LEHIGH VALLEY PLANNING COMMISSION MEETING
Thursday, June 23, 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

Minutes

1. ACTION ITEM: Minutes and Review of Roll Call Actions of the May 26, 2022, Commission Meeting (JB)

Comprehensive Planning Committee:

1. ACTION ITEM: City of Allentown – Land Use of Regional Significance – Neuweiler Brewery Mixed Use (SN)
2. ACTION ITEM: Nazareth Area Multi-Municipal Comprehensive Plan (DS, SN, BGR)

Transportation Committee:

1. ACTION ITEM: Williams Township – Zoning Ordinance Amendment – Electrical Vehicle Charging Stations (JS, BS); Joint Agenda Item with the Comprehensive Planning Committee
2. ACTION ITEMS: Street Vacations (BH)
   a. Portion of 2nd Avenue – City of Bethlehem
   b. 900 block of N. Lumber Street and 900 Block of Refwal Street – City of Allentown

Environment Committee:

1. ACTION ITEM: Draft Upper Saucon Township Comprehensive Recreation & Open Space Plan (TM)
Old Business:
1. INFORMATION ITEMS: Activity Reports:
   b. Highway Traffic Monitoring (BH)

New Business:
1. INFORMATION ITEM: Workshop on Utility Scale Solar partnered with the Penn State Solar Team (BB)

Executive Director’s Report:
None

Communications and Engagement:
1. INFORMATION ITEM: Morning Call Business Cycle Column (MA)
   a. Power Shift – How the move to electric cars is coming faster than most people think.
2. INFORMATION ITEM: Monthly, Plan Lehigh Valley Talk Show on WDIY, Lehigh Valley Public Radio, 88.1 (MA)
   b. Next show -- 6:30 pm, July 4 – Multi-Municipal Planning, with Guest Brian Carl.
3. INFORMATION ITEM: Local Technical Assistance Programs (MA)
   a. August 30: Road Safety Audit, 8 am to noon.
   b. Sept. 6: Equipment and Worker Safety, 8 am to noon.
   c. Sept. 13: Project Oversight, 8 am to noon.
   d. Sept. 20: Speed Limits and Speed Management, 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, July 28, 2022, at 7:00 pm
The LVPC held a virtual public meeting on Thursday, May 26, 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**
Geoff Brace, Percy Dougherty, Steven Glickman, Kent Herman, Dennis Klusaritz, Rick Molchany, Joyce Moore and Kathy Rader.

**Northampton County**

Members Absent:

**Lehigh County**
Phillips Armstrong, Bob Elbich, Michael Harakal, Jamie Johnson, David Jones, Christina Morgan, Owen O'Neil, Stephen Repasch, Kevin Schmidt, Joshua Siegel, Matthew Tuerk and Irene Woodward.

**Northampton County**

**Staff Present:** Matt Assad, Julie Benco, Becky Bradley, Steve Neratko, Sue Rockwell and Brad Stewart.

**Public Present:** Toni Mitman and Jeff Ward.

**COURTESY OF THE FLOOR**
There were none.

**CHAIRMAN’S REPORT**
Mr. Glickman summarized the LVPC Commissioner Retreat that occurred on Friday, May 20th and encouraged those that attended to fill out the survey. He also encouraged those that did not attend to review the packet of materials that was mailed to them.

**MINUTES**
Mr. Glickman stated that the minutes of the Thursday, April 28th, 2022 LVPC meeting are attached, and he then asked for a motion to approve the minutes. Ms. Dreisbach made a motion to approve the minutes. Mr. Brace seconded the motion. The motion passed, with Ms. Rader abstaining.
COMMITTEE REPORTS

Comprehensive Planning Committee:

**ACTION ITEM: Lowhill Township – Land Use of Regional Significance – Kernsville Road Industrial**
Mr. Neratko provided an overview of the project, which proposes the development and construction of a 190,960-square-foot warehouse/distribution center on a 21.61-acre parcel that was previously farmland. Mr. Neratko noted that the applicant is proposing two other industrial projects within the vicinity and that the size of the proposed warehouse may be decreased to 100,570 square-feet. Mr. Neratko highlighted comments related to truck transportation and routing, onsite truck parking spaces, steep slopes, and landscaping. Mr. Glickman called for a motion to accept the staff comments. Mr. Dougherty made the motion; Ms. Lawless seconded the motion. Ms. Rader commented on the movement of truck traffic from the warehouses and asked if the applicant had discussed with PennDOT or Upper Macungie Township on the truck traffic. Ms. Bradley answered. Mr. Amato asked about the signage and enforcement related to the direction of truck traffic on certain roads. Mr. Molchany also asked about the signage and details of the traffic study. Mr. Stewart and Ms. Bradley responded to their comments. Mr. Elliott asked about the meaning of language used in the letter and Mr. Neratko responded. Mr. Elliott also asked about the consistency of the project with FutureLV and the Northern Lehigh Multi-Municipal Comprehensive Plan. Ms. Bradley responded. Mr. Klusaritz and Mr. Molchany commented on the potential for truck traffic driving over a bridge within the vicinity of the proposal. Mr. Nelson asked about the zoning of the area and Ms. Bradley responded. Mr. Molchany asked to amend the letter to include the traffic comments mentioned. Ms. Rader specified the language that should be included in the letter to mention adjacent municipalities. Mr. Glickman commented on the potential for truck traffic concerns between the truck traffic and the school age center nearby to the property, as well as emissions impacts to adjacent properties. Mr. Molchany highlighted an area of the letter that discusses emissions. Ms. Mitman, a resident of the City of Easton, discussed her concerns over warehousing and quality of life issues in the region. Motion passed.

