LEHIGH VALLEY PLANNING COMMISSION MEETING  
Thursday, October 27, 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. National Community Planning Month!
2. Passing of Malissa Davis, LVPC Commissioner 2018 – 2021

Minutes

1. ACTION ITEM: Minutes and Review of Roll Call Actions of the September 22, 2022, Commission Meeting (J B)

Comprehensive Planning Committee:

1. ACTION ITEM: Allen Township - Land Use of Regional Significance – Willow Brook Farm Phase 3 & 4 (DS)
2. ACTION ITEM: Pen Argyl Borough - Zoning Ordinance Amendment – Light Industrial, Commercial District (SN)
3. ACTION ITEM: Comprehensive Planning Committee Summary Sheet (SM)

Environment Committee:

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

Transportation Committee:

1. ACTION ITEM: Transportation Committee Summary Sheet (KH)

Old Business:

1. INFORMATION ITEMS: Activity Reports:
   b. Monthly Subdivision, Land Development, Stormwater and Municipal Ordinance/Plans Report (SN)
c. Third Quarter Activity Report and Year-End Outlook (BB)

**New Business:**
1. INFORMATION ITEM: 9th Annual LVPC Outlook and Awards (MA)
   a. November 15, 8 AM to 10 AM @ Lehigh University Mountain Top Campus, Wood Dining Room
   b. Data release on Population and Employment Projections, Greenhouse Gas Emissions, Transportation Trends, Lehigh Valley Housing and Development and Broadband Assessment
   c. How LVPC is looking ahead
   d. Awards: Lehigh Valley Community of Distinction and 2022 Future Heroes of the Lehigh Valley
   e. [https://lvpc.org/lv-awards.html](https://lvpc.org/lv-awards.html)

**Executive Director’s Report:**
None.

**Communications, Engagement and Education**
1. INFORMATION ITEM: Morning Call Business Cycle Column (MA)
   a. Published Oct. 23: The 2022 Development Year and the Value of Growth Management
   b. Next Column: December 4
2. INFORMATION ITEM: Monthly, Plan Lehigh Valley Talk Show on WDIY, Lehigh Valley Public Radio, 88.1 (MA)
   a. Aired Oct. 3: Growth Management with Lehigh County Commission Chairman Geoff Brace
   b. Next show – Nov. 7: Environmental Topics with Northampton County Council Member Tara Zinski
3. INFORMATION ITEM: 2022 Lehigh Valley Government Academy (MA)
   a. Classes wrapped up Oct. 20
4. INFORMATION ITEM: PMPEI Online Learning: Building a Strong Planning Commission (MA)
   a. Tuesday, Nov. 1 – 6:30pm – 8pm
5. INFORMATION ITEM: PennDOT Multimodal Transportation Grants (MA)
   a. $100,000 to $3 million
   b. [https://www.penndot.pa.gov/ProjectAndPrograms/MultimodalProgram/Pages/default.aspx](https://www.penndot.pa.gov/ProjectAndPrograms/MultimodalProgram/Pages/default.aspx)
6. INFORMATION ITEM: Local Technical Assistance Program Classes (MA)
   a. 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, November 17, 2022, at 7:00 pm
WHEREAS, change is constant and affects all cities, towns, suburbs, counties, boroughs, townships, rural areas, and other places; and

WHEREAS, community planning and plans can help manage this change in a way that provides better choices for how people work and live; and

WHEREAS, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and

WHEREAS, the full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and

WHEREAS, the month of October is designated as National Community Planning Month throughout the United States of America and its territories, and

WHEREAS, American Planning Association endorses National Community Planning Month as an opportunity to highlight how planning is essential to stability and how planners can lead communities to an equitable and resilient future; and

WHEREAS, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of the members of planning commissions and other citizen planners who have contributed their time and expertise to the improvement of the Lehigh Valley, including Lehigh County and Northampton County, Pennsylvania; and

WHEREAS, we recognize the many valuable contributions made by professional community and regional planners of the Lehigh Valley, including Lehigh County and Northampton County, Pennsylvania and extend our heartfelt thanks for the continued commitment to public service by these professionals;

NOW, THEREFORE, BE IT RESOLVED THAT, the month of October 2022 is hereby designated as Community Planning Month in the Lehigh Valley, including Lehigh County and Northampton County, Pennsylvania in conjunction with the celebration of National Community Planning Month.

Adopted this 20th day of October 2022.

Lehigh Valley Planning Commission:

Steven Glickman, Chair

Kevin Schmidt, Treasurer

ATTEST:

Becky Bradley, Executive Director
Bethlehem Township commissioner dies at 78

By Graysen Golter
The Morning Call
Oct 18, 2022 at 4:51 pm

When she wasn’t working as a Bethlehem Township commissioner, Malissa K. Davis enjoyed the arts, such as painting, collecting antiques and even dancing ballet throughout her life.

“She loved the arts and in her younger years she danced ballet,” her obituary stated. “When her granddaughter started ballet, she took the senior ballet classes.”

Davis, 78, died Friday, according to a Morello Funeral Home obituary.

Her surviving family members are her son, Sky; his wife, Laura; and granddaughter, Cassidy.

“Malissa was a kind person who would help people and animals alike,” her obituary stated. “She spent her time helping with cat rescues with the Center for Animal Health and Welfare; helped various Democratic candidates canvass; and as a [two]-time cancer survivor herself, she would drive cancer patients to their appointments when they needed it.”

Davis was born in San Antonio, Texas, and earned a bachelor’s degree in economics at Colorado College.

Up until her death, she’d been on the Board of Commissioners for Bethlehem Township for seven years and held the title of vice president, according to the obituary.

