LEHIGH VALLEY PLANNING COMMISSION MEETING
Thursday, May 26, 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 April 28, 2022, Commission Meeting (J B)

Comprehensive Planning Committee:
1. ACTION ITEM: Lowhill Township – Land Use of Regional Significance – Kemsville Road Industrial (SN)
2. ACTION ITEM: Comprehensive Planning Committee Summary Sheet (J S)

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

Transportation Committee:
1. ACTION ITEMS: Street Vacations (PC)
   a. Utica Street, City of Allentown
   b. North Penn Street, City of Allentown

Old Business:
1. INFORMATION ITEMS: Activity Reports:
   b. Highway Traffic Monitoring (BH)
New Business:
None.

Executive Director’s Report:
1. INFORMATION ITEM: Update on the Lehigh Valley’s Industrial Market (BB)
   a. “Beta Testing” a new Transformative Talk on Municipal Planning and Land Use Regulation on June 9th at 6:30 PM in partnership with the Northern Lehigh Multi-Municipal Planning Communities

Communications:
1. INFORMATION ITEM: Morning Call Business Cycle Column (MA)
   a. Published May 8: “When $80 Million Doesn’t Seem Like a Lot.”
2. INFORMATION ITEM: Monthly, Plan Lehigh Valley Talk Show on WDIY, Lehigh Valley Public Radio, 88.1 (MA)
   a. Aired May 9: Transportation Improvement Program, with Paul Carafides, Brian Hite and Hannah Milagio

Engagement and Participation:
1. INFORMATION ITEM: Local Technical Assistance Programs (MA)
   a. May 31: Roadside Vegetation Control, 8 am to 11 am
   b. June 2: Bicycle Lane Operational Experiences, 11 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, June 23, 2022, at 7:00 pm
LEHIGH VALLEY PLANNING COMMISSION
Minutes from the Thursday, April 28, 2022 Meeting

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

Mr. Glickman chaired the meeting.

Ms. Benco took Roll Call.

Members in Attendance:

**Lehigh County**
Geoff Brace, Percy Dougherty, Bob Elbich, Steven Glickman, Kent Herman, Rick Molchany, Joyce Moore, Christina Morgan, Stephen Repasch, Kevin Schmidt and Irene Woodward.

**Northampton County**

Members Absent:

**Lehigh County**
Phillips Armstrong, Michael Harakal, Jamie Johnson, David Jones, Dennis Klusaritz, Owen O’Neil, Kathy Rader, Joshua Siegel and Matthew Tuerk.

**Northampton County**

**Staff Present:** Matt Assad, Julie Benco, Becky Bradley, Paul Carafides, Bambi Griffin Rivera, Steve Neratko and Geoff Reese.


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

**CHAIRMAN’S REPORT**
Mr. Glickman welcomed the newest member of the Lehigh Valley Planning Commission board, Edward Nelson. Mr. Glickman also welcomed the newest members of the Lehigh Valley Planning Commission staff, Bambi Griffin Rivera and Steve Neratko. Ms. Griffin Rivera, Community and Regional Planner, introduced herself and described her previous professional experience. Mr. Neratko, Chief Community and Regional Planner, also introduced himself and summarized his work in planning. Next, Mr. Glickman announced Mr. Reese’s retirement from the LVPC as Director of Environmental Planning, effective May 13th, and outlined his many contributions to the Lehigh Valley throughout his career. Mr. Reese shared
anecdotes from his 42-year career with the LVPC and described the development of Act 167 Watershed plans for all 16 watersheds in the Lehigh Valley. He thanked the Commission and the staff for the support. Mr. Repasch thanked Mr. Reese for all of his great work. Mr. Dougherty shared memories regarding the Act 167 plans and wished Mr. Reese good luck in the future. Ms. Zrinski thanked Mr. Reese for all of his work and contributions to Northampton County. Mr. Amato emphasized the great impact that Mr. Reese had on the Lehigh Valley region and thanked him. Ms. Morgan also shared sentiments and thanked him for his work.

