LEHIGH VALLEY PLANNING COMMISSION MEETING
Thursday, February 24, 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. Welcome New Commissioner
   a. New Commissioner from Northampton County
      i. Grace Smith, Bethlehem City Council
2. Commissioner Brief Introductions

Minutes

1. ACTION ITEM: Minutes and Review of Roll Call Actions of the January 27, 2022, Commission Meeting (JB)

Comprehensive Planning Committee:

County Planning Review as Municipal Planners

1. ACTION ITEM: Chrin Maintenance Building – Glendon Borough (JS)

County Planning Review as County Planners (FutureLV)

1. ACTION ITEM: Forks Township – Land Use of Regional Significance – Posh Properties - 1900 Sullivan Trail (JS)
2. ACTION ITEM: Palmer Township – Land Use of Regional Significance – MRP Industrial Main Street (JS)
3. ACTION ITEM: Upper Saucon Township – Land Use of Regional Significance – Southern Lehigh School District Athletic Stadium Enhancements (JB)
4. ACTION ITEM: Comprehensive Planning Summary Sheet (JS)

Environment Committee:

1. INFORMATION ITEM: Committee Report (GR)
Transportation Committee:
1. ACTION ITEMS: Street Vacations (PC)
   a. Summit Street from 31st Street to Termination Point at Brass Rail
   b. Summit Street from 31st Street SW Northeast to the end of property from 3029 Lehigh Street (1st Street) to start of 3023 Lehigh Street.

2. INFORMATION ITEM: Other Committee Business (PC)

Old Business:
1. INFORMATION ITEMS: Activity Reports:
   b. Highway Traffic Monitoring (PC)

New Business:
1. INFORMATION ITEM: LVPC Mission and Purposes Annual Review (BB)
2. INFORMATION ITEM: 2021 Annual Report Presentation (BB)

Executive Director’s Report:
1. No report

Communications:
1. INFORMATION ITEM: Morning Call Business Cycle Column (MA)
   a. Yes, We’re Facing Huge Development Pressure. No, We’re Not Sitting Idle.
2. INFORMATION ITEM: Monthly, Plan Lehigh Valley Talk Show on WDIY, Lehigh Valley Public Radio, 88.1 (MA)
   a. February 7 – Draft 2023-2026 Transportation Improvement Program with Mike Rebert, Pennsylvania Department of Transportation District 5-0 Executive
   b. Next Show, March 7 – BuildLV 2021 Development Report

Engagement and Participation:
1. INFORMATION ITEM: 2022 Lehigh Valley Government Academy
   a. Municipal Planning Education Institute Courses (MA or BB)
   b. Zoning Administration – April
      a. Mondays – April 4th, 11th and 18th
   c. Subdivision and Land Development – May
      a. Tuesdays – May 3rd, 10th and 17th
   d. Community Planning – September
      a. Wednesdays – Sept 7th, 14th and 21st
   e. Zoning – October
      a. Thursdays – Oct 6th, 13th and 20th
   f. Local Technical Assistance Programs (MA)
      a. Mar. 1: Road Safety Audit, 8 am to noon
      b. Mar. 3: Incorporating Stormwater Improvements into PennDOT Projects, 11 am to noon.
c. Mar. 8: Roadside Safety Features, 8 am to noon

d. Mar. 15: Equipment and Worker Safety, 8 am to noon

e. Mar. 22: Erosion and Sediment Control, 8 am to noon

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, March 24, 2022, at 7:00 pm
LEHIGH VALLEY PLANNING COMMISSION
Minutes from the Thursday, January 27, 2022 Meeting

The LVPC held a virtual public meeting on Thursday, January 27, 2022. The meeting was advertised in the Lehigh Valley Press on Wednesday, January 5th, 2022.

Mr. Amato chaired the meeting.

Ms. Benco took Roll Call.

Members in Attendance:

Lehigh County
Geoff Brace, Percy Dougherty, Bob Elbich, Kent Herman, Dennis Klusaritz, Rick Molchaney, Joyce Moore, Christina Morgan, Owen O’Neil, Kathy Rader, Stephen Repasch, Kevin Schmidt and Irene Woodward.

Northampton County
Christopher Amato, Jessica Cope, Liesel Dreisbach, Andrew Elliott, Charles Elliott, Dan Engle, John Gallagher, Darlene Heller, Susan Lawless, Carl Manges, William McGee, John McGorry, Stephen Melnick, Tina Smith, Gerald Yob and Tara Zriniski.

Members Absent:

Lehigh County
Phillips Armstrong, Steven Glickman, Michael Harakal, Jamie Johnson, David Jones, Joshua Siegel and Matthew Tuerk.

Northampton County
Lamont McClure, Scott Minnich, Salvatore Panto and William Reynolds.

Staff Present: Matt Assad, Julie Benco, Becky Bradley, Brian Hite, Sue Rockwell and Jill Seitz


COURTESY OF THE FLOOR
None.

VICE CHAIRMAN'S REPORT
Mr. Amato welcomed the newest members of the Lehigh Valley Planning Commission board. He asked if any of the new members wanted to say a few words. Mr. Klusaritz, Ms. Cope, Ms. Morgan, Ms. Zriniski and Mr. McGee expressed their excitement and appreciation for being on the Commission. Next, Mr. Amato congratulated the LVPC Certified Citizen Planner recipients for 2022 and highlighted the Lehigh Valley Government Academy. Ms. Roseberry also recognized Brian Hite as the recipient of the Outstanding Planning Education Achievement Award for completing 40 hours of the PMPEI Planning, Zoning and Subdivision course program.
MINUTES

Mr. Amato stated that the minutes of the Thursday, December 23rd, 2021 LVPC meeting are attached, and he then asked for a motion to approve the minutes. Mr. Melnick made a motion to approve the minutes. Ms. Moore seconded the motion. The motion passed, with Mr. Klusaritz, Mr. Gallagher, Ms. Cope, Ms. Woodward, Mr. Engle and Ms. Zrinski abstaining.

COMMITTEE REPORTS

Comprehensive Planning Committee:

ACTION 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. Ms. Seitz provided a brief overview of the submitted final plans for the project. Ms. Wall, the Glendon Borough Engineer, gave an overview of the technical review comments and noted no substantial issues. Mr. Melnick complimented the parties involved with the project. Mr. Amato called for a motion to accept the staff comments. Mr. Molchany made the motion; Mr. Repasch seconded the motion, with Mr. Charles Elliott abstaining. Motion passed. Mr. Amato called for a motion to pass the resolution pertaining to the project. Mr. Dougherty made the motion; Ms. Moore seconded the motion, with Mr. Charles Elliott and Ms. Cope abstaining. Motion passed.

INFORMATION ITEM: Chrin Maintenance Building – Glendon Borough

Ms. Seitz informed the Commission that LVPC has received a final plan review for the Chrin Maintenance Building and the comments will be brought to the February Comprehensive Planning Committee and Commission for review.

ACTION ITEM: Upper Mount Bethel Township – Land Use of Regional Significance – RPL East Planned Industrial Park