Morello Funeral Home will hold calling hours for Davis on Saturday, Nov. 12, from 1-3 p.m. at 3720 Nicholas Street in Easton.
LEHIGH VALLEY PLANNING COMMISSION
Minutes from the Thursday, September 22, 2022 Meeting

The LVPC held a virtual public meeting on Thursday, September 22, 2022. The meeting was advertised in the Lehigh Valley Press on Wednesday, January 5th, 2022.

Mr. Glickman chaired the meeting.

Ms. Griffin Rivera took Roll Call.

Members in Attendance:

Lehigh County
Geoff Brace, Percy Dougherty, Steven Glickman, Kent Herman, Rick Molchany, Joyce Moore, Christina Morgan, Kathy Rader and Stephen Repasch.

Northampton County

Members Absent:

Lehigh County
Phillips Armstrong, Bob Elbich, Philip Ginder, Jamie Johnson, David Jones, Dennis Klusaritz, Owen O’Neil, Kevin Schmidt, Joshua Siegel and Matthew Tuerk.

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

Staff Present: Matt Assad, Becky Bradley, Bambi Griffin Rivera, Brian Hite and Steve Neratko.

Public Present: Gary Asteak, Kurt Bresswein, Bruce Haigh and Jeff Ward.

COURTESY OF THE FLOOR
Mr. Amato shared his appreciation for being on the Lehigh Valley Planning Commission board among community-minded individuals and recognized a trend in certain types of development growth seen within the region. He mentioned an article shared among Commissioners that discusses health and air pollution. He emphasized the need for meaningful discussions that lead to solutions to quality-of-life issues and to advocate for the goals within FutureLV. He encouraged the board, stakeholders and strategic partners to remember that ‘it is our job to plant the tree whose shade we shall never enjoy’.

CHAIRMAN’S REPORT
Mr. Glickman highlighted the Eastern PA Greenways & Trails Summit, taking place on September 26th through 28th at the State Theatre in Easton. He described the event that includes biking, walking and water trail tours as well as workshops. He mentioned that registration is open through the Delaware and Lehigh National Heritage Corridor website. He also mentioned that the first-ever Pennsylvania Sustainability Summit will be taking place the first week of October, with most of the sessions taking place on the first day of the event. He added that the conference is free, open to all, and virtual, with attendees...
getting an inside view of the policies, programs and funding initiatives designed to help advance energy efficiency, climate resiliency and create a more sustainable future for Pennsylvania.

MINUTES
Mr. Glickman stated that the minutes of the Thursday, August 25th, 2022 LVPC meeting are attached and Ms. Griffin Rivera read the previously voted on agenda items. Mr. Glickman then asked for a motion to approve the minutes. Ms. Moore made a motion to approve the minutes and Mr. Molchany seconded the motion. Mr. Glickman asked for any comments or questions. There were none. The motion passed, with Ms. Lawless abstaining.

COMMITTEE REPORTS

Comprehensive Planning Committee:

**ACTION ITEM: City of Bethlehem, Lehigh County – Land Use of Regional Significance – Tower Place**
Ms. Griffin Rivera provided an overview of the project, which conceptualizes the consolidation of two adjacent lots of about 51 acres, followed by a subdivision to create three lots to redevelop the Martin Tower site and the construction of two three-story medical office buildings totaling 101,821 square feet on two lots with the third lot to be developed in the future. Ms. Griffin Rivera noted that the location of this development supports reuse and redevelopment within an urban area of Policy 1.1. Ms. Griffin Rivera highlighted comments to support the overall goals of both FutureLV and the City of Bethlehem, related to sustainable design, multimodal transportation opportunities, the sidewalk network, electric vehicle charging, adjacent congested corridors and woodlands. Ms. Griffin Rivera added that the Comprehensive Planning Committee on September 20th discussed recommendations for green building design but moved the letter forward to the Full Commission as written. The Committee supported a conversation between the LVPC and the City of Bethlehem to work towards a possible language addition for consideration at the Full Commission that reads as follows: “The LVPC supports the City of Bethlehem’s goal of a sustainable and climate resilient community. This City goal is consistent with FutureLV: The Regional Plan. The LVPC further supports the City as it works with the developer of the Tower Place site to include green infrastructure and building technologies”. Mr. Melnick emphasized that his remarks at the Comprehensive Planning Committee are reflected in the language addition and referenced the Pennsylvania Municipalities Planning Code. Mr. Glickman called for a motion to accept the staff comments with the addition of language moved forward to the Full Commission in partnership with the City of Bethlehem as stated herein. Mr. Dougherty made the motion; Mr. Repasch seconded the motion. Mr. Glickman asked for any comments or questions. Mr. Molchany asked about the connectivity between the Tower Place site and the Burnside Plantation and Ms. Griffin Rivera responded that the specific connected portion would be addressed in the future phases of the proposal. Mr. Glickman mentioned the zoning amendments that the proposal received to accommodate the development. Mr. Glickman asked for any comments or questions from the public. Motion passed, with Ms. Heller abstaining.

**ACTION ITEM: Comprehensive Planning Committee Summary Sheet**
Mr. Melnick presented the Comprehensive Planning Committee Summary Sheet, which included a Bethlehem Township Zoning Ordinance Map Amendment and a Williams Township Zoning Ordinance Amendment. Mr. Glickman called for a motion to accept the staff comments on the summary sheet. Mr. Amato made the motion; Ms. Moore seconded the motion. Mr. Glickman asked for any comments or questions. There were none. Motion passed.
Transportation Committee:

INFORMATION ITEM: Next Committee Meeting on October 27th at 5:30 PM
Mr. Herman informed that the Transportation Committee did not meet this month, but the next Committee Meeting will be October 27th at the usual time of 5:30 PM. The Committee plans to discuss the draft of the Northampton County land use guide for industrial management. He added that even if anyone was not a Committee Member that they are welcome to join and concluded the Transportation Committee report.