**ACTION ITEM: Comprehensive Planning Committee Summary Sheet**
Mr. Melnick presented the Comprehensive Planning Committee Summary Sheet. Mr. Glickman called for a motion to accept the staff comments on the summary sheet. Ms. Moore made the motion; Mr. Melnick seconded the motion. Motion passed.

Environment Committee:

**INFORMATION ITEM: Environment Committee Summary Sheet**
Mr. Glickman presented the Environment Committee Summary Sheet, which included a solid waste permit renewal application in Lower Saucon Township. Mr. Glickman called for a motion to accept the staff comments on the summary sheet. Mr. Melnick made the motion; Ms. Zrinski seconded the motion. Motion passed.

Transportation Committee:

**ACTION ITEM: Street Vacation – Utica Street – City of Allentown**
Mr. Stewart presented the proposed street vacation petition for Utica Street in the City of Allentown, which is intended to be consolidated into The Waterfront development. Mr. Stewart recommended that, if the petition is granted, the City of Allentown study parking regulations on the short segment of remaining Utica Street to mitigate impacts or obstructions to the access of emergency response personnel and equipment to the residential properties of FutureLV Policy 2.2 and 5.1. 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.

**ACTION ITEM: Street Vacation – North Penn Street – City of Allentown**
Mr. Stewart presented the proposed street vacation petition for North Penn Street in the City of Allentown. Mr. Stewart recommended that, if the petition is granted, the petitioner provide, maintain and improve full pedestrian access and maintain access to various infrastructure above and below ground to minimize
disruptions to utility service currently being provided. Mr. Glickman called for a motion to accept the staff comments. Mr. Herman made the motion; Ms. Dreisbach seconded the motion. Mr. Glickman asked for any comments or questions. There were none. Motion passed, with Mr. Brace abstaining.

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 April, which included 14 Subdivisions, 31 Development proposals, 15 reviews for Stormwater Management, and three Municipal Ordinances and Maps for a total of 63 reviews. The reviews included 477 housing units and 4,750,896 square feet of non-residential development. Mr. Molchany commented on the square footage of warehousing seen in the month of April and Mr. Glickman discussed his comment. Mr. Molchany asked if the Location of Development map on the BuildLV Subdivision and Land Development Monthly Report could be edited in the future to delineate between residential and non-residential development. Ms. Bradley responded that staff could meet that request.

*Highway Traffic Monitoring*

Mr. Stewart provided the details of the April traffic counts that showed us at similar levels compared to April 2021 and in early March 2020 before the pandemic. Route 309 near Coopersburg had very similar numbers compared to April 2021 and before the pandemic in 2020. Trucks on Interstate 78 closed out April at 21,596 vehicles, which indicated a new normal with the influx of ecommerce and the private development of warehousing and logistics centers. Mr. Glickman asked for any comments or questions. There were none.

Executive Director’s Report:

**INFORMATION ITEM: Update on the Lehigh Valley’s Industrial Market**

Ms. Bradley presented an updated on the industrial market within the Lehigh Valley and surrounding regions. She discussed how the Lehigh Valley’s inventory of industrial facilities compares to other regions, how the industrial market in 2022 compares to past years, industrial lease rates, vacancy rates, leasing activity by industry type and how the LVPC’s work ties in with this data. Mr. Glickman asked for any comments or questions. Mr. Melnick commented on the data related to institutional investors. Mr. Molchany asked about the difference in land availability in eastern Pennsylvania as opposed to central New Jersey and Ms. Bradley responded on rent prices and available land. Mr. Glickman discussed how the price of diesel will influence the markets to locate their facilities near other industrial markets.

Communications and Public Engagement:

**INFORMATION ITEM: Business Cycle Column**

Mr. Assad summarized the most recent Business Cycle column that was published in the Sunday, May 8th Morning Call. That column focused on what is in the TIP, how quickly the $80 million from the Federal Infrastructure Law will be expended and why it’s important that the urgency created by the Infrastructure Law become the new normal in making infrastructure investments a priority. He stated that the next column was scheduled to publish June 19, 2022 and it will focus on electric vehicles.

**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 covered the Transportation Improvement Program, and included an additional live 30-minute call-in show on the Transportation Improvement Program. He stated that the next show was scheduled to air at 6:30 pm, June 6 and will focus on electric vehicles and feature Department of Environmental Protection Energy Program Specialist, Colton Brown.
**INFORMATION ITEM: Local Technical Assistance Program**
Mr. Assad announced that the Local Technical Assistance Program has a full schedule of classes coming up through May and into June. Anyone can sign up at lvpc.org/ltap or contact Brian Hite.

**INFORMATION ITEM: Transformative Talks**
Mr. Assad reminded the Commission that the Transformative Talk series is back. The first one of the year on coordinated zoning was on February 1st and the recording can be found on our website. He announced that two more were scheduled for 2022, including Zoning 101 – What Communities Need to Know on August 9th and Act 209 – Transportation Impact Fees on October 11th. Mr. Glickman asked for any comments or questions. Ms. Mitman, a resident of the City of Easton, made a general comment for the Commission on a planning conference in October that could be useful to attend.