Ms. Seitz provided an overview of the project, which proposes to construct a 388,800-square-foot industrial building and associated site improvements at 5027 River Road. Ms. Seitz explained that the proposal is located along the Delaware River and is part of a larger planned industrial park, River Pointe Logistics. The project poses substantial impacts to Township character, infrastructure and quality of life if left unmitigated. Ms. Seitz presented reasons for why the building proposed exhibits inconsistency with FutureLV: The Regional Plan. She presented the reasons dealing with the natural and scenic area, the limited transportation capacity, sewer capacity and aspects of the site design. Ms. Seitz noted possible issues and safety concerns with the low clearance train bridge on River Road. She also highlighted several areas in which the project can improve, including the access driveways, emergency services coordination, tractor-trailer parking, snow/ice removal, multimodal infrastructure opportunities, environmental impacts and landscaping. Mr. Melnick made a comment about wetlands and environmental impacts surrounding the site. Mr. Repasch discussed the Interstate Route 80 rock wall and truck traffic, as well as if this project would have any impacts across the Delaware River in New Jersey. Mr. Amato responded that the proposal would impact the area surrounding the River. Ms. Bradley acknowledged that the Northampton County Conservation District could help answer questions. Mr. Melnick echoed statements regarding truck traffic issues. Mr. McGorry echoed concerns over the proposal. Ms. Zrinski discussed the I-80 Coalition meeting on the rock wall and S curve in the road. Mr. Amato commented on environmental and safety concerns, as well as the potential for a National Park in the Delaware Water Gap. Mr. Engle emphasized infrastructure concerns in the nearby municipalities. Ms. Lawless asked about an Environmental Impact Assessment and Ms. Bradley provided an answer. Mr. Pritchard mentioned that certain environmental questions can be directed to the Conservation District. Ms. Henckel, a member of the public, thanked the Commission for their review and discussed concerns over the proposal. Mr. Cole, a citizen of Upper Mount Bethel Township, commented on impacts to the Delaware River and concerns surrounding the proposal. Mr. Joe (Guest), a concerned citizen in the Upper Mount Bethel area, commented on truck traffic. Mr. Wilford Hunt, a resident of Upper Mount Bethel
Township, thanked the Commission for listening to their comments and listed his concerns. Ms. Duffield, a resident of Upper Mount Bethel, echoed the public’s concerns over quality of life issues. Ms. Moore asked to add language involving an Environmental Impact Study and agreed to add language about traffic increases to the South. Mr. Melnick commented on the Environmental Impact Study language in the letter. Mr. Amato called for a motion to accept the staff comments. Mr. McGorry made the motion; Mr. Melnick seconded the motion. Motion passed.

Joint Environment and Comprehensive Planning Committee:

**ACTION ITEM:** Lehigh Solar Facility, City of Bethlehem, Northampton County
Ms. Seitz provided an overview of the project, which proposes to construct a solar farm field on an existing 14.5-acre agricultural site. The proposal generally exhibits consistency with FutureLV because it reduces climate change impacts by supporting renewable energy sources (of Policy 3.4). However, site design and aesthetics of the proposal must also be taken into account to limit adverse impacts to the adjacent residential neighborhoods. Mr. Melnick asked for any comments or questions. Ms. Laputka, a resident of Saucon Fields, nearby to the site, commented on the proposal’s possible impacts to nearby residents. Ms. Beste, also a nearby resident, emphasized that municipalities should be prepared for future solar development. Ms. Bradley echoed her comments and mentioned that more guidance on this topic will be provided to municipalities in the near future. Mr. Amato called for a motion to accept the staff comments. Ms. Beste asked if a moratorium could be placed on future solar developments and Ms. Bradley responded based on the law in the MPC. Ms. Zrinski recognized the need for smart land use planning regarding solar. Ms. Morgan asked to add to the letter a request for mature tree plantings on the perimeter. Mr. Melnick made the motion; Mr. Dougherty seconded the motion, with Ms. Heller abstaining. Ms. Heller noted that a glare study will be completed with the project. Motion passed.

Environment Committee:

**ACTION ITEM:** Environment Committee Summary Sheet
Mr. Repasch presented the Environment Committee Summary Sheet. Mr. Amato called for a motion to accept the staff comments on the summary sheet. Mr. Repasch made the motion; Mr. Engle seconded the motion. Motion passed.

Transportation Committee:

**INFORMATION ITEM:** Lehigh Valley Transportation Study Brief
Mr. Hite provided a brief of the most recent Lehigh Valley Transportation Study meeting, which included the Highway Status report, the Transportation Improvement Program (TIP) and the new officers of the LVTS.

Old Business:

**INFORMATION ITEMS:** Activity Reports

**Monthly Subdivision, Land Development, Stormwater and Municipal Ordinance/Plans Report**
Ms. Bradley presented plan and review activity for December, which included 14 Subdivisions, 30 Development proposals, 17 reviews for Stormwater Management, and five Municipal Ordinances and Maps for a total of 66 reviews. The reviews included 718 housing units and 764,174 square feet of non-residential development. She informed the Commission that the 2021 Annual Report will be presented at the February Commission meeting. Mr. Amato asked for any comments or questions. There were none.

**Highway Traffic Monitoring**
Mr. Hite provided the details of the December traffic count update that showed a slight dip reflecting the time between Christmas and New Year’s Day. Route 33 came in at 76,251 vehicles at the end of the month. Interstate 78 East of 309 in Lehigh County came in at 69,277 vehicles and Interstate 78 East of 33 in Northampton County end the month with 69,254 vehicles. Route 309 north of Coopersburg in Lehigh County came in at 33,956 vehicles. Truck traffic showed a similar if not more pronounced holiday dip, as Interstate 78 east of Route 33 in Northampton County had 22,621 at the end of the month and I-78 east
of Route 309 in Lehigh County finished at 18,738 trucks. Mr. Amato asked for any comments or questions. There were none.

New Business:

**INFORMATION ITEM: LVPC Mission and Purposes Annual Review**
Ms. Bradley provided an overview of the LVPC Mission and Purposes.

**INFORMATION ITEM: Joining the LVPC Committees**
Mr. Herman provided an overview of the LVPC Committees, including the Executive Committee, Comprehensive Planning Committee, Environment Committee and Transportation Committee, and encouraged all Commissioners to join and attend. Mr. Amato asked for any comments or questions. There were none.

Executive Director’s Report:

**INFORMATION ITEM: Annual Statement of Financial Interests Requirement**
Ms. Bradley notified the Commission of the Annual Statement of Financial Interests Requirement that needs to be filled out by Commissioners and provided back to LVPC by May 1st.

Communications:

**INFORMATION ITEM: Business Cycle Column**
Mr. Assad summarized the most recent Morning Call Business Cycle column that ran in January. The January column called for long overdue changes to the Pennsylvania Municipalities Planning Code, better known as the MPC. After listing the many ways the MPC is letting Lehigh Valley communities down, the column, with a headline “Stop the Insanity” talked about the growing movement by Lehigh Valley mayors, judges, planners, and community leaders to develop a unified platform and advocacy strategy designed to help legislators see the constructive changes that can be made to help communities better control development. He stated that the next column was scheduled to publish February 13th.

**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, which was a replay of the 30-minute expert panel done for the LVPC 8th annual Gala + Awards. The panel featured experts talking about the future of societal shifts and local government, and they talked a lot about how the future of transportation spending is evolving because of the Federal Infrastructure Law. Mr. Assad informed that the 30-minute show is currently streaming at WDIY.org. He stated that the next show was scheduled to air at 6:30 pm, February 7 and will be about the draft Transportation Improvement Program, with PennDOT District Engineer Mike Rebert as the guest.

Public Engagement:

**INFORMATION ITEM: 2022 Lehigh Valley Government Academy**
Ms. Bradley highlighted courses offered under the Lehigh Valley Government Academy, including the 2022 courses offered in the Pennsylvania Municipal Education Institute Training Partnership and recent Transformative Talks on zoning coordination.

Additionally, Mr. Hite announced that the Local Technical Assistance Program has a full schedule of classes coming up. The virtual classes include: Curves on Local Roads, Issues and Safety Tools on February 1, Stormwater Facility Maintenance Program on February 3, Temporary Work Zone Traffic Control on February 8, Work Zone Traffic Control Workshop on February 9, Local Road Safety Plans on February 15 and Safe Driver on February 22. Anyone can sign up at lvpc.org/ltap or contact Brian Hite. Mr. Amato asked for any comments or questions. There were none.
ADJOINMENT:
Mr. Amato stated that the next LVPC meeting is set to be virtual on February 24th. Mr. Amato then asked if there was a motion to adjourn the meeting and Mr. Dougherty made a motion to adjourn. The meeting was adjourned.

Submitted by:
Becky Bradley, AICP, Executive Director and
Julie Benco, Regional Planner
RE: Chrin Maintenance Building – Final Plan Review
Glendon Borough
Northampton County

Dear Mr. McMonigle:

The Lehigh Valley Planning Commission (LVPC) reviewed final plans for the proposal dated 12/10/21 in the title block and a stormwater management report dated August 2014 Revised December 2021. The final plan was accepted for review by the LVPC on December 23, 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).
Northampton County Subdivision and Land Development Ordinance – Technical Review

The Lehigh Valley Planning Commission has reviewed the above-referenced application and recommends conditional final approval of the final 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 LVPC expects the applicant to be able to easily address these items, and thanks the applicant for resolving addressing the vast majority of conditions outlined in the preliminary review. 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 261.4 of the County SALDO.