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 August, which included 17 Subdivisions, 29 Development proposals, 24 reviews for Stormwater Management, and five Municipal Ordinances and Maps for a total of 75 reviews. The reviews included 795 housing units, consisting of a significant number of apartment units, and 1,065,179 square feet of non-residential development, with more than half consisting of warehouse proposals. Mr. Glickman asked for any comments or questions. There were none.

Highway Traffic Monitoring
Mr. Hite provided the details of the August traffic counts, which shows the normal end-of-summer uptick in traffic across all four of the continuous traffic counters collecting volume data. He presented the vehicle counts for State Route 33, Interstate-78, State Route 309 and State Route 22, as well as the truck counts for Interstate-78 and State Route 22. Mr. Hite noted that both truck counters showed slightly less traffic than the end of July. Mr. Hite also reported on the classification of vehicles on State Route 22 compared to Interstate-78 using the Federal Highway Administration vehicle classification chart of 13 vehicle types. He pointed out that class 2 passenger cars and smaller SUVs are the predominant type of vehicles on both roads. Mr. Glickman asked for any comments or questions. Mr. Glickman asked how the different classifications are counted and Mr. Hite responded that the sensor reads the spacing of the axels on the vehicles.

New Business:

INFORMATION ITEM: 9th Annual LVPC Outlook and Awards
Ms. Assad announced that the in-person 9th Annual Lehigh Valley Outlook and Awards, previously known as the Gala, will be held on November 15th from 8 – 10AM at the Lehigh University Mountain Top Campus. He summarized what the event will entail, including the Community of Distinction and the FutureLV Heroes Awards, as well as the release of new data on greenhouse gas emissions, development trends and broadband connectivity. He mentioned that breakfast is included and that there are several sponsor levels left open. Tickets and how to become a sponsor can be found at lvpc.org/lv-awards.

Executive Director’s Report:

INFORMATION ITEM: Pennsylvania Municipal Planning Education Institute Partnership
Ms. Bradley summarized the Pennsylvania Municipal Planning Education Institutes’ (PMPEI) history and vision, that Mike Kaiser, former LVPC Executive Director inspired in 1988, to educate citizen members of planning commissions and zoning heard boards. She explained how LVPC sponsors courses and that she will complete the Educate-the-Educator training for the Community Planning and Building a Strong Planning Commission courses in October. Ms. Bradley emphasized the importance of planning and educating the members that sit on the boards of local government. The Community Planning course hosted by LVPC wrapped up at the end of September and the Zoning course is set to start in October. She added that since 2014, LVPC has educated over 350 people, 77 of which have received the
distinction of Certified Citizen Planner and 16 reaching Outstanding Planning Education Achievement from PMPEI.

Communications and Public Engagement:

INFORMATION ITEM: Business Cycle Column
Mr. Assad summarized the most recent Business Cycle column that was published in the Sunday, September 11th Morning Call. That column focuses on the sentimental lure of passenger rail and regional excitement for a chance to bring passenger trains back to the Lehigh Valley, but the column also gives a candid look at what the Lehigh Valley Passenger Rail Analysis will and will not do, and the many obstacles that lie ahead. He stated that the next column is scheduled to publish October 23rd, 2022 and will focus on development trends and growth management.

INFORMATION ITEM: Plan Lehigh Valley radio show on WDIY NPR 88.1FM
Mr. Assad summarized the most recent Plan Lehigh Valley 30-minute radio show that focused on the Lehigh Valley Passenger Rail Analysis being done and talked a lot about the lengthy and complex journey the region is about to embark on as it begins an effort to study the passenger rail issue. Himself, Becky Bradley and Greg Capogna, WDIY Executive Director, talked a lot about the many partners that could be involved, whether it be New Jersey Transit, SEPTA, LANTA or Amtrak, and the many routes that will be considered, including those to New York, New Jersey and Philadelphia. He stated that the next show was scheduled to air at 6:30 pm, October 3rd and will focus on the 2022 development year and growth management.

INFORMATION ITEM: PennDOT Grant
Mr. Assad reminded everyone that time is running out to apply to PennDOT’s $5 million Traffic Signal Technologies Grant Program that municipalities can use to upgrade their existing traffic signals, including everything from improving the timing of traffic signals, to synchronizing a corridor of lights and even making the signal system adapt to traffic as it changes. He informed that this is a one-time grant program, with no local match required, that runs through September 30, 2022. More information can be found by searching ‘PennDOT Traffic Signal Portal’ on the web.

INFORMATION ITEM: Local Technical Assistance Program
Mr. Hite announced that the Local Technical Assistance Program has a full schedule of classes coming up through the end of September, into October and November. Anyone can sign up at lvpc.org/ltap or contact himself.

ADJOURNMENT:
Mr. Glickman thanked the LVPC for its contribution to the sold-out Sustainable Warehouse Forum with Green Building United. Mr. Glickman stated that the next LVPC meeting is set to be virtual on October 27th. 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
October XX, 2022

Mr. Gary Krill, Chair
Allen Township Planning Commission
4714 Indian Trail Road
Northampton, PA 18067

RE: Willowbrook Farm – Phase 3 & 4 – Land Use of Regional Significance
Allen Township
Northampton County

Dear Mr. Krill:

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
  - October 25, 2022 at 12:00 PM
  - [https://lvpc.org/meetings.html](https://lvpc.org/meetings.html)
- LVPC Full Commission Meeting
  - October 27, 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 ‘Large Residential Development’ land use category. The subject applicant proposes subdivision and construction at Bullshead Road and Willowbrook Road (parcel number M4 6 2). The proposal is for both phases three and four of a phased development that would construct 256 apartment units, 27 single-family dwellings, and 225 townhouses as shown on the next page.
The LVPC offers the following comments:

**Multimodal Transportation**

The plan's lack of multimodal accommodations is a concern, such as pedestrian connectivity to Northampton County's Wayne A. Grube Memorial Park, which provides a trail connection to the Nor-Bath Trail, and Catasauqua High School via the W Bullshead Road and Willow Brook Road intersection. These proposed connections are identified in the Walk/RollLV Active Transportation Plan's Catalytic Project #5--Catasauqua Area Trail & Transit Initiative.
The proposal should integrate multimodal infrastructure accommodations within the development along the frontages of Willow Brook Road and Bullshead Road for safe recreation and access to Wayne A, Grube Memorial Park and provide a pedestrian crossing from the entrance to the project via “NE Road C” to enhance safety for residents to access the park and improve existing crosswalks by pavement marking them.

The LVPC recommends that Northampton County and Allen Township be consulted to coordinate the provision and planning for possible multimodal access to the interior of “Wayne A, Grube Memorial Park” across Willow Brook Road from the development. Catasauqua High School access from phases three and four should consider Safe Routes to School (SRTS) fundamentals for planning and construction of infrastructure to ensure the safety of students and residents, as Catasauqua High School is opposite the proposal. The inclusion of sidewalks and complete connections would enable school children and residents to walk to school, parks, and trails safely.

**Traffic Impact Assessment**

The Traffic Access Study (TAS) submitted for Willow Brook Farms development dated September 2022 references both an eastern tract and a northwest tract. Plans submitted to the LVPC were only for the eastern tract; not for the future development on the northwest tract that was referenced in the TAS although the northwest track was shown on the concept Plan of Major Land Areas for Willow Brook Farms. This review is only for the Eastern Tract and not for both, as referenced in the TAS. The improvements recommended within the TAS should not be reliant on the overall concept project which has not been submitted especially in the case that other elements of the overall project are not constructed in the future. The TAS should be amended or updated to reflect both the Eastern and Northwest Tracts as standalone projects.

The Eastern Tract consists of 256 apartments, 225 townhomes, and 27 single-family lots. The 256 Apartments on the Eastern Tract will generate 1,716 vehicle trips, the 225 Townhomes will generate 1,664 vehicle trips, and the 27 Single Family Lots will generate 303 vehicle trips, for a total of 3,683 vehicle trips per day.
While Willow Brook Road and Bullshead Road are not under the jurisdiction of the Pennsylvania Department of Transportation (PennDOT) the impacts to the surrounding road and bridge network at Willow Brook Road and Race Street should be discussed with the Commonwealth as an impacted, adjacent infrastructure owner. In addition, Northampton County owns a bridge in the vicinity of the development that will be significantly impacted. Further coordination with Northampton County must occur in order to ensure the development become and remain viable.

In addition, the LVPC recommends that the Township consider and plan for the additional and perpetual cost burden on surrounding roads and bridges as a result of a significant housing development, for example, snow plowing, salting, road resurfacing, rebuilding and other maintenance. Similar considerations should be anticipated for storm water facilities and other infrastructure both publicly and privately owned.

The bridge on Willow Brook Road over Catasauqua Creek is a weight-restricted “open grate” bride with no pedestrian accommodations (i.e., defined sidewalk). This is a concern with Catasauqua High School to the north of the bridge. It is recommended that a multimodal and pedestrian circulation plan be created to address students walking, riding, or rolling to school across a bridge not suited for SRTS since there is no direct connection to Bullshead Road entrances to the school otherwise (of FutureLV the Regional Plan Policy 5.2).

The Catasauqua Area School District Transportation Department should be consulted as to appropriate school bus stop locations to serve students of the development. Proper siting of school bus stops and the maneuverability of school buses are essential to the safe and efficient movement of school students.

The Lehigh and Northampton Transportation Authority (LANTA) should be consulted for expanding service to the residential development as well as the existing warehousing and logistics developments east of Willow Brook Road. The installation of the sidewalk along the frontages of Willow Brook Road should incorporate infrastructure to provide a modern bus stop facility for future use (of FutureLV the Regional Plan policy 2.3). LANTA Planner/Land Use Specialist Molly Wood can be contacted by e-mail mwood@lantabus-pa.gov or by phone at 610-776-7433 x165.

The developer should coordinate with the United States Postal Service to determine mail delivery requirements for the development regarding centralized mail delivery, and in case it will be necessary, be prepared to plan for a centralized mail delivery system that will provide a location that is safe for pedestrians with adequate short term parking options for the postal service and residential customers (of FutureLV the Regional Plan policies 1.4 and 2.2).

**Electric Charging Spaces**

The Township should encourage the addition of electric vehicle charging spaces, recognizing the rapidly expanding need for renewable energy sources and the advancement of autonomous and electric vehicle technologies (of Policies 2.5 and 3.2).
The LVPC recommends that electric charging be planned for and integrated into the vehicle parking lots to plan for the future of electric vehicles (Policy 2.5). Most vehicle manufacturers are eliminating internal combustion vehicle production within the next decades and a very high priority has been placed on the transition to an alternative-fueled vehicle future by the federal government through the Bi-Partisan Infrastructure Law. And the Commonwealth of Pennsylvania has released a complementary plan to advance national and regional goals.

**Natural Resource Conservation Priority Area**

A section running through this parcel is a Natural Resource Conservation Priority Area with Catasauqua Creek running through it and hydric soils. Additionally, this section is within the floodplains and in the FEMA 100-year Floodplain Hazard Area.

No development is proposed along the Creek and the LVPC recommends that this area remain undisturbed, as depicted in the plans, for these reasons.