**ADJOURNMENT:**
Mr. Glickman stated that the next LVPC meeting is set to be virtual on June 23rd. 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
June XX, 2022

Ms. Irene Woodward, Planning Director
City of Allentown
435 Hamilton St.
Allentown, Pennsylvania 18101

RE: Neuweiler Brewery Mixed-Use – Land Use of Regional Significance
Allentown City
Lehigh County

Dear Ms. Woodward:

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

- LVPC Comprehensive Planning Committee Meeting
  - June 21, 2022 at 12:00 PM
  - https://lvpc.org/meetings.html
- LVPC Full Commission Meeting
  - June 23, 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 Mixed-Use Development category. This project involves the development and construction of 37,967 square-feet of retail space and 306 apartments on a 3.8-acre parcel that was previously a vacant industrial building.

The property (parcel numbers 640744636767-1 and 640744852027-1) is east of North Front Street (SR 4003), north of Pump Place, south of Liberty Street and west of the newly constructed Riverfront Drive. As part of the proposal, Pump Place would be straightened and relocated. The current park would need to be reduced in size to allow that redesign. There are a mix of land uses within the immediate area. Much of the neighborhood north and west of the site includes row housing. South of the site is a small park and east of the site is a large warehouse along the Lehigh River.

The development consists of the demolition of most of the current structures on site, and the construction of a seven story multi-use building. Use would include commercial space on the first and second floors, apartments on the upper floors, and an integrated
parking garage. The site was previously the Neuweiler Brewery and has been vacant for many years. The two current lots will be reformed into two proposed lots. Proposed Lot 1 is 1.11 acres and Proposed Lot 2 is 2.94 acres. This development will occur on Proposed Lot 2, which is on the southern and west sides of the site.

The property is within an area identified in *FutureLV: The Regional Plan* as a Development area, as well as a Character-Defining Area. Areas designated for Development have infrastructure to accommodate future growth and redevelopment and this project serves to ‘increase density of residential and mixed-use development in centers’ (of Policy 1.2).

Cultural Resources

The structures to be demolished hold considerable local cultural and historical value. The brewery was built between 1911 and 1913. Brewery operations continued until 1968. The site was added to the National Register of Historic Places in 1980. The site was utilized in the 1990s for various manufacturing purposes but has been vacant since 1998. While the redevelopment of the area is important, attempts should be made to protect elements of the site that can be preserved and extract any salvageable architectural resources as assets for potential reuse for this or other projects. Specifically, the copper cupola from the brewery building could be retained and used as an artistic element of the future site (of Policy 1.3, 3.1 and 5.4).

Considerations should be made to retain certain neighborhood characteristics of the site. Efforts to retain the granite structure are to be commended. Design of the façade of the proposed structure should consider form and materials that are consistent with the surrounding neighborhood (of Policy 1.3 and 4.1).
**Housing Access and Redevelopment**

The proposed development is aligned with redevelopment efforts supported by the LVPC to ‘encourage reuse and redevelopment within urban areas’ (Policy 1.1). The LVPC commends the redevelopment of an existing urban site for new housing opportunities within the community. This development will increase residential density in an existing center and expand housing options near employment areas (of Policy 1.2 and 5.4).

**Pedestrian and Bicycle Access**

The project is in proximity of the Riverside Drive project which includes the extension of the D&L Trail from the City of Allentown through Whitehall Township. The LVPC recommends inclusion of bicycle racks accessible to both residents and to the public so that redevelopment will ‘enhance public transit service and pedestrian and bicycle infrastructure’ (of Policy 2.3) and improve equitable access to jobs by means of improving ‘mixed-transportation access to areas with high or growing employment opportunities’ (of Policy 4.3).

The redevelopment of the proposed Pump Place should include consideration of relocating the road further south to allow for a sidewalk on the south side of the retained granite structure. Currently, there is no pedestrian access in that area. This would improve interconnectivity of the sidewalk network (of Policy 2.2) and promote safe routes to schools and playgrounds (of Policy 5.2).

**Storm Water**

The project site is located within the Catasaqua 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.
Sustainability and Landscaping

The LVPC encourages the developer to consider opportunities for incorporating sustainable energy systems that reduce overhead operational costs and ‘minimize environmental impacts of development’ (Policy 3.1), such as geothermal energy systems, solar panels and greywater reuse for irrigation and plumbing. Incorporating sustainable practices helps to ‘reduce climate change impacts’ (Policy 3.4).

The LVPC commends the inclusion of a vegetative roof and street trees along North Front Street and West Liberty Street. This green infrastructure will help to improve regional air quality (of policy 3.2) and support sustainable building, site design and community design practices (of Policy 3.4). Consideration should include street trees along the recently completed Riverside Drive and Pump Place. Landscaping creates a more attractive development and can significantly reduce the visual impact of large-scale buildings on the community. It also minimizes impacts on the environment by offsetting the development’s carbon footprint (of Policy 3.2).

The LVPC encourages consideration of additional plantings to be included in the finalized design of this project to ‘create community spaces that promote physical and mental health’ (of Policy 5.3).