The plans shall be revised as follows:

- Execute the engineer’s certification attesting to the accuracy of the plan. (314.6)
- General Note 7 on plan sheet C-02 appears to be incomplete. Please expand/clarify the phrase “during the quarterly”. The extent of the existing water line on plan sheet C-02 near MW-9 is still unclear. Does it simply dead end near MW-9? Does it tie into MW-9? This comment also applies to the proposed water line on Plan sheet C-04 which also stops near MW-9. Please clarify. Revise the linetypes for the existing water lines to use slanted text in the plan view. (314.14)
- Clarify if there are any existing easements associated with the existing water lines on site. Use slanted text for the existing utility lines in the plan view. (314.15)
- The owner(s) shall execute the owner’s statement before a notary public. (Section 314.18)
- Execute the signature block authorizing LVPC staff to enter upon and inspect the site. (314.20)
- Provide the water system design to the Easton Suburban Water Authority for review and approval prior to the commencement of construction. (316.8)
- Provide confirmation from the Pennsylvania Department of Environmental Protection (DEP) that a Sewage Planning Module is not required for this project. (316.92)
- Consolidate the three lots into one lot to facilitate the proposed development (Section 412)
- Revise sheet C-03 of the plan to label the clear sight triangle for the proposed access drive. (Section 427.8)
- Provide confirmation that the primary and secondary absorption areas (Sheet C-05) have been approved in accordance with the Pennsylvania Sewage Facilities Act, Chapter 73 of DEP Regulations, and the requirements of the Municipal Sewage Enforcement Officer. (Section 444)
- Revise the plans to provide the location of the easement for the proposed relocated overhead utility line. Submit a copy of the easement agreement prior to recording the plan. (Section 472.1)
- Provide confirmation that the erosion and sedimentation control plans have received approval from the Northampton County Conservation District (Section 491.5). Any associated changes made to the land development plan must be reviewed by the LVPC.
- Revise plans to show existing trees to be removed, with the size and species. (Section 492.422).
- Revise the Landscape and Lighting plan on sheet C-05 to enclose the parking area, except at entrances or exits, with a compact evergreen hedge not less than four (4) feet in height. (Section 492.442)

Northampton County Improvements Specifications Ordinance Requirements:

- The Sanitary Sewage Pipe Trench detail on plan sheet C-09 has been revised to include Note 2. Revise this note to reference 8” lifts instead of 12” lifts (Section 504) and revise it to reference compaction requirements (Sections 504, 505, 506). Plan sheet C-09 has been revised to include Typical Utility Trench Cross Section details for unpaved areas (Gravel and Vegetative). These details reference 4’ 2A stone over the pipe which does not match the Sanitary Sewage Pipe Trench detail. Please clarify.
- Revise the Storm Manhole detail on plan sheet C-10 to reference compliance with the ASTM standard referenced Section 601.14.
Miscellaneous:

- Revise the Utility Notes on plan sheet C-04 to remove all references to Falls Township
- Revise the record plan to reference the variances granted by the Zoning Hearing Board, and the date granted.
- Revise the record plan to reference the waivers granted by the LVPC, and the date granted.

Current Waivers:

The Commission grants the following requested waivers:

- 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).
- 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)

The Commission denies the following requested waivers:

- Consolidate the three lots into one lot to facilitate the proposed development (Section 412)
- 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)

Previously Reviewed 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.

Improvements Agreement and Security

Approval of the final plan is subject to the execution of a land development improvements agreement and submission of security, i.e. a letter of credit. The Borough Solicitor will handle this matter in partnership with the Borough’s Engineer. The Borough Engineer will also handle any inspections associated with the implementation of the plan.

Once the improvements agreement and security requirements have been satisfied, six paper plans shall be provided to our office for signature. Mylar prints may additionally be provided for signature. You must file one of the final plans endorsed by LVPC staff at the Northampton County Recorder of Deeds office within 90 days from the date final plans are endorsed by LVPC. To verify the recording, please provide us with a receipt from the Recorder’s office (Section 273).

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; Monica Wall, PE, Glendon Borough Engineer; Tom Elliott,
Borough Solicitor; Mikal Sabatine, Williams Township Manager; David Allen, PE, EarthRes; Gary Asteak, LVPC Special Counsel; Geoff Reese, LVPC Director of Environmental Planning; Paul Carafides, LVPC Director of Transportation Planning and Data
Northampton County Subdivision and Land Development Proposal

Agreement to Conditions

Chrin Maintenance Building – Final Plan Review
Glendon Borough
Northampton County


Signature

Printed Name

Date
RESOLUTION OF FEBRUARY XX, 2021
OF THE
LEHIGH VALLEY PLANNING COMMISSION

Final 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 final 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 final land development proposal as stated herein is approved subject to conditions stated in the Lehigh Valley Planning Commission review letter dated February XX, 2022 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. A waiver request from the requirement to consolidate the three lots into one lot (Section 412) has been denied; and

3. A waiver request from the requirement to include road improvements on Industrial Drive (Section 432.1 and Section 438.2) has been granted; and

4. A waiver request from the requirement to enclose the parking area with a compact evergreen hedge, not less than four (4) feet in height (Section 492.442) has been denied; and

5. A waiver request from the requirement to install concrete curbing (Section 511.2) has been granted; and

6. A waiver request from the requirement to install a sidewalk or interior walkways (Section 511.3) has been granted; and
7. Approval of the final plan is subject to the execution of a land development improvements agreement and submission of security, i.e. a letter of credit; and
8. Once these conditions have been satisfied, six paper plans shall be provided to the LVPC for signature; and
9. One of the final plans endorsed by LVPC must be filed at the Northampton County Recorder of Deeds office within 90 days from the date final plans are endorsed by LVPC; and
10. To verify the recording, a receipt from the Recorder of Deeds office will be provided to LVPC.

Lehigh Valley Planning Commission:

________________________
Steven Glickman, Chair

________________________
Christopher Amato, Vice Chair

________________________
Kevin Schmidt, Treasurer

Attest:

________________________
Becky A. Bradley, Executive Director
February XX, 2022

Mr. Dean Turner, Chair
Forks Township Planning Commission
Municipal Building
1606 Sullivan Trail
Easton, Pennsylvania 18040

RE:  Posh Properties – 1900 Sullivan Trail – Land Use of Regional Significance
    Forks Township
    Northampton County

Dear Mr. Turner:

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). Discussion on agenda
items largely happens during the Committee meeting. Both meetings are virtual, and we
encourage your participation. The LVPC will issue a follow-up letter after the Commission
meeting if Commission members have any additional comments. Meeting participation details
are below:

- LVPC Comprehensive Planning Committee Meeting
  - February 22, 2022 at 12:00 PM
  - https://lvpc.org/meetings.html
- LVPC Full Commission Meeting
  - February 24, 2022 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 Major Redevelopment category. The project proposes to redevelop a site
containing an existing vacant office building by constructing a commercial center. The proposal
consists of an 8,000-square-foot daycare, 3,000-square-foot carwash, 8,600-square-foot office
building, 2,736-square-foot bank, 2,250-square-foot retail space and a 2,283-square-foot
restaurant with a drive through, totaling 26,931 square feet. The project is located at 1900
Sullivan Trail (parcel number K9SE1 1 15).

The project site is approximately one mile north of the Township border with the City of Easton,
in a highly populated corridor that has seen increasing development interest. This area is
designated for Development in the General Land Use Plan and is within a Post-War Center in
the Transportation Plan. Additionally, Sullivan Trail is identified as a Major Corridor. The proposal exhibits consistency with *FutureLV: The Regional Plan* because it supports reinvestment in commercial areas (of Policy 4.6), and aspects of the proposal align with community design principles recommended for Centers. *FutureLV* encourages commercial development in Centers and along Corridors (of Policy 1.2), identifying that Centers are a focal point of social, cultural and economic activity and should feature streets that encourage walking and biking (General Land Use Plan Definitions).