**Steep Slopes**

There are steep slopes in sections of this parcel of 15%-25%. The LVPC recommends that large lots with low site coverage standards should be maintained, and special erosion and storm drainage controls enforced to ‘Minimize environmental impacts of development to protect the health safety and welfare of the public’ (of Policy 3.2).

**Karst Geology**

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

**Stormwater Review**

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

**Multi-Municipal Coordination**

Representatives from North Catasauqua are being included in this review letter to ‘coordinate land use decisions across municipal boundaries’ as part of Policy 1.4.

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

Sincerely,

Bambi Griffin Rivera  
Community and Regional Planner

Brian Hite  
Transportation Planner

Teresa Mackey  
Senior Environmental Planner

cc: Executive Land Holding IV, LLC, Applicant; Don Peters, PE, Project Engineer; Willow Brook Farm Trust Et Al, Record Property Owner, Stan Wojciechowski, Allen Township Engineer; Brian Hite
LVPC, Transportation Planner; Dean Severson, AICP, LVPC Director of Regional Planning; Geoffrey A. Reese, PE, LVPC Master Planner and Engineer; Steve Neratko, LVPC Chief Community and Regional Planner; Denjam Khadka, LVPC Senior Civil/Environmental Engineer; David Kutzor, North Catasauqua Borough Engineer; Peter Paone, Chair, North Catasauqua Borough Planning Commission
October 8, 2022

Robin Zmoda
Pen Argyl Borough Manager
11-13 North Robinson Avenue, PO Box 128
Pen Argyl, Pennsylvania, 18072

RE: Zoning Ordinance Amendment – Light Industrial, Commercial District
Borough of Pen Argyl
Northampton County

Dear Ms. Zmoda:

The subject application proposes amendments to the Borough of Pen Argyl’s Zoning Ordinance that would modify parking requirements for certain uses, and conditionally allow existing buildings within the IL Light Industrial, Commercial District to be converted into apartments. These amendments guide the location and intensity of development (of Policy 1.1) and support the goal of offering new housing options, at various pricing points, and within centers and along corridors (of Policy 4.5).

This proposal fulfills a recommendation of FutureLV: The Regional Plan to ‘encourage reuse and redevelopment’ (of Policy 1.1) and increase housing density and infill development in areas that are already developed’ (Density Special Section, page 71). The amendments are responsive to housing needs which align with Policy 1.4 of FutureLV: The Regional Plan and promote development in locations that have existing sewer and water (of Policy 3.2). Reuse and redevelopment of existing structures help to prevent sprawl, preserve existing farmland by taking away development pressure, and help mitigate future environmental stress by minimizing the amount of new impervious ground by building on existing.

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,

Steve Neratko
Chief Community and Regional Planner

CC: Pen Argyl Borough Council; Peter Layman, Borough Solicitor
<table>
<thead>
<tr>
<th>Project</th>
<th>Municipality</th>
<th>Brief Statement of Purpose</th>
<th>LVPC Comment</th>
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<tbody>
<tr>
<td>Zoning Ordinance Amendment</td>
<td>City of Bethlehem</td>
<td>Solar Energy Devices - updates Section 1318.29 of the City’s Zoning Ordinance, regulating Solar Energy Collection Systems.</td>
<td>Several revisions align with the intent of FutureLV, supporting community health and wellness (of Policy 5.3), serve to minimize development impacts (of Policy 3.2), and support renewable energy and diversification of sources to reduce climate change impacts (of Policy 3.4).</td>
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<tr>
<td>Zoning Ordinance Amendment</td>
<td>City of Bethlehem</td>
<td>Miscellaneous and Design Standards - proposes several minor amendments to various articles of the City’s Zoning Ordinance that provide language clarifications. Reduced parking minimums for multi-family dwellings and workforce units are also proposed.</td>
<td>Language clarifications serve to improve usability of the ordinance and align with the intent of FutureLV to promote best practices for local governments (of Policy 1.4). Reduced parking minimums support context-specific design solutions and promote more efficient development processes in urban areas (of Policies 5.4 and 1.1).</td>
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<tr>
<td>Zoning Ordinance Amendment</td>
<td>Williams Township</td>
<td>Multiple amendments related to firework sales and compliance with The National Fire Protection Association Standard 1124, Code for the Manufacture, Transportation, Storage and Retail Sales of Fireworks and Pyrotechnic Articles.</td>
<td>These amendments align with the intent of FutureLV to demonstrate ‘evolution and adaptability of government’ (of Policy 1.1) and support an efficient development process (Policy 1.4). LVPC commends the Township for ‘promoting safe and secure community design’ (Policy 5.1).</td>
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*LVPC* stands for Lehigh Valley Planning Commission.
### Comprehensive Planning Committee

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<tr>
<th>Zoning Ordinance Amendment</th>
<th>Upper Saucon Township</th>
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<td><strong>Revise Section 321.E relating to the selection of plant materials and identifying approved types of vegetation</strong></td>
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These amendments align with the intent of *FutureLV* to demonstrate ‘evolution and adaptability of government’ (of Policy 1.1) and support an efficient development process (Policy 1.4). LVPC commends the ‘use of native, climate-adaptive and carbon-sequestering landscaping’ within the Township of Policy 3.4.