Transportation and Transit

The developer should install the necessary infrastructure during construction to facilitate electric vehicle charging stations in the parking garage. This proactive step will allow residents and visitors the opportunity to charge electric vehicles. As manufacturers of vehicles begin to convert their models into electric vehicles the need for available charging options will increase (of Policy 2.5).

The proposed project increases residential density adjacent to public transit service, which will enhance transit connections to improve mobility and job access (Policy 2.3). Lehigh and Northampton Transportation Authority (LANTA) bus routes 210 and 324 run along North Front Street, directly adjacent to the site. Four stops exist within this area. Coordination with LANTA should occur regarding any potential bus stop improvements that could be made, such as covered stops.

The design of the parking garage is important to the overall design of the newly constructed site. The applicant should indicate on the plans the largest type of vehicle that will access the garage on the turning template sheets. The applicant should also consider relocating the ingress and egress off Riverside Drive, rather than the more difficult to maneuver access point off Pump Place.

The applicant should provide the location of elevators on the plan. It is recommended that Americans with Disabilities Act (ADA) compliant parking spaces be in the vicinity of elevator locations to afford those requiring ADA amenities closer access (of Policy 5.2).
The LVPC appreciates your consideration of these suggestions and coordination across development proposals and agencies. 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 reviews. Please contact me if you have any questions.

Sincerely,

Steve Neratko  
Chief Community and Regional Planner  

CC: John Palumbo, 401 N. Front Street, LLC  
David Wilson, Civitas Regio, LLC  
Mark Shahda, City of Allentown Director of Public Works  
Lee A. Rackus, Whitehall Township Planning, Zoning & Development Bureau Chief  
Mark Thomas, Hanover Township Planning Commission Chair  
Darlene Heller, City of Bethlehem Planning Director  
Kerry Rabold, Salisbury Township Planning & Zoning Officer  
Shane Pepe, Emmaus Borough Manager  
David Manhardt, South Whitehall Township Community Development Director
June XX, 2022

Nazareth Area Comprehensive Plan Steering Committee
961 Marcon Boulevard - Suite 310
Allentown, PA 18109

Boroughs of Bath, Chapman, Nazareth, Stockertown, Tatamy, Townships of
Bushkill, Lower Nazareth, Moore, Upper Nazareth
Northampton County

Dear Steering Committee Members:

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**
  - June 21st, 2022 at 12:00 PM
  - [https://lvpc.org/meetings.html](https://lvpc.org/meetings.html)

- **LVPC Full Commission Meeting**
  - June 23rd, 2022 at 7:00 PM
  - [https://lvpc.org/meetings.html](https://lvpc.org/meetings.html)

The Draft Nazareth Area Multi-Municipal Compressive Plan (NAZPLAN) serves to promote several goals and policies outlined in *FutureLV: The Regional Plan*.

The Draft Plan’s major goals include balancing preservation and development, improving air and water quality, reducing development stress on existing utility infrastructure, and increasing the availability of housing. The plan outlines ways to direct investments to maximize the area’s economic strengths and diversity, identify appropriate site locations for warehouses and industrial development and mitigate the impacts of increasing traffic on both roads and infrastructure. Additionally, the plan meets all legally required criteria outlined in the Pennsylvania Municipalities Planning Code for Comprehensive Plans.
The Draft NAZPLAN provides a strong vision for the area’s future with thorough, in-depth, and well-researched plan content. In addition to outlining the vision for future growth, 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).

The LVPC offers the following additional comments and recommendations:

**Reduce Development stress while providing services**

Policy 1.1. in the NazPlan outlines multiple actions designed to direct growth in a sustainable way that will direct development to areas with access to existing sewage and water facilities while discouraging intense development in areas that can only be served by on-lot or privately owned sewage systems. This will help to minimize the impacts of Land Uses of Regional Significance (Policy 1.4 FutureLV). Additionally, Policy 1.1 of the NazPlan ‘Guides the location and intensity of development’, and ‘Matches the intensity with sustainable infrastructure capacity’ (Policy 1.1 FutureLV).

Maintaining adequate official sewage facilitates plans for all municipalities and specifying the preparation or updating of public sewage and water facilities agreements is also outlined. These actions outlined in Policy 1.1 of the NazPlan ‘Encourage an efficient development process’, ‘Coordinate’s land use decisions around municipal boundaries,’ and ‘minimizes impacts of Land Uses of Regional Significance” (Policy 1.4 FutureLV).

Policy 1.2 of the NazPlan which focuses on strengthening the utility infrastructure in the region will, ‘Enhance the long-term viability of assets’ and ‘Coordinate land use decisions across municipal boundaries’ (Policy 1.4 FutureLV) and Policy 1.3 ‘Provide high-quality community facilities and services for all residents, will ‘facilitate discussion among residents, stakeholders, appointed officials and elected representatives and ‘coordinate land use decisions across municipal boundaries’ (Policy 1.4 FutureLV).