The LVPC offers the following additional comments:

**Township Comprehensive Plan**

The proposal is in the Township’s Town Center (TC) Zoning District. The proposed project aligns with a Major Goal of the Forks Township Comprehensive Plan, to ‘improve the Town Center district as a pedestrian-friendly and transit-friendly area’ (Forks Township Comprehensive Plan 2010, page 6). The proposal further supports the Comprehensive Plan’s recommendation for redevelopment along the Town Center portion of Sullivan Trail (Forks Township Comprehensive Plan 2010, page 9).

**Multimodal Accessibility**

The LVPC applauds the thorough inclusion of sidewalks and crosswalks within the site, providing safe pedestrian mobility from the east side of Sullivan Trail and throughout the proposed development (of Policy 5.1). The applicant is to be commended for extending proposed sidewalks to the western property boundary adjacent to the Forks Community Park and Bike Trail, to facilitate a future connection. Bicycle racks should be installed at all proposed buildings to encourage their use as an alternative transportation option (of Policy 5.3).

The Lehigh and Northampton Transportation Authority (LANTA) currently provides public transportation service along the Sullivan Trail corridor, with two existing bus stops approximately 500 feet north and south of the project site. There are several sidewalk gaps along Sullivan Trail, and LANTA strives to provide transit service along existing or new sidewalks whenever possible to allow for a safe transit rider experience. The proposed commercial development provides a full comprehensive pedestrian network and serves to ‘improve connections between mass transit and pedestrian and bicycle infrastructure (of Policy 2.3). The inclusive mix of transportation options also supports connecting employees to the site and optimizes roadway capacity (Policy 2.1).

It is strongly recommended that the applicant contact LANTA to discuss the possibility of including a southbound bus stop at the proposed first entrance driveway. This bus stop should be located before the roundabout to allow for adequate clearance for the bus to safely board and alight passengers. LANTA also recommends a five-foot concrete pad in between the sidewalk and the curb for proper boarding/alighting, and an additional ten-foot by six-foot concrete pad fronting the sidewalk for a future bus shelter. LANTA Planner/Land Use Specialist Molly Wood can be reached at mwood@lantabus-pa.gov.

**Roundabouts**

The LVPC commends the proposed installation of a roundabout at the entrance to the
proposed development as a forward-thinking and traffic-calming safety improvement to the Sullivan Trail corridor. Installation of roundabouts prevent right angle and head on crashes which result in more injuries the off angle or side swipe accidents that may occur in a roundabout. Also, the cost associated with roundabouts are less than conventional traffic signals which involve perpetual light maintenance and electricity costs as well as technological upgrades. Without the need for electrified traffic signalization and prolonged vehicle idling associated with a traditionally controlled intersection, roundabouts help reduce greenhouse gas emissions, helping to mitigate climate change (Policy 3.4). Furthermore, roundabouts support more efficient emergency vehicle movement and access by avoiding the need for signal preemption improving safety during times of emergency (Policy 5.1)
The location of the roundabout in relation to the retail businesses on the eastern side of Sullivan Trail is also an upgrade and will improve traffic flow from that direction (of Policies 1.1, 2.2 and 5.4)

Transportation Notes
The submitted plans contain two transportation-related notes:

- **“Truck deliveries to the retail and restaurant use must occur after hours and will utilize drive aisle for loading/unloading”**
  - **LVPC Comment:** The details of where and when after-hours deliveries can occur should be clarified to minimize any potential conflicts with other establishments on site. For example, it is noted on the plan that the restaurant is intended to be a “Chipotle” establishment. Other “Chipotle” restaurants in the area currently have hours of 10:45 AM to 10 PM. If deliveries were to occur before 10 AM it may cause a conflict with traffic utilizing the drive aisle to go to other establishments on site, including the daycare, which normally have early morning hours. The intended location of the drive aisle for loading/unloading should be shown on the plans.
- **“If restaurant drive-thru changes from a pick-up only to a full conventional drive-thru use, vehicle stacking spacing will need to be amended”**
  - **LVPC Comment:** The vehicle stacking spacing should be shown for both possibilities to clarify the potential impacts, and to negate the possibility of unintended consequences if a change in ownership and franchise occurs at the location.

Landscaping and Sustainability
Landscaping is provided comprehensively throughout the site, with a mix of various native trees, shrubs and grasses. The LVPC commends the proposed landscaping plan for its benefits to the environment, air quality and aesthetics of the site that contribute to its sense of place (of Policy 5.3).

The LVPC recommends providing electrical vehicle charging stations at various locations near each proposed use. Recognizing the rapidly expanding electric vehicle market and accommodating such vehicles is key to the long-term success of the project, and supports the improvement of air quality as fewer vehicles use combustion engine emissions (of Policy 2.5 and 3.2).


Stormwater

The project site is located within the Bushkill Creek Watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinances. Comments relative to our review of the project’s stormwater management plan will be sent as a separate letter.

The LVPC has copied appropriate representatives from neighboring municipalities for this land use of regional significance 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.

If this proposal moves forward for approval, please call or email me or another Community Planning staff person for information on how to obtain LVPC signatures on the final plans.

Sincerely,

Jillian Seitz
Senior Community Planner

cc: Donna Asure, Forks Township Manager; Shawn McGlynn, Forks Township Zoning Officer; Sean Policelli, Forks Township Engineer; Posh Properties No. 46 Hanson, LLC, Applicant; Seth Gahman, Bohler Engineering; Stephen Nowroski, City of Easton Director of Planning; Jennifer Smethers, Lower Mount Bethel Township Manager; Cynthia Carman Kramer, Palmer Township Planning Director; Paul Levits, Plainfield Township Planning Commission Chair; Sean Dooley, Stockertown Borough Planning Commission Chair; Robert Hayes, Tatamy Borough Council Chair; Molly Wood, LANTA Planner/Land Use Specialist; Daniel Ahn, Northampton County Conservation District Engineer; Geoffrey Reese, LVPC Director of Environmental Planning; Paul Carafides, LVPC Director of Transportation Planning and Data
February XX, 2022

Ms. Cynthia Carman Kramer
Palmer Township Planning Director
3 Weller Place
Palmer, Pennsylvania 18045

RE:  MRP Industrial Main Street – Land Use of Regional Significance
      Palmer Township
      Northampton County

Dear Ms. Kramer:

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). Discussion on agenda items largely happens during the Committee meeting. Both meetings are virtual, and we encourage your participation. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

- LVPC Comprehensive Planning Committee Meeting
  - February 22, 2022 at 12:00 PM
  - [https://lvpc.org/meetings.html](https://lvpc.org/meetings.html)
- LVPC Full Commission Meeting
  - February 24, 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 Warehouse, Logistics and Storage Facilities category. The project proposes to develop a vacant 50-acre lot by constructing two warehouse buildings, one being 395,860-square-feet and the other being 249,600-square-feet, with related site improvements. The project is located at the southwest corner of Main Street and Van Buren Road (parcel number J8 26 1).

The proposal is strategically located in the Township’s Transportation Industrial 2 (TI-2) Zoning District, an area with similar industrial uses less than half of a mile west of a Route 33 interchange. The proposal generally exhibits consistency with FutureLV: The Regional Plan because the site location is suitable for freight mobility while minimizing quality of life impacts to residents (Policy 2.4). However, aspects of the site design can be improved to further support the long-term interests of the Township, community and developer:
Multimodal Accessibility

Including a variety of travel modes is critical to support the ability for the region’s workforce to access employment opportunities. In the Lehigh Valley, an average warehousing laborer wage is $33,890 per year (Lehigh Valley Workforce Investment Board), and there is a growing location mismatch between these jobs and housing attainable at these income levels. ‘Providing transportation options that are cost-effective and sustainable’ (of Policy 1.1) helps reduce the additional cost burden of needing a car to get to work and supports ‘the removal of barriers to employment’ (Policy 4.3).

The Lehigh and Northampton Transportation Authority (LANTA) currently provides public transportation service directly to the project site along Van Buren Road. The inclusion of sidewalks along the Van Buren Road property frontage and connecting throughout the site is commendable to facilitate safe transit rider connections between the bus stops and building entrances (of Policies 2.3 and 5.2).