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<td><strong>Authorizes the keeping of chickens as an accessory use in the Rural Residential (R-1) and Suburban Residential (R-2) Zoning Districts</strong></td>
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*Amended Letter* This amendment demonstrates ‘evolution and adaptability of government’ (of Policy 1.1) and supports urban farming which aligns with Policy 5.3 of *FutureLV*. The LVPC offers several recommendations of additional wording, and definitions for consideration by the Township.
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<thead>
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<tr>
<td>Application to Renew Approval of Existing Water Filtration Plant and Discharge (DRBC Review)</td>
<td>North Whitehall Township</td>
<td>Application by Northampton Borough Authority to renew approval of existing water filtration plant and related filter backwash/process water discharge. Plant can treat up to 8.0 million gallons of water per day. The plant serves the boroughs of Northampton, North Catasauqua and Coplay and portions of Allen, North Whitehall and Whitehall townships. No modifications to the plant are proposed.</td>
<td>Aligns with the FutureLV action to: ‘Protect the quality and quantity of surface water and groundwater’ (under Policy 3.2). Per DRBC, no substantial adverse impacts are anticipated with continued operation.</td>
</tr>
<tr>
<td>Application to Renew Approval of Existing Wastewater Treatment Plant and Discharge (DRBC Review)</td>
<td>Upper Mt. Bethel Township</td>
<td>Application by River Road Utilities to renew approval of existing 66,000 gallons per day wastewater treatment plant and discharge. Plant serves the Tuscarora Inn and Conference Center. No modifications to plant are proposed.</td>
<td>Aligns with FutureLV action to: ‘Protect the quality and quantity of surface water and groundwater’ (under Policy 3.2). Per DRBC, no substantial adverse impacts are anticipated with continued operation.</td>
</tr>
<tr>
<td>Application to Renew Approval of Existing Groundwater Withdrawal and Discharge (DRBC Review)</td>
<td>Forks Township</td>
<td>Application by Crayola LLC to renew approval of existing groundwater withdrawal of up to 16.53 million gallons per month from two well sources to support industrial processes through non-contact cooling water, which is re-injected into a third well. No increase in groundwater allocation is proposed.</td>
<td>Aligns with FutureLV action to: ‘Protect the quality and quantity of surface water and groundwater’ (under Policy 3.2). Per DRBC, no substantial adverse impacts are anticipated with continued operation.</td>
</tr>
<tr>
<td>Project</td>
<td>Municipality</td>
<td>Brief Statement of Purpose</td>
<td>LVPC Comment</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>----------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Street Vacation Petition for Wharf St.</td>
<td>City of Allentown</td>
<td>Proposed street vacation petition of Wharf Street from the intersection to Riverside Drive to Eastern Boundary with utilities on behalf of Lehigh Landing One LLC and Lehigh Landing Two LLC.</td>
<td>Aligns with the <em>FutureLV</em> action to: Improve efficiency of existing infrastructure (under policy 2.2); Enhance planning and emergency response efforts among emergency management personnel (under policy 5.1)</td>
</tr>
<tr>
<td>Street Vacation Petition for West Cumberland St., et. al</td>
<td>City of Allentown</td>
<td>Proposed street vacation petition of portions of West Cumberland St., South 6th St., S. East St., S. Virginia St with utilities on behalf of Siya Real Estate, LLC</td>
<td>With recommendations would align with <em>FutureLV</em> action to: Encourage an interconnected street network (under policy 2.2); Improve the utility and mobility infrastructure of the region (under policy 1.1); Facilitate discussion among residents, stakeholders, appointed officials and elected representatives (under policy 1.4)</td>
</tr>
</tbody>
</table>
TOTAL VEHICLE TRAFFIC

STATE ROUTE 33
between Newburg Road and State Route 248 (Northampton County)

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

STATE ROUTE 309
Just north of State Route 379 (Lehigh County)

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

TOTAL TRUCK TRAFFIC

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

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

- **Reviews:** 40
- **Acres:** 144.3

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

**Northampton County**

- **Reviews:** 34
- **Acres:** 277.3

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

### Regional Totals*

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision/Lot Line Adjustments</td>
<td>17</td>
</tr>
<tr>
<td>Development</td>
<td>32</td>
</tr>
<tr>
<td>Stormwater Management</td>
<td>22</td>
</tr>
<tr>
<td>Municipal Ordinances and Maps</td>
<td>3</td>
</tr>
<tr>
<td>Total</td>
<td>421.6</td>
</tr>
<tr>
<td>Acres</td>
<td>421.6</td>
</tr>
</tbody>
</table>

* Includes preliminary and final plans

### Types of New Development

**Residential:** 397 Total Units

- Single-Family Detached: 58
- Townhouses: 247
- Assisted-Living: 0
- Manufactured Homes: 0
- Twins: 0
- Apartments: 92
- Condos: 0
- Planned Residential: 0

**Non-Residential:** 1,049,243 Total Square Feet

- Commercial: 337,672
- Retail: 0
- Public/Quasi-Public: 149,410
- Industrial (Warehouse)*: 458,361 (W: 382,956)
- Office: 101,821
- Transportation: 0
- Agriculture: 0
- Recreational: 1,979

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

### Location of Development

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

### Year to Date

- **Residential Units**
- **Non-Residential Square Footage**

  - June ’22: 1,6 mil
  - July ’22: 3.2 mil
  - Aug ’22: 4.8 mil
  - Sept ’22: 6.4 mil
  - Oct ’22: 8 mil

**Plan Details and Previous Reports at lvpc.org/subdivisionreport.html**
Bi-County Review Activity
2019 - 3rd Quarter 2022

SUBDIVISION + LAND DEVELOPMENT

<table>
<thead>
<tr>
<th>Year</th>
<th>Lehigh Valley</th>
<th>Lehigh County</th>
<th>Northampton County</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total Plans</td>
<td>Total Plans</td>
<td>Total Plans</td>
</tr>
<tr>
<td>2019</td>
<td>457</td>
<td>233</td>
<td>224</td>
</tr>
<tr>
<td>2020</td>
<td>467</td>
<td>252</td>
<td>215</td>
</tr>
<tr>
<td>2021</td>
<td>496</td>
<td>264</td>
<td>232</td>
</tr>
<tr>
<td>2022 (Year – Q3)</td>
<td>425</td>
<td>227</td>
<td>198</td>
</tr>
</tbody>
</table>

In 2022 though the 3rd Quarter, LVPC has reviewed a total of 425 subdivision and land development plans, with both counties on pace to exceed the volume seen in recent years. If plan submissions continue at the same rate as the previous nine months, Lehigh County can expect to conclude 2022 with 302 plan submissions (a 29.6% increase over total plans in full-year 2019) and Northampton County can expect a total of 264 plan submissions (a 17.9% increase over 2019).

