with <em>FutureLV: The Regional Plan</em> action to: “provide environmentally responsible and economical solid, electronic and hazardous waste disposal and recycling” (under Policy 3.2). PA Department of Environmental Protection performs technical review of application.</td>
</tr>
<tr>
<td><strong>Solid Waste Permit Renewal Application</strong></td>
<td><strong>Weisenberg Township</strong></td>
<td>Purpose of application is for Waste Management of PA to obtain a permit renewal from PA Department of Environmental Protection (DEP) for the Allentown Transfer Station located at 2710 Golden Key Road. No changes to the permit are proposed. Ten-year renewal cycle.</td>
<td>Transfer station is an existing, DEP-permitted facility. Permit renewal aligns with <em>FutureLV: The Regional Plan</em> action to: “provide environmentally responsible and economical solid, electronic and hazardous waste disposal and recycling” (under Policy 3.2). PA Department of Environmental Protection performs technical review of application.</td>
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<td><strong>Sewage Facilities Planning Module</strong></td>
<td><strong>North Whitehall/South Whitehall Townships</strong></td>
<td>Proposed construction of new Orefield Middle School wastewater treatment plant in South Whitehall to replace aging plant. Service area of plant includes 2 proposed new warehouses (North Valley Trade Center II) totaling 735,000 square feet located between Routes 476 and 309 at southern border of North Whitehall and existing Woodside Mobile Home Park, located north of warehouse site, currently served by a community on-lot septic system, and the Middle School, 5 existing residences and existing Burger King in South Whitehall. Treatment plant proposed to be owned and operated by Lehigh County Authority (LCA). Proposed warehouse site zoned for Light Industrial/Business.</td>
<td>Replacement of aging Middle School treatment plant aligns with the <em>FutureLV</em> action to ‘improve the utility and mobility infrastructure of the region’ (under Policy 1.1). Woodside MHP on-lot system has experienced problems in the past. Connection to treatment plant would meet action to ‘protect the quality and quantity of surface water and groundwater’ (under Policy 3.2). Proposed warehouses located in <em>FutureLV</em>-designated Preservation Buffer area and may not fully meet <em>FutureLV</em> Development Criteria (land development plans have not been submitted for LVPC review). Consistency contingent on land development review. Applicant should continue coordination with LCA/Townships to ensure plant design capacity and service area needs.</td>
</tr>
</tbody>
</table>
**Plan Activity**

**Lehigh County**
- Reviews: 42
- Acres: 275.6

**Northampton County**
- Reviews: 37
- Acres: 1,018.8

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

**Regional Totals**
- **18** Subdivision/Lot Line Adjustments
- **35** Development
- **21** Stormwater Management
- **5** Municipal Ordinances and Maps
- **1,294.4** Acres

*Includes preliminary and final plans*

**Types of New Development**

**Housing: 311 Total Units**
- Single-Family Detached: 9
- Townhouses: 41
- Apartments: 137
- Planned Residential: 0
- Twins: 0
- Assisted-Living: 124
- Manufactured Homes: 0
- Condos: 0

**Non-Residential: 6,946,596 Total Square Feet**
- Commercial: 5,780
- Retail: 4,303
- Public/Quasi-Public: 247,698
- Warehouse: 0
- Industrial (Warehouse)*: 6,687,315 (W: 6,399,640)
- Office: 0
- Transportation: 0
- Agriculture: 0
- Recreational: 1,500

*Warehouse number is a subset of industrial total square footage.*

**Location of Development**
- Residential
- Non-Residential
- Subdivisions and Lot Line Adjustments
- Stormwater Management

**Year to Date**

- Residential Units
- Non-Residential Square Footage

- 8 mil
- 6,946,596
- 6.4 mil
- 4.8 mil
- 3.2 mil
- 311
- 1.6 mil

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

STATE ROUTE 33
between Newburg Road and State Route 246 (Northampton County)

INTERSTATE-78
Just east of the State Route 309 exit (Lehigh County)

STATE ROUTE 309
Just south of State Route 378 (Lehigh County)

STATE ROUTE 22
between Airport Road and Lehigh River Bridge (Lehigh County)

TOTAL TRUCK TRAFFIC

INTERSTATE-78
Just east of the State Route 309 exit (Lehigh County)

STATE ROUTE 22
between Airport Road and Lehigh River Bridge (Lehigh County)