MINUTES
Mr. Glickman stated that the minutes of the Thursday, March 24th, 2022 LVPC meeting are attached, and he then asked for a motion to approve the minutes. Mr. Repasch made a motion to approve the minutes. Mr. Molchany seconded the motion. The motion passed.

COMMITTEE REPORTS

Comprehensive Planning Committee:

ACTION ITEM: Upper Macungie Township – Land Use of Regional Significance - Air Products Campus Redevelopment
Ms. Benco provided an overview of the project, which proposes the redevelopment of the former Air Products corporate headquarters by constructing three warehouse buildings totaling 2,600,100 square feet. Ms. Benco explained that LVPC supports the overall intent to reuse and redevelop the site, but the scale of the proposed development is not suitable for the location. Ms. Benco highlighted comments related to trip generation, sidewalks, multimodal transportation, solar panels and green infrastructure. Mr. Glickman called for a motion to accept the staff comments. Mr. Melnick made the motion; Mr. Molchany seconded the motion. Mr. Dougherty commented on the truck traffic surrounding the property and solar panels on the site. Mr. Glickman commented on the office spaces that are being removed. Mr. Melnick discussed the special exception zoning involved with the property, revisions to the Transportation Impact Study and the recommendation for keeping solar panels. Mr. Repasch discussed warehousing in Lower and Upper Macungie Townships. Mr. Lear, co-chair of the Lowhill Township Planning Commission, commented on the traffic surrounding the property and air pollution concerns in the region. Mr. Dougherty asked about the retention of jobs at the office space adjacent to the property, to which Ms. Bradley and Mr. Elbich responded. Motion passed.

ACTION ITEM: Lowhill Township – Land Use of Regional Significance - 2951 Betz Court Warehouse
Mr. Neratko provided an overview of the project, which proposes the construction of a 299,880-square-foot warehouse/distribution center on a 52-acre site. Mr. Neratko offered several comments regarding truck routing and parking. Mr. Glickman called for a motion to accept the staff comments. Mr. Elbich made the motion; Ms. Lawless seconded the motion. Mr. Glickman asked for any comments or questions. Mr. Elbich thanked the staff for adding comments regarding traffic to the review letter. Mr. Melnick asked about the classifications of the roads nearby to the property and Ms. Bradley responded. Mr. NWT, a member of the public, commented on the traffic on Kernsville Road. Motion passed.

ACTION ITEM: Lowhill and Weisenberg Townships – Land Use of Regional Significance - 2766 Route 100 Warehouse
Mr. Neratko provided an overview of the project, which proposes a lot line adjustment to create a 43.1-acre lot, and the construction of a 312,120-square-foot warehouse/distribution center. Mr. Neratko offered several comments regarding wooded lands, sustainable practices, multimodal transportation, truck routing and parking. Mr. Glickman called for a motion to accept the staff comments. Ms. Dreisbach made the motion; Mr. Molchany seconded the motion. Mr. Glickman asked for any comments or questions. There were none. Motion passed.
ACTION ITEM: Palmer Township – Land Use of Regional Significance - Carson Lot 100/200
Ms. Griffin Rivera provided an overview of the project, which proposes the construction of five warehouses totaling 1,142,683 square feet. Ms. Griffin Rivera offered several comments regarding the relocation of a historic stone farmhouse, multimodal transportation, freight mobility and on-street truck parking. Mr. Glickman called for a motion to accept the staff comments. Ms. Dreisbach made the motion; Ms. Lawless seconded the motion. Mr. Glickman asked for any comments or questions. Mr. Molchany commented on warehouse turnover and vacant warehouse properties. Mr. Amato commented on the amount of warehousing and the need to advocate for light manufacturing or different types and scales of development. Mr. Glickman emphasized the guidance that LVPC is developing and providing to municipalities. Mr. Melnick suggested language regarding fines for the failure to remove snow and ice from trucks that should be added to the review letter. Mr. Glickman asked about language in the review letters and Ms. Bradley responded. Mr. Dougherty emphasized the Commissioners’ comments regarding warehousing and asked about model guidance regarding freight and the industrial market. Ms. Bradley responded that LVPC needs Lehigh County funds to start the model guidance project and that the creation of model guidance for Northampton County is underway. She also mentioned the assistance LVPC has provided to municipalities regarding industrial development and freight, as well as the Eastern Pennsylvania Freight Alliance that will develop a freight infrastructure plan. Mr. Dougherty emphasized the need for Lehigh County to act on the freight model guidance. Ms. Bradley discussed how many local officials want the tax revenue from industrial development and Mr. Glickman asked about her comment. Ms. Bradley emphasized the infrastructure costs that are involved with industrial development. Mr. Amato thanked Ms. Bradley for her comments. Motion passed.