Housing Units
All Reviewed Units (Region)

<table>
<thead>
<tr>
<th>Year</th>
<th>Apartments</th>
<th>Assisted Living</th>
<th>Condominiums</th>
<th>Manufactured Homes</th>
<th>Single Family Detached</th>
<th>Townhouse</th>
<th>Twin</th>
<th>PRD</th>
<th>Total Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>2,184</td>
<td>264</td>
<td>-</td>
<td>-</td>
<td>848</td>
<td>589</td>
<td>211</td>
<td>46</td>
<td>4,142</td>
</tr>
<tr>
<td>2020</td>
<td>2,483</td>
<td>-</td>
<td>108</td>
<td>-</td>
<td>1,491</td>
<td>794</td>
<td>280</td>
<td>40</td>
<td>5,196</td>
</tr>
<tr>
<td>2021</td>
<td>3,403</td>
<td>40</td>
<td>20</td>
<td>29</td>
<td>1,548</td>
<td>581</td>
<td>124</td>
<td>-</td>
<td>5,745</td>
</tr>
<tr>
<td>2022 (Year – Q3)</td>
<td>2,705</td>
<td>234</td>
<td>42</td>
<td>-</td>
<td>568</td>
<td>840</td>
<td>82</td>
<td>-</td>
<td>4,471</td>
</tr>
</tbody>
</table>

Housing proposals have been increasing each year, and the region will close out 2022 with a total of 5,961 units reviewed if submissions keep up with the previous nine months. Already in 2022, apartments are up by 23.9% and townhouses are up by 42.6% compared to their totals in 2019. Total units reviewed are on pace to be a 35% increase over 2019, most of that increase coming in Northampton County.
Residential proposals in Lehigh County continue a four-year period in which developers are racing to close the Lehigh Valley’s housing shortage, and 2022 is on pace to yield a similar total of units compared to 2019 (2,647). So far in 2022, townhouse units are up 23.2% compared to the 2019 total, and twin units are more than double. Apartments are on pace to reach roughly 1,598, continuing several years in which developers are making them an increasingly large part of the new housing market.

Northampton County residential units reviewed have seen a tremendous increase in the last year. Already in 2022, apartment units have more than tripled the total rate of 2019, townhouses have increased by 70.8%, and the total number of units reviewed are up 46.1%. Total Northampton County units reviewed are on pace to be a 95% increase over 2019.
Non-Residential Square Feet

All Reviewed Non-Residential Square Feet (Lehigh County)

The total square footage in Lehigh County is on pace to reach 10.9 million based on submissions in the first nine months, nearly double the past two years and over 1 million more than in 2019.

So far in 2022, public/quasi-public square footage is more than double (158.6%) the rate of 2019, and commercial square footage is up 49.3%.

All Reviewed Non-Residential Square Feet (Northampton County)

In Northampton County, industrial square footage reviewed through the first nine months is more than 3 million (44.1%) more than in 2019, and retail square footage is more than double (232.1%). Total non-residential square footage is the highest it has been in recent years, and 22% higher than in all of 2019.

Regionwide, the total non-residential square footage reviewed in 2022 is already nearly 1 million square feet more than 2019’s full-year total, with industrial square footage up by 75%.
Transportation Impact Studies and Assessments through the 3rd quarter of 2022 numbered 39. That’s just one short of the record years of 40 in 2020 and 2021, putting the Region on pace to easily break that record with more than 50 by the end of 2022. The studies and assessments are fairly evenly split between the two counties.

### STORMWATER REVIEWS

<table>
<thead>
<tr>
<th>Stormwater Reviews</th>
<th>Lehigh County</th>
<th>Northampton County</th>
<th>Total Region</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>100</td>
<td>82</td>
<td>182</td>
</tr>
<tr>
<td>2020</td>
<td>85</td>
<td>69</td>
<td>154</td>
</tr>
<tr>
<td>2021</td>
<td>98</td>
<td>83</td>
<td>181</td>
</tr>
<tr>
<td>2022 (Year – Q3)</td>
<td>85</td>
<td>81</td>
<td>166</td>
</tr>
</tbody>
</table>

Stormwater reviews through the 3rd quarter have nearly reached the total for all of last year, putting them on pace to be 220 by the end of 2022. **At that pace, both counties will log the most Stormwater Reviews since 2006.**

### MUNICIPAL ORDINANCE, PLANS AND MAPS REVIEWS

<table>
<thead>
<tr>
<th>Municipal Ordinance and Plan Reviews</th>
<th>Lehigh County</th>
<th>Northampton County</th>
<th>Total Region</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>27</td>
<td>27</td>
<td>54</td>
</tr>
<tr>
<td>2020</td>
<td>26</td>
<td>41</td>
<td>67</td>
</tr>
<tr>
<td>2021</td>
<td>23</td>
<td>29</td>
<td>52</td>
</tr>
<tr>
<td>2022 (Year - Q3)</td>
<td>17</td>
<td>23</td>
<td>40</td>
</tr>
</tbody>
</table>

Municipal Ordinances, Plans and Maps reviews are on pace to number **more than 50 for the year**, continuing several years in which municipalities are making planning and zoning regulation changes to better control development coming to their communities.