**Balancing Growth with Preservation**

The goal of directing growth to appropriate areas coupled with protection of the region’s valued resources is a key component of the Plan. Listed among the 12 Core Principles of the Plan are the need to create higher density in developed areas, and the preservation of farmland areas as well as natural, cultural, and scenic resources. This mirrors Policy 1.1 of FutureLV, “preserve natural areas and farmland by managing growth and development to enhance and strengthen cities, boroughs, suburbs and communities.” The Plan includes recommendations for preservation of natural resource areas through purchase of conservation easements, and the use of official maps to identify these resources. Similar recommendations are included for farmland preservation, including an action that Bushkill, Lower Nazareth and Upper Nazareth townships will enroll in Northampton County’s Farmland Preservation Township Partnership Program.
Balanced with the actions to preserve the region’s treasured farmland, natural and cultural resources are recommendations to promote compact development and higher densities in designated growth areas. The Plan calls for increased density of residential and mixed-use development in Centers located in Development areas and the coordination of infrastructure investments that support Centers and Corridors.

**Improve Air and Water Quality**

Air and water were identified as top priorities as the area population increases and open space is lost to development. Goal 3 builds on protecting the community water sources recognizing the importance of properly functioning sewage disposal systems and that will ‘conserve and manage natural lands and water resources’ (Policy 3.1 *FutureLV*) and ‘minimize environmental impacts of development to protect the health, safety, and welfare of the public’ and ‘Improve regional air quality’ (Policy 3.2 *FutureLV*) through advocating the use of native, climate-adaptive and carbon-sequestering landscaping and improving woodland sustainability in policy 3.1 of the NazPlan.

**Housing Attainability**

The Plan includes a policy to “Ensure new housing developments meet the needs of all current and future Nazareth Area residents.” Among the Plan’s actions are recommendations to review municipal zoning ordinances to eliminate regulatory barriers that favor large-lot single-family detached housing. The Plan also calls for an inventory of housing units and developing a housing preservation strategy for lower-income households, including tax relief for retirees. These recommendations implement Policy 4.5 of *FutureLV*, “Provide a wide variety of attainable housing in locations that maximize social and economic opportunities for everyone.”

**Mitigate the Impacts of Increasing Traffic on Roads and Infrastructure**

The overall of the transportation section of the Plan, Goal 5, is to develop and maintain a safe local transportation as the area population increases. Goal 5 identifies transportation issues and discusses how they can be mitigated. The LVPC commends having a clear and documented plan for the future of the transportation network improvements which will assist in ‘developing a mixed-transportation network to support a more compact development pattern, optimize roadway capacity and encourage alternative travel options’ (Policy 2.1 *FutureLV*). Which will ‘provide a safe, well-maintained transportation network to move people and good efficiently, while capitalizing on existing infrastructure’ (Policy 2.2 *FutureLV*).

Reducing the impacts of freight movement on transportation infrastructure and implementing comprehensive traffic-calming techniques for local roads are key components to the NazPlan and will serve to ‘provide a safe, well-maintained transportation network to move people and good efficiently, while capitalizing on existing infrastructure’ (Policy 2.2 *FutureLV*).
Appropriately siting warehouses and industrial development

Policy 2.4 of FutureLV calls for strengthening freight mobility to minimize quality of life impacts for residents. One of the Core Principles of the NazPlan is to “Reduce transportation-related emissions and congestion.” The NazPlan recognizes the benefits of industrial development in the form of sustainable jobs and tax benefits, as well as the need to mitigate the environmental impacts and potential nuisances of this type of development. One of the policies is to balance these benefits and impacts to “Coordinate warehouse and industrial land development with available road capacity, transit service and utility infrastructure. One of the recommended actions to do this is to enact local standards for Land Uses of Regional Significance, which will enable a higher level of scrutiny required for development proposals that create the greatest impacts on the transportation network. Another recommended action is to adopt regulations related to sustainable design, site design and established community design practice.

Maximize the area’s economic strength and diversity

The LVPC commends the plan of supporting economic development in a way to target industry sectors that align with the unique competitive advantages of the region to strengthen economic resilience. (Polices 4.1 and 4.2 FutureLV).

The LVPC recognizes the importance of entrepreneurship and small businesses as the backbone of the region’s economy (Entrepreneurialism Special Section – FutureLV page 98) and applauds the Plan’s interlinking of partnership development with local institutions, strategies to promote local businesses and encouraging regional leaders to collaborate on protecting and supporting the economies of traditional downtowns and crossroads villages. These are all ways in which the NazPlan is seeking to connect job growth and the increasing population in the area. (Policy 2.1 FutureLV).

Goal 7 consists of important emergency management actions, including ‘Continuing to participate in updates of the Lehigh Valley Hazard Mitigation Plan’, ‘Coordinate with local, state, and federal emergency management agencies to identify funding sources for mitigation actions’, and ‘integrate hazard mitigation planning into municipal plans, programs, and ordinances.’ These actions will help to protect the health, safety, and welfare of the communities in this region, while helping the region to prepare for the impacts of climate change which will ‘reduce climate change impacts through mitigation and adaption (Policy 3.4 FutureLV).

The LVPC is supportive of the municipalities in the Nazareth Area Multi-Municipal Comprehensive Plan as they look to implement this Plan. The LVPC is available as a resource if Borough or Township staff would like to discuss implementing planning topics or the LVPC’s guidance documents.

Municipalities, when considering comprehensive plans and updates, 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)]. Please send a copy of the final Multi-Municipal comprehensive plan that is adopted by the Municipalities, per requirements of the MPC.