ACTION ITEM: City of Bethlehem, Lehigh County – Land Use of Regional Significance - Lehigh Valley Academy Regional Charter School (New LVA Campus)
Ms. Benco provided an overview of the project, which proposes a 25,520-square-foot gymnasium and redevelopment of existing office space for a new Lehigh Valley Academy Campus. Ms. Benco offered several comments regarding sidewalk connectivity, green infrastructure and sustainable technologies. Mr. Glickman called for a motion to accept the staff comments. Mr. Gallagher made the motion; Mr. Glickman seconded the motion. Mr. Glickman asked for any comments or questions. There were none. 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. Mr. Melnick made the motion; Ms. Zrinski seconded the motion. Motion passed.

Environment Committee:

INFORMATION ITEM: Environment Committee Summary Sheet
Mr. Repasch presented the Environment Committee Summary Sheet and noted that Mr. Reese could answer any questions. 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. Mr. Cole commented on the Portland Borough/Upper Mount Bethel Township Application to Renew Approval of Existing Groundwater Withdrawal and Expand Service Area item. He asked about the withdrawal and the flow of Slateford Creek and Mr. Reese responded. Ms. Henckel, a resident of Upper Mount Bethel, asked about the increase in the ten-year peak month demand and Mr. Reese responded. Mr. Cole commented regarding steam monitoring in the watershed. Motion passed, with Ms. Morgan and Mr. Herman abstaining.

Transportation Committee:

INFORMATION ITEM: Draft 2023-2026 Transportation Improvement Program Public Comment Period
Mr. Carafides discussed the public comment period for the Draft 2023 – 2026 TIP and highlighted the public meetings that would occur throughout May. Mr. Herman asked for any comments or questions. There were none.
Old Business:

**INFORMATION ITEMS: Activity Reports**

**Monthly Subdivision, Land Development, Stormwater and Municipal Ordinance/Plans Report**
Mr. Neratko presented the plan and review activity for March, which included 20 Subdivisions, 44 Development proposals, 22 reviews for Stormwater Management, and seven Municipal Ordinances and Maps for a total of 93 reviews. The reviews included 914 housing units and 428,383 square feet of non-residential development. Mr. Molchany and Ms. Bradley commented on the housing shortage in the Lehigh Valley.

**Quarterly Subdivision and Land Development Report**
Ms. Bradley presented the Quarterly Subdivision and Land Development Report for the first quarter of 2022, which included 143 Subdivision and Land Development proposals, 49 reviews for Stormwater Management, and 13 Municipal Ordinances and Maps for a total of 205 reviews. The first quarter reviews included 1,332 housing units and 3,453,132 square feet of non-residential development.

**Highway Traffic Monitoring**
Mr. Carafides provided the details of the March traffic counts that showed two years of traffic monitoring since the beginning of the Covid-19 pandemic. Route 33 near 248 and Interstate 78 east of 209 recorded an increase of vehicles since March 2020, while Route 309 near Coopersburg had a decrease. Trucks on Interstate 78 increased by 3,569 since the same time period two years ago. Mr. Glickman asked for any comments or questions. There were none.