### TRAFFIC IMPACT ASSESSMENTS AND STUDIES

<table>
<thead>
<tr>
<th>Traffic Impact Studies and Assessments</th>
<th>Lehigh County</th>
<th>Northampton County</th>
<th>Total Region</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>16</td>
<td>15</td>
<td>31</td>
</tr>
<tr>
<td>2020</td>
<td>18</td>
<td>22</td>
<td>40</td>
</tr>
<tr>
<td>2021</td>
<td>21</td>
<td>19</td>
<td>40</td>
</tr>
<tr>
<td>2022 (Year - Q3)</td>
<td>20</td>
<td>19</td>
<td>39</td>
</tr>
</tbody>
</table>

Transportation Impact Studies and Assessments through the 3rd quarter of 2022 numbered 39. That’s just one short of the record years of 40 in 2020 and 2021, putting the Region on pace to easily break that record with more than 50 by the end of 2022. The studies and assessments are fairly evenly split between the two counties.
DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERMITTED PROJECT REVIEWS

<table>
<thead>
<tr>
<th>DEP Permitted Project Reviews</th>
<th>Lehigh County</th>
<th>Northampton County</th>
<th>Total Region</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>56</td>
<td>57</td>
<td>113</td>
</tr>
<tr>
<td>2020</td>
<td>45</td>
<td>48</td>
<td>93</td>
</tr>
<tr>
<td>2021</td>
<td>59</td>
<td>69</td>
<td>128</td>
</tr>
<tr>
<td>2022 (Year - Q3)</td>
<td>69</td>
<td>71</td>
<td>140</td>
</tr>
</tbody>
</table>

The number of reviews of Department of Environmental Protection Permitted Projects has increased significantly in recent years with 140 done through the 3rd Quarter, putting the Region on pace to show a 65% increase over 2019 by year’s end. With the reviews split about evenly between Lehigh and Northampton counties, each county is expected to see a similar increase of 65% over 2019.

SEWAGE, WATER AND SOLID WASTE REVIEWS

<table>
<thead>
<tr>
<th>Sewer, Water, + Solid Waste Reviews</th>
<th>Lehigh County</th>
<th>Northampton County</th>
<th>Total Region</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>45</td>
<td>19</td>
<td>64</td>
</tr>
<tr>
<td>2020</td>
<td>45</td>
<td>10</td>
<td>55</td>
</tr>
<tr>
<td>2021</td>
<td>60</td>
<td>16</td>
<td>76</td>
</tr>
<tr>
<td>2022 (Year - Q3)</td>
<td>44</td>
<td>17</td>
<td>61</td>
</tr>
</tbody>
</table>

Sewer, Water and Solid Waste Reviews are on pace to be more than 80 for the full year — a 25% increase since 2019. Though the bulk of the reviews have been in Lehigh County, both counties are experiencing a significant increase in recent years.

GOVERNMENT FUNDING GRANT REVIEWS

<table>
<thead>
<tr>
<th>Gov't Funding Reviews</th>
<th>Lehigh County</th>
<th>Northampton County</th>
<th>Total Region</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>21</td>
<td>30</td>
<td>51</td>
</tr>
<tr>
<td>2022 (Year - Q3)</td>
<td>25</td>
<td>24</td>
<td>49</td>
</tr>
</tbody>
</table>

Government Funding Reviews through three quarters have almost reached last year’s total and are on pace to record a 28% increase over last year. Reviews are split evenly between the two counties.
The Highway Performance Monitoring System (HPMS) Traffic Count Program conducted by the LVPC consists annually of 98 assigned traffic count locations in the Lehigh Valley. To gather additional data concerning the impacts of warehousing and logistics development, the LVPC now performs pre- and post-construction traffic counts at various land uses of regional significance where assigned PennDOT traffic counts are not conducted typically. In 2020 during the COVID-19 pandemic, the LVPC also conducted various trail counts along commuter trails across the Lehigh Valley. In 2022, the LVPC conducted an additional 19 counts on top of the 98 assigned by PennDOT — a roughly 10% increase over 2019.

The amount of street vacation petitions has steadily increased within Lehigh County, specifically the City of Allentown, as redevelopment and land developments in the urban core are proposed.
Annually, the LVPC is assigned 181 segments of roadway within Lehigh and Northampton Counties in which to verify for the Highway Performance Monitoring System (HPMS). This information is reported to PennDOT which reports the statewide compilation of MPO reports to the Federal Highway Administration for reports on roadway characteristics that integral to various formulas and funding allocations provided locally from the state and federal funding sources. These counts have remained consistent, as dictated by PennDOT.

### LOCAL TECHNICAL ASSISTANCE PROGRAM (LTAP)

<table>
<thead>
<tr>
<th>LTAP Tech Assists</th>
<th>Lehigh County</th>
<th>Northampton County</th>
<th>Total Region</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>20</td>
<td>10</td>
<td>30</td>
</tr>
<tr>
<td>2020</td>
<td>15</td>
<td>17</td>
<td>32</td>
</tr>
<tr>
<td>2021</td>
<td>22</td>
<td>20</td>
<td>42</td>
</tr>
<tr>
<td>2022 (Year - Q3)</td>
<td>16</td>
<td>19</td>
<td>35</td>
</tr>
</tbody>
</table>

The Local Technical Assistance Program provides focused “Tech Assists” as requested by municipalities covering either Safety or Maintenance concerns that provide recommendations on how to address infrastructure concerns. These Tech Assists are free of charge to the municipality and are formalized through a final report of recommendations. A greater focus on community outreach has made the Lehigh Valley a statewide leader in the Tech Assist program.