LANTA will plan for a new southbound bus stop on Van Buren Road, nearside of the proposed site entrance driveway. The applicant should coordinate directly with LANTA regarding the recommended bus stop location and amenities. LANTA recommends a 5’ concrete pad in between the sidewalk and the curb for proper boarding/alighting, and an additional 10’x6’ concrete pad fronting the sidewalk for a future bus shelter. LANTA Planner/Land Use Specialist Molly Wood can be reached at mwood@lantabus-pa.gov.

To further improve mobility and job access (Policy 2.3), the LVPC strongly recommends that sidewalks be provided along the Main Street property frontage. Main Street is identified as a Major Corridor in the FutureLV Transportation Plan, which moves people between Centers and are ideal for expanding mixed-transportation options (FutureLV Centers and Corridors Definitions, page 63). The sidewalk proposed along the frontage of Van Buren Road should be extended along Main Street similar to the existing sidewalk on the north side of Main Street and be constructed at the time of land development. Bicycle storage racks should be provided at each proposed building to encourage bicycle usage as an alternative transportation option and ‘strengthen sidewalk, bicycle and trail infrastructure’ (of Policy 5.3).

Tractor-Trailer Accommodations

No driver amenities are shown on the plan, such as an overnight parking area for tractor trailers with electrical hookup provisions to reduce combustion engine emissions. Longer duration parking areas are essential for a safe transportation network, considering safety limitations on driver hours of operation per day (of Policy 2.5). On-street truck parking is an issue throughout the Lehigh Valley, and currently trucks occasionally park along Main Street east of Van Buren Road:
Trucks parked along the Main Street shoulder, facing west towards the Van Buren Road intersection and the project site:

The accommodation of onsite longer-term duration parking would allow drivers and their equipment to be parked in a safer location than on the roadway, and providing driver amenities such as a lounge and bathrooms further supports the health and safety of drivers as well (of Policy 2.4). Truck parking spaces should provide electrical hookups to limit idling, ensure compliance with the 2008 Pennsylvania Diesel Idling Law and support the improvement of air quality (of Policy 3.2).

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).
**Traffic Impacts**
The LVPC reviewed a Transportation Impact Study (TIS) for the proposal. Based on the combined square footage of the two buildings proposed, the development is anticipated to generate an average of 1,104 vehicle trips per day, of which 388 are trucks (*Institute of Transportation Engineers Trip Generation Manual, 11th Edition*). The project is located in an area with access to a Route 33 interchange, serving to minimize adverse impacts to nearby roadways generated by truck traffic.

The southernmost access driveway on Van Buren Road is designated for emergency access only. It is recommended that this proposed emergency access be converted to a full access driveway. The current design with one access point for two buildings would be utilized by a mix of employee passenger vehicles and trucks serving both buildings and may cause unanticipated traffic conflicts. Two full access points would alleviate internal traffic circulation during employee shift changes (of Policy 5.1).

**Environmental Considerations**
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) and protect the financial interests of the applicant.

The LVPC encourages the Township to continue to pursue environmental review as part of the development process to promote safe and secure community design (Policy 5.1).
The LVPC commends the thorough inclusion of landscaping throughout the project site, providing numerous benefits that promote the physical and mental health of employees (Policy 5.3) and minimize impacts to the environment by offsetting the development’s carbon footprint (of Policy 3.2). Landscaping also makes for a more attractive development and can significantly reduce the visual impact of large-scale buildings for the community.

The LVPC strongly encourages the applicant to consider the benefits of incorporating sustainable building, design and operations practices. Solar energy can be well-utilized on these large buildings when the roof is structurally designed to accommodate them. These practices ‘reduce climate change impacts’ (Policy 3.4) while also reducing overhead operational costs and are in the best interest of the developer and community.

The project site is located within the Bushkill 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.

The LVPC has copied appropriate representatives from neighboring municipalities to ‘coordinate land use decisions across municipal boundaries’ (Policy 1.4) and to ‘expand collaboration on planning and development between neighboring municipalities’ (of Policy 4.6).

Our review does not include an in-depth examination of the plan relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Feel free to call me if you have any questions about this review.

Sincerely,

Jillian Seitz
Senior Community Planner

cc: Robert Williams, Palmer Township Manager; Brian Dillman, PE, Palmer Township Engineer; CLPF MRPI Nazareth, LLC; Judd Dayton, PE, Snyder, Secary & Associates; Jill Garcia, Wilson Borough Manager; John Cornell, Forks Township Manager; Robert Hayes, Tatamy Borough Council Chair; Sean Dooley, Stockertown Borough Planning Commission Chair; Anita Caughy, Stockertown Borough Secretary; Lisa Klem, Upper Nazareth Township Manager; Lori Seese, Lower Nazareth Township Planning Director; Lori Stauffer, Lower Nazareth Township Manager; Amanda Raudenbush, Bethlehem Township Planning Director; Leslie Huhn, Lower Saucon Township Manager; Mikal Sabatine, Williams Township Manager; Donald Young, Glendon Borough Council President; Molly Wood, LANTA Planner/Land Use Specialist; Daniel Ahn, Northampton County Conservation District Engineer; Geoff Reese, LVPC Director of Environmental Planning; Paul Carafides, LVPC Director of Transportation Planning and Data
February 11, 2022

Ms. Samantha Ciotti Falcone, Chair
Upper Saucon Township Planning Commission
5500 Camp Meeting Road
Center Valley, Pennsylvania 18034

RE: Southern Lehigh School District Athletic Stadium Enhancements – Land Use of Regional Significance
Upper Saucon Township
Lehigh County

Dear Ms. Ciotti Falcone:

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). Discussion on agenda items largely happens during the Committee meeting. Both meetings are virtual, please see the meeting details below to attend. The LVPC will issue a follow-up letter after the Commission meeting should the Commission have any additional comments:

- LVPC Comprehensive Planning Committee Meeting
  - February 22, 2022 at 12:00 PM
  - [https://lvpc.org/meetings.html](https://lvpc.org/meetings.html)
- LVPC Full Commission Meeting
  - February 24, 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 proposes enhancements to an existing athletic stadium to enlarge the field surface, replace the track surface, replace the south grandstands and expand paving at 3715 Preston Lane (parcel number 642417750523). This proposal exhibits general consistency with *FutureLV: The Regional Plan* because it is located in an area designated for Development in the General Land Use Plan. The project serves to ‘enhance the long-term viability of assets’ (of Policy 1.3) and ‘support cultural and social programs’ (of Policy 5.2).

The LVPC offers the following additional comments:

**Environmentally Sensitive Building and Landscape Design**

The LVPC recommends that educational institutions incorporate environmentally sensitive building and landscape design. This would further enhance the campus setting, demonstrate environmental leadership within the region, and ‘reduce climate change impacts through mitigation and adaption’ (Policy 3.4).
Lighting
The LVPC recommends ensuring that light pollution from the stadium lights does not spill into the nearby residential properties, which serves to ‘minimize quality of life impacts to residents’ (Policy 2.4).

Stormwater
The project site is located within the Saucon 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.

The LVPC has copied appropriate representatives from neighboring municipalities for this land use of regional significance 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 ordinance requirements since these items are covered in the municipal review.

Should this proposal move forward for approval, please call or email myself or another Community Planning staff person for information on how to obtain LVPC signatures on the final plans.