New Business:

**INFORMATION ITEM: LVPC Commissioner Retreat, May 20th, 12-2pm, LVPC, 961 Marcon Blvd, Suite 310, Allentown, PA**
Mr. Glickman announced that a date was selected for the Commissioner Retreat based on the Doodle Poll responses and it will be held on May 20th from 12-2pm at the LVPC office.

Communications and Public Engagement:

**INFORMATION ITEM: Business Cycle Column**
Mr. Assad summarized the most recent Business Cycle column that was published in the Sunday, March 27th Morning Call. That column takes a hard look at the Lehigh Valley’s frenzied housing market and shows how the busiest housing development year since 2007 will take a few steps in helping to remedy the region’s housing shortage. He stated that the next column was scheduled to publish May 8, 2022 and it will focus on the Draft Four-Year Transportation Improvement Program.

**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 transportation, truck traffic and our Multi-Regional Freight Plan efforts with Paul Carafides, LVPC Director of Transportation Planning and Data. 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, May 2 and will focus on the Draft TIP.

**INFORMATION ITEM: 2022 Lehigh Valley Government Academy**
Mr. Assad reminded the Commission that the Lehigh Valley Government Academy Classes are currently running throughout 2022, including Subdivision and Land Development on May 3, 10 & 17, Community Planning on September 7, 14 & 21 and Zoning on October 6, 13 & 20. Anyone can sign up online at lvpc.org/lvga.
**INFORMATION ITEM: Local Technical Assistance Program**
Mr. Assad announced that the Local Technical Assistance Program has a full schedule of classes coming up through April and into May. 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 1\textsuperscript{st} 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 9\textsuperscript{th} and Act 209 – Transportation Impact Fees on October 11\textsuperscript{th}. Mr. Glickman asked for any comments or questions. There were none.

**ADJOURNMENT:**
Mr. Glickman stated that the next LVPC meeting is set to be virtual on May 26\textsuperscript{th}. 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
May 17, 2022

Mr. Brian Carl, Administrator
Lowhill Township
7000 Herber Road
New Tripoli, Pennsylvania 18066

RE: Kernsville Road Industrial – Land Use of Regional Significance
Lowhill Township
Lehigh County

Dear Mr. Carl:

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
  - May 24, 2022 at 12:00 PM
  - [https://lvpc.org/meetings.html](https://lvpc.org/meetings.html)
- LVPC Full Commission Meeting
  - May 26, 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 Facility category. This project involves the development and construction of a 190,960-square-foot warehouse/distribution center on a 21.61-acre parcel that was previously farmland. The property is located on the north side of Kernsville Road (SR 4003), east of the intersection with Route 100, and just west of Orchard Road in Lowhill Township (parcel number 545714601391).

Although the subject property is located within an area identified in *FutureLV: The Regional Plan* as a Farmland Preservation area, there is a mix of land uses in proximity, including agriculture, small industrial, retail, service and residential. Two other warehouses are being considered within the immediate area. The property is also within the natural resource conservation priority area and this plan outlines development within the medium designated area. Development within these areas should be
avoided. The plan is otherwise generally consistent with the draft General Land Use Plan currently being reviewed for the draft Northern Lehigh Multi-Municipal Comprehensive Plan.