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

Sincerely,

Dean Severson
Director of Regional Planning

cc: Bradford Flynn, Bath Borough Manager
Michele Ehrrott, Bath Borough Planning Commission, Chair
Belinda Roberts, Bushkill Township Manager
Jason Kocsis, Bushkill Township Planning Commission, Chair
Chapman Borough
John Finnigan, Hanover Township Manager
Barry Check, Hanover Township, Planning Commission, Chair
Lori Seese, Lower Nazareth Township Zoning Officer
Lori Stauffer, Lower Nazareth Township Manager
Nicholas Steiner, Moore Township Manager
John Becker, Moore Township Planning Commission, Chair
Barbara Fischl, Nazareth Borough Planning Commission
Sean Dooley, Stockertown Borough Planning Commission, Chair
Napoleon Clark, Tatamy Borough Planning Commission, Chair
Lisa Klem, Upper Nazareth Township Manager
Scott Sylvainus, Upper Nazareth Planning Commission, Chair
June 14, 2022

Mr. Jonathan J. Reiss
Grim, Biehn & Thatcher
104 S. Sixth Street
P.O. Box 215
Perkasie, PA 18944-00215

RE: Zoning Ordinance Amendment – Electric Vehicle Charging Stations
Williams Township
Northampton County

Dear Mr. Reiss:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, though 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
  - June 21, 2022 at 12:00 PM
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The subject application proposes amending the Township Zoning Ordinance to permit Electric Vehicle Charging Stations (EVCS) in certain zoning districts. The proposal adds related definitions, including three types of EVCS based on voltage charging levels: Level 1 is considered slow charging (up to 120 volts), Level 2 is considered medium charging (voltage up to 240) and Level 3 is considered fast or rapid charging, with voltage greater than 240. Level 1 and Level 2 are ideal for residences where a vehicle may be parked and charging for several hours. Level 2 can also be public charging at workplaces, hotels and shopping centers. Level 3 charges vehicles in about 30 minutes and is intended for quick stops along a long-distance trip. The LVPC commends the Township for defining EVCS based on charging level standards promoted by the U.S. Department of Energy ([https://afdc.energy.gov/fuels/electricity_infrastructure.html](https://afdc.energy.gov/fuels/electricity_infrastructure.html)).

The proposed amendment permits EVCS with fast or rapid charging capabilities (Level 3) as a Special Exception use in the Local Commercial District (LC), Highway Commercial District (HC) and Planned Unit Commercial Development District (PUCD). Two of these zoning districts
(totaling 212.7 acres) are located off of the Interstate 78 interchange, which sees average daily traffic volumes ranging from 12,420 to 14,881 over the last five years. The LVPC commends allowing Level 3 EVCS as a Special Exception use because this enables the Township Zoning Hearing Board to review proposals on a case-by-case basis and attach reasonable conditions and safeguards necessary in the interest of the public health safety and welfare, and to implement the purposes of the zoning ordinance.

The proposal also permits EVCS with slow or medium charging capabilities (Level 1 and 2) as Accessory Uses in all districts. These amendments align with the intent of *FutureLV: The Regional Plan* to ‘advance autonomous and electric vehicle technologies’ (of Policy 2.5) and ‘promote best practices in land use regulation and efficiency’ (of Policy 1.4).

**Additional Considerations**

Since the emergence of electric vehicles they have become commonplace on the road and are becoming increasingly prevalent each year. Vehicle registration data provided by the Pennsylvania Department of Transportation (PennDOT) indicates that over the last five years (2017-2021), the combined registrations of all-electric and hybrid vehicles have increased by 163%, and all-electric vehicle registrations have increased by more than seven times in that period. More and more vehicle manufacturers are releasing electric-powered models, and the demand for supporting infrastructure is growing rapidly. *FutureLV* identifies energy diversification as a Future Force, stating that ‘Municipal governments will need to develop new zoning, development categories and amend comprehensive plans and official maps to adapt to a new energy future’ (page 39: Future Forces – Energy Diversification).

While early adoption by consumers is growing the electric vehicle market, the infrastructure to support these rapidly advancing technologies is critical to their success. As the Township considers further promoting electric vehicle charging infrastructure, the LVPC recommends providing additional design standards, including signage to help drivers find the charging stations, and a minimum requirement for EV parking spaces, whether numerical or percentage-based, within parking calculations for larger residential and non-residential developments.

The LVPC encourages the Township to coordinate with PennDOT on the implementation of electric vehicle infrastructure and reference the ‘Alternative Fuels Deployment Plan for I-81 and I-78 in Pennsylvania’, available at [https://www.penndot.pa.gov/ProjectAndPrograms/Planning/EVs/Pages/Alternative-Fuel-Corridors.aspx](https://www.penndot.pa.gov/ProjectAndPrograms/Planning/EVs/Pages/Alternative-Fuel-Corridors.aspx).

**Regional Leadership**

The proposed ordinance amendment lays the groundwork for the Township to support the advancement of transportation technologies and regulate electric vehicle charging stations, especially at a commercial scale that is needed to support future advancements. The LVPC applauds the Township for its exemplary regional leadership and demonstrating evolution of government (of Policy 1.1) by being an early adopter of EVCS ordinance standards.

Municipalities, when considering ordinance amendments, 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)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC.