Sincerely,

Julie Benco
Regional Planner

cc: Patricia Lang, Upper Saucon Township Manager; Charles Unangst, PE, Hanover Engineering Associates; Dr. Michael Mahon, Superintendent Southern Lehigh School District; Wayne Doyle, PE, Project Engineer; Molly Wood, LANTA Planner/Land Use Specialist; Timothy Paashaus, Coopersburg Borough Manager; Emily Fucci, Lower Milford Township Zoning Officer/Planning Administrator; Brian Miller, Upper Milford Township Planning Coordinator; Kerry Rabold, Salisbury Township Planning & Zoning Officer; Leslie Huhn, Lower Saucon Township Manager; Garrett Cook, Lehigh County Conservation District Engineer; Geoff Reese, LVPC Director of Environmental Planning
<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 Zoning Ordinance and Map Revision</td>
<td>Lower Mount Bethel Township</td>
<td><em>Lower Mount Bethel Township Comprehensive Zoning Ordinance and Map Revision</em> – Proposes to revise the entirety of the Township's Zoning Ordinance.</td>
<td>Generally exhibits consistency with <em>FutureLV</em> – the proposal exemplifies &quot;evolution and adaptability of government&quot; (of Policy 1.4) and substantially advances several goals and policies related to farmland and open space preservation, natural resource conservation, strategic development to accommodate growth, housing variety and high-quality community design.</td>
</tr>
<tr>
<td>Comprehensive Plan</td>
<td>Lehigh Township</td>
<td><em>Draft Lehigh Township Comprehensive Plan</em> – Proposes a comprehensive plan for the Township that aims to facilitate logical growth and development while retaining the Township’s rural character.</td>
<td>Generally exhibits consistency with <em>FutureLV</em> - The Draft Plan’s major goals include maintaining rural residential character, protecting natural resources and promoting agricultural opportunities and farmland preservation. The plan also aims to attract business activity to designated areas to increase municipal and school district revenue, provide wider close-to-home employment opportunities, and to meet shopping and service needs of local residents to reduce their need to travel to other communities. The Draft Plan meets all legally required criteria outlined in the Pennsylvania Municipalities Planning Code for Comprehensive Plans</td>
</tr>
</tbody>
</table>
January 27, 2022
Michael P. Hanlon
435 West Hamilton Street
Allentown PA 18101
Michael.Hanlon@AllentownPA.gov

RE: Street Vacation
Summit Street from 31st Street to Termination Point at the Brass Rail Restaurant.
(Parcel #549574278911-1)
City of Allentown, Lehigh County

The Lehigh Valley Planning Commission (LVPC) will consider the subject street vacation petition at its Transportation Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings are virtual, please see the meeting details below to attend. The LVPC will issue a follow-up letter after the Commission meeting should the Commission have any additional comments.

- LVPC Transportation Planning Committee Meeting
  - February 24, 2022 at 5:30 PM
  - https://lvpc.org/meetings.html
- LVPC Full Commission Meeting
  - February 24, 2022 at 7:00 PM
  - https://lvpc.org/meetings.htm

Mr. Hanlon,

The proposed street vacation petition without utilities was submitted by the City of Allentown on behalf of Mr. Jeff Bainbridge of Two Farms, Inc. D/B/A Royal Farms of 3611 Roland Avenue, Baltimore MD 21211 via their legal counsel, Mr. Joseph A. Zator, II of 4400 Walbert Avenue, Allentown PA 18104.

The proposed street vacation petition was reviewed for recommendations under Section 304 of the Pennsylvania Municipalities Planning Code, and for general consistency with the intent of FutureLV: The Regional Plan.

Summit Street in this location is a one-way restricted access driveway for the Brass Rail Restaurant and Budget Truck Rental properties. The petitioner is under contract of sale with three of the four properties that adjoin Summit, including the Brass Rail Restaurant, Pacific Pride and Budget Truck Rental parcels.
The fourth parcel, not under contract of sale, is a corner commercial building at 3209 Lehigh Street, at the southeast quadrant of 31st Street and Lehigh Street. It is understood that this property will not be part of the forthcoming redevelopment of the properties mentioned in a future Royal Farms Convenience Gas Station. The corner property has frontage along Summit Street however has no current access to Summit Street due to topography and the current one-way access driveway construction.

It is recommended that if the petition is granted that the access point of the proposed vacated Summit Street along the frontage of 31st Street maintain, construct and improve the continuity of the existing sidewalk along 31st Street. *(of Policy 5.3 of FutureLV: The Regional Plan)*

We appreciate the City’s consideration of the goals and policies of FutureLV: The Regional Plan in as much as it relates to the street vacation petition of Summit Street from 31st Street to the Termination Point at the existing Brass Rail Restaurant.

Brian Hite
Transportation Planner
Red box is Summit Street
Courtesy Google Maps
February 8, 2022
Michael P. Hanlon
435 West Hamilton Street
Allentown PA 18101
Michael.Hanlon@AllentownPA.gov

RE: Street Vacation
Summit Street from 31st Street SW Northeast to end of property from 3029 Lehigh Street (31st Street) to start of 3023 Lehigh Street
City of Allentown, Lehigh County

The Lehigh Valley Planning Commission (LVPC) will consider the subject street vacation petition at its Transportation Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings are virtual, please see the meeting details below to attend. The LVPC will issue a follow-up letter after the Commission meeting should the Commission have any additional comments.

- LVPC Transportation Planning Committee Meeting
  - February 24, 2022 at 5:30 PM
  - https://lvpc.org/meetings.html
- LVPC Full Commission Meeting
  - February 24, 2022 at 7:00 PM
  - https://lvpc.org/meetings.htm

Mr. Hanlon,

The proposed street vacation petition without utilities was submitted by the City of Allentown on behalf of Karen G. Hoch of 2814 Pearl Avenue, Allentown PA 18103 equitable owner of 3029 Lehigh Street, Allentown PA 18103.

The proposed street vacation petition was reviewed for recommendations under Section 304 of the Pennsylvania Municipalities Planning Code, and for general consistency with the intent of FutureLV: The Regional Plan.

Summit Street in this location is a one-way restricted access driveway for the Brass Rail Restaurant and Budget Truck Rental properties to the east. The petitioner is the owner of the corner commercial building at 3029 Lehigh Street, at the Southeast quadrant of 31st and Lehigh Streets with frontage along Summit Street.
A related street vacation petition was submitted on January 27, 2022 by Two Farms, Inc D/B/A Royal Farms with agreement of sale for the 3 adjacent parcels (Brass Rail, Budget Truck rental and Pacific Pride) for vacating the same Summit Street.

It is recommended that if the petition is granted that the access point of the proposed vacated Summit Street along the frontage of 31st Street maintain, construct and improve the continuity of the existing sidewalk along 31st Street. *(of Policy 5.3 of FutureLV: The Regional Plan)*

We appreciate the City’s consideration of the goals and policies of FutureLV: The Regional Plan in as much as it relates to the street vacation petition of Summit Street from 31st Street to the Termination Point at the existing Brass Rail Restaurant.

Brian Hite
Transportation Planner
Red box is Summit Street
Courtesy Google Maps
January 2022

Lehigh Valley Planning Commission

Subdivision + Land Development Monthly Report

Plan Activity

<table>
<thead>
<tr>
<th>Lehigh County</th>
<th>Northampton County</th>
</tr>
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<tbody>
<tr>
<td>Reviews: 28</td>
<td>Reviews: 31</td>
</tr>
<tr>
<td>Acres: 167.6</td>
<td>Acres: 382.3</td>
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</tbody>
</table>

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

Regional Totals*

<table>
<thead>
<tr>
<th></th>
<th>Acres</th>
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<tbody>
<tr>
<td>12 Subdivision/Lot Line Adjustments</td>
<td></td>
</tr>
<tr>
<td>32 Development</td>
<td></td>
</tr>
<tr>
<td>13 Stormwater Management</td>
<td></td>
</tr>
<tr>
<td>2 Municipal Ordinances and Maps</td>
<td></td>
</tr>
<tr>
<td>549.9</td>
<td></td>
</tr>
</tbody>
</table>

* Includes preliminary and final plans

Types of New Development

Housing: 307 Total Units

- Single-Family Detached: 52
- Townhouses: 53
- Apartments: 202
- Planned Residential: 0
- Twins: 0
- Assisted-Living: 0
- Manufactured Homes: 0
- Condos: 0

Non-Residential: 1,889,247 Total Square Feet

- Commercial: 24,921
- Retail: 21,860
- Public/Quasi-Public: 173,791
- Industrial (Warehouse)*: 1,668,675 (W: 1,668,675)
- Office: 0
- Transportation: 0
- 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
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 VEHICLE TRAFFIC**

* Aug 4 - impacted by Hurricane Isaias
** Feb 2 - impacted by Winter Storm Orlena
*** June '21 - partial data due to PennDOT Maintenance