**Transportation Site Plan**

The proposed warehouse will generate 17 new trips during the weekday A.M. peak hour and 18 new trips during the weekday P.M. peak hour. According to both the traffic impact study (TIS) and the Lowhill Township Engineer's review, the size of the warehouse may be decreased to 100,570 square feet from 190,960 square feet, opposed to the plan submission LVPC received, to avoid encroachment into the Environmental Protection (EP) zone portion of the lot. The Lowhill Township Engineer's review also reports that the applicant has also purchased the adjacent 0.602-acre property at the southwest corner along Kernsville Road to provide additional parking affected by the EP zones. The applicant should submit the revised plans to LVPC for a more accurate review.
A revised TIS, which will include analysis of this proposed warehouse and two other warehouses (Rt.100 and Betz Court) proposed in the area, will be submitted to Lowhill Township for review. The transportation study has a study area that includes the Route 100/Kernsville Road intersection, and the Kernsville Road and the proposed access driveway. According to the study, truck routing will begin at the PA Route 100/Interstate 78 interchange which is located approximately 3.4 miles south of the site. Over the past five years, there have been 142 reported crashes along Route 100 between the Interstate 78 interchange and the Kernsville Road intersection. Of that, 33 crashes occurred within the Township jurisdiction. The average daily traffic counts along that portion of Route 100 ranges from 7,934 – 15,867 with trucks making up 5%-10% percent of traffic with the number of counts decreasing as vehicles travel northbound towards Kernsville Road. The 218 LANTA bus route travels up Route 100 and turns left at the intersection onto Claussville Road. No LANTA Bus Routes travel down Kernsville Road.
The traffic impact study suggests road improvements at the Route 100/Kernsville Road intersection. These include optimizing the existing traffic signal during A.M. and P.M. peak periods and providing radius improvements to facilitate trucks making a northbound right turn to onto Kernsville Road.

LVPC offers the following recommendations:

1. The applicant should provide an onsite truck turning templates plan that provides the turning movements of the largest trucks or vehicles that will access the property.
2. The applicant is requesting a waiver from the requirements to install sidewalks along Kernsville Road and Orchard Road and is proposing additional shoulder widening along Kernsville Road for pedestrian/bike traffic. If the modification is granted, the applicant should provide safe non-motorized travel lanes with protective barriers to reduce the chances of bike/pedestrian crashes. This can serve as an extension to the State designated bike route that runs along Claussville Road. (of Policy 5.1)
3. The nearest overnight truck facility is located at the Route 863 interchange at Interstate 78. The project should provide onsite truck parking spaces with amenities which are essential for truck drivers to comply with state hours of operation federal requirements. Driver lounges should be planned for within the buildings as well. This proactive planning and implementation will provide parking in a safe, secure, and convenient location onsite. (of Policy 2.4)
4. The applicant should provide electric hookup infrastructure in the passenger car parking areas and also provide overnight truck parking spaces with electrical hookup infrastructure to support in cab hookups for driver comfort in lieu of having trucks idle to power electrical devices. Additionally, the truck parking spaces should be prepared for the future of electric vehicles, including tractor-trailers and the necessary charging infrastructure that may be required. (of Policy 2.5)

5. Snow removal equipment located in a safe location for compliance with the 2006 Pennsylvania Snow Removal law should be provided at several locations of the warehouse campus. The 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). The ability to remove snow and be able to remove it from the ground in severe winter weather events is an amenity that commercial truck centric buildings should provide onsite. (of Policy 2.2)

6. The applicant and Lowhill Township should consider coordinating with LANTA to extend bus service to the site of the proposed warehouse. (of Policy 2.3)

**Truck Routing**

7. With three new warehouse developments proposed within close proximity to each other, coordination should occur between the applicant, Lowhill Township and PennDOT to accommodate the increased truck traffic. Discussion should occur regarding upgrades to Route 100 and considerations should include a merge lane for traffic turning south onto Route 100 from the site, and whether truck traffic will be permitted to turn north onto Route 100 and the impacts that may induce. Discussion should also include truck movements at the Route 100/Kernsville Road intersection. Intersection improvements could include:
   a. Adding a right-turn lane on eastbound Claussville Road that can accommodate truck traffic turning onto Route 100
   b. Optimizing traffic signal timing at the intersection
   c. Adding a left-turn signal for westbound Kernsville Road traffic turning onto southbound Route 100
   d. Improving the northbound Route 100 right-turn lane onto Kernsville Road, which is currently 70-80 feet long and built for passenger cars, and not adequate for truck traffic. (of Policy 2.4)

8. Clausville Road, Orchard Road and Pony Road are not appropriate for truck travel and should not be considered alternate routes for truck traffic.