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

Sincerely,

Jillian Seitz
Senior Community Planner

CC:    Mikal Sabatine, Township Manager
       Katherine Faubert, Township Administrative Assistant
June XX, 2022

Tad J. Miller, City Clerk  
City of Bethlehem  
10 East Church Street  
Bethlehem PA 18018-6025

RE:  Street Vacation Petition  
Portion of 2nd Avenue  
City of Bethlehem, 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  
  o June 23, 2022 at 5:30 PM  
  o [https://lvpc.org/meetings.html](https://lvpc.org/meetings.html)

- LVPC Full Commission Meeting  
  o June 23, 2022 at 7:00 PM  
  o [https://lvpc.org/meetings.htm](https://lvpc.org/meetings.htm)

Mr. Miller,

The proposed street vacation petition was submitted by the City of Bethlehem on behalf of the Michael D Recchiuti of the Law Offices of Kolb, Vasiliadis, Florenz & Recchiuti, LLC representing George and Charlene Donchez Mowers equitable owners of 312 Spring Street, Bethlehem PA18018 bearing Parcel ID 642746374969 1.

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.

The proposed street vacation for a portion of 2nd Avenue is adjacent to the Mowers property was recently converted from improved asphalt cartway to a grass area following the previous street vacation for a portion of 2nd Avenue north of the property for the “Armory” redevelopment project.

The Mowers are concerned about the care and maintenance of that parcel given its proximity to their property and seek to vacate the city’s rights to it to be able to maintain and care for it in perpetuity.
The Lehigh Valley Planning Commissions transportation review appreciates the petitioner’s willingness to care and maintain the proposed vacated portion of 2nd avenue adjacent to their own property. The proposed street vacation does not affect the transportation network, or any proposed transportation improvement plans or programs (FutureLV: Policy 5.4)

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 for a Portion of 2nd Avenue in the City of Bethlehem, Lehigh County.

Brian Hite
Transportation Planner
View Looking South From Bethlehem Armory Redevelopment, 2nd Avenue is to the Left, Photo Credit: David Jan, LVPC
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
  - June 23, 2022 at 5:30 PM
  - https://lvpc.org/meetings.html
- LVPC Full Commission Meeting
  - June 23, 2022 at 7:00 PM
  - https://lvpc.org/meetings.htm

Mr. Hanlon,

The proposed street vacation petition with was submitted by the City of Allentown on behalf of 3 Dimensional Fabrication LLC of 911-925 North Lumber Street and was concurred by an adjoining property owner, 1533 W Walnut Street LLC, of 912-926 North Lumber Street.

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.

North Lumber Street at this location is an improved and accessible road with no outlet to connecting roadways, a de facto dead end street. Refwal Street is an alley that is currently fenced off from access north of Clay Street. The intent of the street vacation is for the adjoining property owners to control access to the area to mitigate illegal activities that are allegedly occurring in the proposed area to be vacated.

The area of North Lumber Street has storm sewer and other utilities that are integral to the storm water system and essential connectivity for the community. It is recommended that if the city grants the petitioners request that existing cartway and storm sewer inlets be maintained. The storm water inlets should remain free and clear of any impediments to the designed capture of storm water as it exists currently. (FutureLV: Policy 3.2)
Additionally, access should be granted to the city and any utilities companies with essential infrastructure in the area. Unimpeded access would also enable emergency services to be able to respond to incidents at the buildings along the frontage of the proposed street vacated portion of North lumber Street. (FutureLV: Policy 2.2 and 5.1)

Refwal Street is currently inaccessible by the public by chain link fencing. Access should be maintained for the City and Utility companies to be able to maintain, repair and service the utilities that exist above and potentially below ground. (FutureLV: Policy 2.2)

It is also recommended that the petitioners get concurrence for the street vacation from the property owner of 801 Greenleaf Street as that property has rear frontage along the petitioned to be vacated portion of Refwal Street.

The LVPC appreciates 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 portions of North lumber Street and Refwal Street.

Brian Hite
Transportation Planner
June XX, 2022

Ms. Trisha Lang, AICP
Director of Community Development
Upper Saucon Township
5500 Camp Meeting Road
Center Valley, PA 18034

RE: Upper Saucon Township Comprehensive Recreation and Open Space Plan

Dear Ms. Lang:

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

- LVPC Environment Committee Meeting
  o June 21, 2022, at 11:00 AM
  o [https://lvpc.org/meetings.html](https://lvpc.org/meetings.html)
- LVPC Full Commission Meeting
  o June 23, 2022, at 7:00 PM
  o [https://lvpc.org/meetings.html](https://lvpc.org/meetings.html)

The Draft Upper Saucon Township Comprehensive Recreation and Open Space Plan is an update to the Township’s Comprehensive Recreation and Open Space Plan for the Saucon Region adopted in 2006. The Saucon Region Plan included the participation of Lower Saucon Township, but the current update covers only Upper Saucon Township. The Plan’s goal is to “Create a sustainable plan for parks, recreation and open space that will provide equitable access and opportunities to all residents while preserving the cherished rural, agricultural and suburban characteristics and valued natural resources that make Upper Saucon Township a unique community.” ([FutureLV: The Regional Plan](https), of Policy 3.1 ‘Preserve the natural, recreational, cultural, historical and scenic assets’ and Policy 5.3 ‘Improve access to green space’) Based upon our review, we offer the following comments:

The LVPC commends the Township on preparing a thorough plan for its recreation and open space system ([Livable Landscapes](https), Goal 2), including components not often provided in park and recreation plans, such as a summary of relevant Township Zoning and SALDO ordinances and a detailed evaluation and results of parcel prioritization for open space preservation. Additional commendation for the following aspects of the Plan:

- Including parks in adjacent municipalities on the Park Service Area map (page 52), which may serve residents who are not within the 3-mile service area for the Township’s community parks.
- Two of the three multi-use fields at Hopewell Park are located on adjacent school district land and will be open to the public after normal school hours (page 54). This after hours use policy also exists at other school district properties. ([Lehigh County Livable Landscapes](https), Goal 2)
Local parks were evaluated for playground safety and ADA accessibility. Additionally, the Maintenance Department routinely inspects playgrounds for dangerous conditions and performs monthly audits of all structures. *(Lehigh County Livable Landscapes, of Goal 2*)

- Park acreage and recreational facilities were evaluated using two comparisons—Comparable Municipalities Summary and National Recreation and Park Association Metrics—and residents were surveyed to determine future park and recreational facility needs. *(Lehigh County Livable Landscapes, Outdoor Recreation Acreage Guidelines, text and Action Plan)*
- Two of the Proposed On- and Off-Road Trails on the Proposed Connections maps advance the *Walk/Roll LV Active Transportation Plan* (of Visionary Bicycle Network Map, #1 and #4).


According to the Summary of Relevant Township Zoning and SALDO Ordinances, the Township requires riparian buffers for any subdivision or land development. The LVPC recommends that in addition to the land development requirements, the Township preserves and restores riparian buffers on publicly owned land using native vegetation and encourages landowners to install riparian buffers on their own property *(Livable Landscapes, of Goal 1)*. Additionally, the Township’s ordinances require sidewalks with new developments. The LVPC recommends that text be added to the Connections – Trails and Sidewalks Recommendations and an Action be added to the Implementation Schedule to update the ordinance requirements to require that new developments connect the required sidewalks to any nearby trails *(Livable Landscapes, of Goal 2)*.

In the Natural Inventory, Streams section (page 40), the text states that all waterways in the Township are designated Cold-Water Fishes, but the Saucon Creek just west of Lanark Road is designated as High Quality-Cold Water Fishes *(https://gis.dep.pa.gov/emappa/, Regulated Facilities and Related Information, Streams and Water Resources, Water Quality, Designated Use Streams)*.

The LVPC suggests adding a short text section to discuss scenic resources. Scattered references exist throughout the plan, but a separate section would summarize the information for scenic roadways, South Mountain, the Pennsylvania Highlands Greenway, etc.

In Chapter 3 Recommendations, Historic section, the text states that “…Upper Saucon Township should …strengthen its partnership with the Coopersburg Historical Society and LVPC to identify all the historical sites and document their importance to the Township.” A subscription to the Pennsylvania Historical & Museum Commission provides online access to PA-SHARE that would provide the most up-to-date information on historical sites that have been submitted for inclusion on the National Register of Historic Places.

The LVPC suggests adding Natural Heritage Area sites, scenic viewshed or corridor, and the Natural Resources Plan from the *FutureLV: The Regional Plan* to the Parcel Preservation Priority Matrix (page 74).

Update the Financing and Funding section to include information about the earned income tax referendum that passed in November 2021. Additionally, remove the related action from the Implementation Schedule.
Mapping Suggestions:

Natural Resources—Consider only displaying the Natural Heritage Inventory data documented in the 2013 update; the other sites from earlier inventories (Mill Road Wetlands and Mest Marsh) were not identified in that update. Also, the large Saucon Creek/Limeport Wetlands site west of Coopersburg is the boundary from the 1999 Mill Road Wetlands site, but the two names are from 2013 sites—Saucon Creek is the name of a watershed-level site and Limeport Wetlands is a site located primarily in Lower Milford with a small area in Upper Saucon Township on Blue Church Road.

Existing and Proposed Township Connections and Proposed Connections Maps—Consider adding historic sites (Livable Landscapes, of Goal 5) and update the Saucon Rail Trail and Upper Bucks Rail Trail to be existing trails.

The LVPC is supportive of the Township as it looks to implement its updated Comprehensive Recreation & Open Space Plan and is available as a resource if Township staff would like to discuss plan revisions or implementation strategies.

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

Sincerely,

Teresa Mackey
Senior Environmental Planner
**Non-Residential:** 855,737 Total Square Feet

- Commercial
- Public/Quasi-Public: 29,932
- Industrial (Warehouse): 661,557
- Recreational: 110,426
- Transportation: 43,182
- Agriculture: 0

**Housing:** 650 Total Units

- Single-Family Detached: 61
- Townhouses: 0
- Apartments: 567
- Planned Residential: 0
- Twins: 22
- Assisted-Living: 0
- Manufactured Homes: 0
- Condos: 0

**Location of Development**

- Residential
- Non-Residential
- Subdivisions and Lot Line Adjustments
- Stormwater Management

**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)

State Route 309 just south of State Route 378 (Lehigh County)

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

**TOTAL VEHICLE TRAFFIC**

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

**TOTAL TRUCK TRAFFIC**

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* Aug 4 - impacted by Hurricane Isaias
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