**TOTAL TRUCK TRAFFIC**

Mar 3 Apr 7 May 5 Jun 2 Jul 7 Aug 1 Sep 6 Oct 3 Nov 1 Dec 5 Jan 5 Feb 2 Mar 2 Apr 6 May 4 Jun 1 Jul 6 Aug 3 Sep 7 Oct 5 Nov 2 Dec 7 Jan 4 25

Mar 3 Apr 7 May 5 Jun 2 Jul 7 Aug 1 Sep 6 Oct 3 Nov 1 Dec 5 Jan 5 Feb 2 Mar 2 Apr 6 May 4 Jun 1 Jul 6 Aug 3 Sep 7 Oct 5 Nov 2 Dec 7 Jan 4 25

* Aug 4 - impacted by Hurricane Isaias
** Feb 2 - impacted by Winter Storm Orlena
*** June '21 - partial data due to PennDOT Maintenance
STATE ETHICS COMMISSION
STATEMENT OF FINANCIAL INTERESTS

THIS FORM IS CONSIDERED DEFICIENT IF ANY BLOCK IS NOT COMPLETED OR IF SIGNATURE OR DATE IS MISSING.
SIGN THE FORM USING THE CURRENT DATE. DO NOT BACK DATE SIGNATURE.
THOSE INDIVIDUALS WHO HOLD MORE THAN ONE OFFICE AND/OR POSITION MUST FILE A COPY OF THEIR FORM AT EACH FILING LOCATION.
FILERS MAY USE THE ONLINE FILING SYSTEM AT THE STATE ETHICS COMMISSION'S WEBSITE: www.ethics.pa.gov. A PAPER COPY MAY STILL BE REQUIRED TO BE SUBMITTED TO YOUR FILING LOCATION. FILERS SHOULD CHECK WITH THEIR FILING LOCATION FOR REQUIREMENTS.

THIS FORM MUST BE COMPLETED AND FILED BY:

A Candidates - Persons seeking elected state, county and local public offices, including first-time candidates, incumbents seeking re-election, and write-in candidates who do not decline nomination/election within 30 days of official certification of same.

B Nominees - Persons nominated for public office subject to confirmation.

C Public Officials - Persons serving as current state/county/local public officials (elected or appointed). The term includes persons serving as alternates/designees. The term excludes members of purely advisory boards.

D Public Employees - Individuals employed by the Commonwealth or a political subdivision who are responsible for taking or recommending official action of a non-ministerial nature with regard to: contracting or procurement; administering or monitoring grants or subsidies; planning or zoning; inspecting, licensing, regulating or auditing any person; or any other activity where the official action has an economic impact of greater than a de minimis nature on the interests of any person. The term does not include individuals whose activities are limited to teaching.

A former public official or former public employee must file the year after termination of service with the governmental body.

E Solicitors - Persons elected or appointed to the office of solicitor for political subdivision(s).

IMPORTANT: Please read all instructions carefully prior to completion of form. Also, review the filing chart (Page 4) for proper filing location. Any questions may be directed to the State Ethics Commission at (717) 783-1610 or Toll Free at 1-800-932-0936.

This Form is required to be filed pursuant to the provisions of the Public Official and Employee Ethics Act "Ethics Act," 65 Pa C.S. §1101 et seq.
STATEMENT OF FINANCIAL INTERESTS INSTRUCTIONS

Please print neatly in capital letters. If you require more space than has been provided, please attach an 8 ½” X 11” piece of paper to the form. Blocks 01 through 06 are for current information.

Block 01 Please fill in your last name, first name, middle initial and suffix (if applicable) in the boxes provided. Public office candidates should use the exact name used on official nomination petition or papers.

Block 02 List an office (business or governmental) or home address and daytime telephone number.

Block 03 Please check the block or blocks to indicate your status. See definitions on page 1. If you are correcting a prior filing, please check the block designating an amended form.

Block 04 Please check the appropriate block (seeking, hold, held) for each position you list in the blocks below. List all public position(s) which you are seeking, currently hold, or have held in the prior calendar year. Please be sure to include job titles and official titles such as “member” or “commissioner” (even if serving as an alternate/designee).

Block 05 Please list all political subdivision(s) agency(ies) as to which you: (1) are presently seeking a public position or public office as a candidate (incumbent or non-incumbent) or nominee; (2) presently hold a public position or public office; and/or (3) previously held a public position or public office during all or any portion of the calendar year listed in block 07. (The term “political subdivision” includes a county, city, borough, incorporated town, township, school district, vocational school, county institution, district, and any authority, entity or body organized by the aforementioned).

Block 06 Please list your current occupation or profession. This information may be the same as stated in block 04.

Block 07 List the calendar year for which you are filing this form. Like tax returns, these forms disclose financial information for a prior calendar year. For example, for the form due May 1, 2019, block 07 would read “2018.” The information in blocks 08 through 15 should represent financial interests for the calendar year listed.

Block 08 REAL ESTATE INTERESTS: This block contains the address of any property which was involved in transactions (leasing, purchasing, or condemnation proceedings of real estate interests) with the Commonwealth or any other governmental body within the Commonwealth. If you have no direct or indirect interests in such a property, then check “NONE.”

Block 09 CREDITORS: This block contains the name and address of any creditor and the interest rate of any debt over $6,500 regardless of whether such debt is held solely by you or jointly by you and any other individual, including your spouse, where each obligor is fully responsible for the obligation. A joint obligation with other persons for which the filer is responsible only for a proportional share that is less than the reporting threshold, is not required to be reported. Do not report a mortgage or equity loan on your home (or secondary home), or loans or credit between you and your spouse, child, parent or sibling. Car loans, credit cards, personal loans and lines of credit must be listed on the form if the balance owed was in excess of $6,500 at any time during the calendar year. If you do not have any reportable creditor, then check “NONE.”

Block 10 DIRECT OR INDIRECT SOURCES OF INCOME: List the name and address of each source of gross income of more than $1,300 regardless of whether such income is received solely by you or jointly by you and another individual, such as a spouse. “Income” includes any money or thing of value received or to be received as a claim on future services or in recognition of services rendered in the past, whether in the form of a payment, fee, salary, expense, allowance, forbearance, forgiveness, interest, dividend, royalty, rent, capital gain, reward, severance payment, proceeds from the sale of a financial interest in a corporation, professional corporation, partnership or other entity resulting from termination/withdrawal therefrom upon assumption of public office or employment or any other form of recompense or combination thereof. The term refers to gross income, which includes prize winnings and tax-exempt income but does not include gifts, governmentally-mandated payments or benefits, retirement, pension or annuity payments funded totally by contributions of the public official or employee, or miscellaneous incidental income of minor dependent children. If you do not have ANY reportable source of income, then check “NONE.”

Block 11 *GIFTS: For each source of gift(s) valued at $250 or more in the aggregate, list the following information: the name and address of the source; the circumstances, including a description of each gift; and the value of the gift(s). Do not report political contributions otherwise reportable as required by law, gift(s) from friends or family members (the term “friend” does not include a registered lobbyist or employee of a registered lobbyist), or any commercially-reasonable loan made in the ordinary course of business. The Commission has held that a person cannot be deemed a “friend” if that person and/or a business with which that person is associated is regulated by or has contracts with the public official’s governmental body. If you did not receive any reportable gift, then check “NONE.”

Block 12 *TRANSPORTATION, LODGING OR HOSPITALITY EXPENSES: List the name and address of each source and the amount of each payment/reimbursement by the source for transportation, lodging or hospitality that you received in connection with your public position if the aggregate amount of such payments/reimbursements by the source exceeds $650 for the calendar year for which you are reporting. Do not report reimbursements made by a governmental body or by an organization/association of public officials/employees of political subdivisions that you serve in an official capacity. If you do not have any reportable expense payments/reimbursements, then check “NONE.”

Block 13 OFFICE, DIRECTORSHIP OR EMPLOYMENT IN ANY BUSINESS ENTITY: List both the name and address of the business entity for any office that you hold (Example: President, Vice President, Secretary, Treasurer), any directorship that you hold (through service on a governing board such as a board of directors), and any employment that you have in any capacity whatsoever as to any business entity. This block focuses solely on your status as an officer, director or employee, regardless of income. If you do not have any office, directorship or employment in any business entity to report, then check “NONE.”