9. Kernsville Road connects with State Route 309 in North Whitehall Township approximately 3.9 miles east of the site. State Route 309 also serves as an arterial that connects to an Interstate 78 interchange. LVPC staff has been informed by the applicant and Township that the intention is for trucks not to access Kernsville east of the Betz Court industrial development. If this is the intention, then the applicant and Lowhill Township should coordinate with North Whitehall Township in providing signage prohibiting truck traffic on Kernsville Road between Betz Court and Route 309. (of Policy 2.2 and Policy 2.4).
10. The applicant is requesting a waiver from the requirements to improve Orchard Road along the frontage. Orchard Road will not be utilized by the development or user. Orchard Road will remain rural to prevent truck traffic and signage shall be provided to prevent truck traffic. The same should be done for Pony Road which can serve as a connection between Kernsville Road and Route 100. (of Policy 2.2)

**Steep Slopes and Woodlands**

A substantial portion of the property contains steep slopes. There are also wooded lands on the northern portion of the property as well as a riparian buffer identified on the plan. Policy 3.1 of *FutureLV* recommends the preservation of natural resources in the development process, as well as maximizing preservation of woodlands and critical habitats.

**Sustainability**

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 also helps to ‘reduce climate change impacts’ (Policy 3.4) by offsetting the air quality impacts generated by freight uses and tractor-trailer idling.

The LVPC commends the inclusion of screening buffer along the site boundary and recommends more thorough landscaping on the interior of the property. 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 (Policy 3.2).

**Storm Water**

The project site is located within the Jordan 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 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,

[Signature]

Steve Neratko
Chief Community and Regional Planner

CC: Chris Noll, Lowhill Township Engineer; Mark Steidinger, Heidelberg Township Planning Commission Chair; Harold Handwerk, Lynn Township Planning Commission Chair; Brian Carl, Weisenberg Township Administrator; Dan Stevens, Slatington Borough Manager; Todd Weidman, Washington Township Manager; Albert Karom, Jr. and Christine R. Karom, Landowners; 2766 Route 100 Associates, LLC, Equitable Owner/Applicant; Snyder, Secary & Associates, Project Engineer
<table>
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<tr>
<th>Project</th>
<th>Municipality</th>
<th>Brief Statement of Purpose</th>
<th>LVPC Comment</th>
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<tr>
<td>Zoning Ordinance and Map Update</td>
<td>Lower Mount Bethel Township</td>
<td><em>Revised Zoning Ordinance and Map 2022</em> – a resubmission of the comprehensive revision to the Township’s Zoning Ordinance, initially reviewed by the LVPC in a letter February 25, 2022. The resubmission of the Zoning Ordinance and Zoning Map proposes revisions to address LVPC’s comments and recommendations.</td>
<td>The LVPC applauds these revisions, which ‘minimize freight impacts of development’ (of Policy 2.4), support advancing technologies (of Policy 2.5), reduce climate change impacts (Policy 3.4) and ‘protect high-priority natural lands and water resources’ (of Policy 3.1).</td>
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<td>Solid Waste Permit Renewal Application (Act 97 Review)</td>
<td>Lower Saucon Township</td>
<td>Application to PA Department of Environmental Protection (Act 97 Review) to renew the solid waste permit for the Bethlehem Landfill. No changes to landfill operations are proposed. Ten-year renewal cycle.</td>
<td>Application aligns with <em>FutureLV: The Regional Plan</em> action to ‘provide environmentally responsible and economical solid, electronic and hazardous waste disposal and recycling’ (under Policy 3.2). PA Department of Environmental Protection performs technical review of application.</td>
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May XX, 2022

Michael P. Hanlon
435 West Hamilton Street
Allentown PA 18101
Michael.Hanlon@AllentownPA.gov