Block 14 FINANCIAL INTERESTS: List the name and address and interest held in any business for profit of which you own more than 5% of the equity or more than 5% of the assets of economic interest in indebtedness. If you do not have any such financial interest to report, then check "NONE.”

Block 15 TRANSFERRED BUSINESS INTERESTS: List the name and address of any business in which you transferred a financial interest (as defined in block 14 above) to a member of your immediate family (parent, spouse, child, brother or sister), as well as the interest held, relationship to the individual, and date of transfer. If you did not transfer any such business interest, then check "NONE.”

Signature Please sign the form and enter the current date. Back dating the form is a violation of law and could result in the initiation of civil, administrative and/or criminal penalties.

*Please note the Commission has long held that the receipt of things of value, such as gifts, transportation, lodging and hospitality from vendors, those regulated, and others, may form the basis for a conflict of interest under Section 1103(a) of the Ethics Act.
01 LAST NAME | FIRST NAME | MI | SUFFIX

02 ADDRESS office (business or governmental) or home | City | State | Zip Code | Area Code | Phone

NOTE: IF YOU ARE INCLUDING ATTACHMENTS, DO NOT INCLUDE ANYTHING THAT BEARS YOUR SOCIAL SECURITY NUMBER OR FINANCIAL ACCOUNT NUMBERS.

03 STATUS | Check applicable block or blocks, more than one block may be marked. (See instructions on page 2)
A | Candidate (including write-in) | C | Public Official (Current) | D | Public Employee (Current) | E | Check this block if you are filing as a solicitor | ☐ | ☐ | ☐ | ☐ | ☐ |
B | Nominee | C | Public Official (Former) | D | Public Employee (Former) | | | ☐ | ☐ | ☐ | ☐ | ☐ |

04 PUBLIC POSITION OR PUBLIC OFFICE (administrator, member, Commissioner, job title, etc.) | ☐ | ☐ | ☐ | ☐ |
A | seeking | hold | held |
B | seeking | hold | held |

05 GOVERNMENTAL ENTITY in which you are/were an Official, Employee, Candidate or Nominee (e.g., dept, agency, authority, borough, board, commission, county, school district, twp, etc.)
A |
B |

06 OCCUPATION OR PROFESSION (This may be the same as block 4) | 07 YEAR | SEE INSTRUCTIONS.

08 REAL ESTATE INTERESTS (See instructions on page 2) | If NONE, check this box. ☐

09 CREDITORS (See instructions on page 2). Creditor (Name and Address) | If NONE, check this box. ☐ | Interest Rate
Name: | | |
Address: | | |

10 DIRECT OR INDIRECT SOURCES OF INCOME including (but not limited to) all employment. (See instructions on pg. 2) | ONLY IF NONE, check this block. ☐ | (OFFICIAL USE ONLY)
Name: | | |
Address: | | |

11 GIFTS (See instructions on page 2) | If NONE, check this box. ☐
Source of Gift | | |
Value of Gift | | |
Address of Source of Gift | | |
Circumstances (including description) of Gift | | |

12 TRANSPORTATION, LODGING, HOSPITALITY (See instructions on page 2) | If NONE, check this box. ☐ | Value
Source (Name and Address) | | |
| | |

13 OFFICE, DIRECTORSHIP OR EMPLOYMENT IN ANY BUSINESS (See instructions on page 2) | If NONE, check this box. ☐ | Position Held (i.e., officer, director, employee, etc.)
Business Entity (Name and Address) | | |
Name: | | |
Address: | | |

14 FINANCIAL INTEREST IN ANY LEGAL ENTITY IN BUSINESS FOR PROFIT (See instructions on page 2) | If NONE, check this box. ☐ | Interest Held (i.e., 5%, 10%, etc.)
Name and Address of Business | | |

15 BUSINESS INTERESTS TRANSFERRED TO IMMEDIATE FAMILY MEMBER (See instructions on page 2) | If NONE, check this box. ☐ | Interest Held Relationship Date Transferred
Business (Name and Address) | | |
Transferor (Name and Address) | | |

The undersigned hereby affirms that the foregoing information is true and correct to the best of said person's knowledge, information and belief; said affirmation being made subject to the penalties prescribed by 18 Pa.C.S. §4904 (unsworn falsification to authorities) and the Public Official and Employee Ethics Act, 65 Pa.C.S. §1109(b).

Signature ____________________________ Enter Current Date ____________________________

THIS FORM IS CONSIDERED DEFICIENT IF ANY BLOCK ABOVE IS NOT COMPLETED. MAKE A COPY FOR YOUR RECORDS.
<table>
<thead>
<tr>
<th>WHO MUST FILE</th>
<th>ORIGINAL COPY</th>
<th>ADDITIONAL FILINGS*</th>
<th>WHEN TO FILE</th>
</tr>
</thead>
</table>
| **A. STATUS BLOCK A - CANDIDATES**  
Statewide  
State Senate  
State House  
Supreme Court  
Superior Court  
Common Pleas Court  
Traffic Court  
Municipal Court  
Commonwealth Court |  
State Ethics Commission |  
Append to nomination petition when filed with the State Bureau of Elections  
210 North Office Building  
Harrisburg, PA 17120-0029 | ON OR BEFORE THE LAST DAY FOR FILING A PETITION TO APPEAR ON THE BALLOT FOR ELECTION |
| Constables / Deputy Constables | State Ethics Commission |  
File with the Clerk/Secretary in the Municipality in which you are a candidate |  
Append to nomination petition when filed with County Board of Elections |
| Countywide  
City  
Borough  
Township  
Municipality (home rule charter) |  
| Magisterial District Judges |  
File with the County in which the Magisterial District is located |  
| School Director |  
File in the School District where you are a candidate |  
| Announced Write-in |  
For state office file with  
State Ethics Commission  
For county or local office file with governing authority of political subdivision. | No additional copy required | Within 30 days of official certification of having been nominated or elected unless such person declines the nomination or office within that time frame. |
| Unannounced Write-in Winners of Nominations |  
| Unannounced Write-in Winners of Elections |  
| **B. STATUS BLOCK B - NOMINEE**  
State Level | State Ethics Commission |  
File with the Official or Body vested with the power of confirmation | 10 days before official or body approves or rejects the nomination. |
| County/Local Level |  
Governing authority of political subdivision |  
| **C. STATUS BLOCK C - PUBLIC OFFICIAL**  
Commonwealth Public Officials such as: Members of Boards and Commissions (including alternates/designees); Heads of executive, legislative and independent agencies, boards and commissions; and persons appointed to positions designated as offices. | State Ethics Commission |  
File with each Agency, Board, Commission, Department, or Government Body in which employed or to which appointed. (make additional copies if needed) |  
| State House Member  
State Senate Member | State Ethics Commission |  
File with the House Chief Clerk or Senate Secretary (whichever applies) |  
| Local Public Officials serving in/ as: Counties; Boroughs; Townships; Home Rule Municipalities; Municipal Authorities; School Districts  
Incumbent Judges and Magisterial District Judges who are not candidates file a Statement of Financial Interests for Judicial Officers with the Administrative Office of Pennsylvania Courts (AOPC). |  
| Constables / Deputy Constables | State Ethics Commission |  
| **D. STATUS BLOCK D - PUBLIC EMPLOYEE**  
Commonwealth PUBLIC EMPLOYEE (Executive, Leg. & Independent Agencies) | State Ethics Commission |  
File only with your Employer | No additional copy required |
| County  
City  
Borough  
Township  
Municipal (home rule)  
Municipal Authority  
School District |  
| EMPLOYEE |  
File only with your political subdivision |  
| **E. STATUS BLOCK E - SOLICITOR** |  
File with the governing authority of each political subdivision for which you are Solicitor |  
Additional copy is not required to be filed (unless serving in multiple capacities, then file with each entity as required) |

* FILER IS RESPONSIBLE FOR MAKING ANY ADDITIONAL COPIES.