RE: Street Vacation
Utica Street from the western property line of 16 West Tilghman Street to West Allen 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**
  - May 26, 2022 at 5:30 PM
  - [https://lvpc.org/meetings.html](https://lvpc.org/meetings.html)

- **LVPC Full Commission Meeting**
  - May 26, 2022 at 7:00 PM
  - [https://lvpc.org/meetings.htm](https://lvpc.org/meetings.htm)

Mr. Hanlon,

The proposed street vacation petition without utilities was submitted by the City of Allentown on behalf of Greystone Abbey I LP equitable owner of 16 West Tilghman Street, Allentown PA.

The proposed vacated portion of Utica Street is intended to be consolidated into The Waterfront development Phase 1 / Lot 8.

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*.

Utica Street at this location is undeveloped and has no access to the short segment of Utica Street from North Brick Street.

It is recommended that if the petition is granted that 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 on Utica Street of *FutureLV* policy 2.2 and 5.1.
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 Utica Street from the western property line of 16 West Tilghman Street to West Allen Street

Brian Hite
Transportation Planner
May XX, 2022

Michael P. Hanlon
435 West Hamilton Street
Allentown PA 18101
Michael.Hanlon@AllentownPA.gov

RE: Street Vacation
North Penn Street from west Chew Street to Oak 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
  - May 26, 2022 at 5:30 PM
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- LVPC Full Commission Meeting
  - May 26, 2022 at 7:00 PM
  - https://lvpc.org/meetings.htm

Mr. Hanlon,

The proposed street vacation petition with utilities was submitted by the City of Allentown on behalf of the Law Offices of Fitzpatrick, Lentz and Bubba representing St. Luke’s University Health Network, equitable owner of Sacred Heart Hospital at 421 W. Chew Street, Allentown PA.

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 Penn Street at this location is an improved street between buildings owned and operated by St. Luke’s University Health Network as the Sacred Heart Hospital campus. The intent of the petition for the City of Allentown to vacate North Penn Street is to enable upgrades to the existing parking deck that include modifying an entrance on the west side of the building for improved patient and visitor access to the Sacred Heart Hospital campus and associated medical facility buildings.
It is recommended that if the petition is granted by the City of Allentown that the petitioner provide, maintain and improve full pedestrian access. Currently some sidewalks are not Americans with Disabilities Act compliant as utility poles hinder mobility for those utilizing mobility aid devices and equipment. (of FutureLV: Policy 2.3)

Additionally, it is recommended that utility companies and the city of Allentown be able to maintain access to various infrastructure above and below ground to maintain and minimize disruptions to service currently being provided. Access will also enable emergency service personnel a clear and accessible vantage point to respond to any incidents within the adjacent buildings or vicinity. (of FutureLV: Policies 5.2 and 5.3)

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 North Penn Street from West Chew Street to Oak Street

Brian Hite
Transportation Planner
### Plan Activity

**Lehigh County**
- Reviews: 28
- Acres: 361.9

**Northampton County**
- Reviews: 35
- Acres: 355.4

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

**Regional Totals**
- 14 Subdivision/Lot Line Adjustments
- 31 Development
- 15 Stormwater Management
- 3 Municipal Ordinances and Maps
- **717.3 Acres**

*Includes preliminary and final plans

### Types of New Development

**Housing: 477 Total Units**
- Single-Family Detached: 115
- Townhouses: 192
- Apartments: 162
- Planned Residential: 0
- Twins: 8
- Assisted-Living: 0
- Manufactured Homes: 0
- Condos: 0

**Non-Residential: 4,750,896 Total Square Feet**
- Commercial: 125,463
- Retail: 34,285
- Public/Quasi-Public: 260,843
- Industrial (Warehouse)*: **4,321,205**
- Office: 3,100
- Transportation: 0
- Agriculture: 0
- Recreational: 6,000

* 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)

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

TOTAL TRUCK TRAFFIC

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