LEHIGH VALLEY PLANNING COMMISSION MEETING
Thursday, February 23, 2023, at 7:00 PM
Via Microsoft Teams

AGENDA


Roll Call

Courtesy of Floor

Chairman’s Report

1. Welcome New Commissioners:
   a. Santo Napoli, Allentown City Council
   b. Michael Drabenstott, Citizen Member

Minutes

1. ACTION ITEM: Minutes and Review of Roll Call Actions of the January 26, 2023, Commission Meeting (DS)

Comprehensive Planning Committee:

1. ACTION ITEM: South Whitehall Township – Land Use of Regional Significance – Dorney Park (Project 2024) (JS)
2. ACTION ITEM: Comprehensive Planning Committee Summary Sheet (SM)

Environment Committee:

1. ACTION ITEM: Public Utility Commission Review – Application for Transfer by Sale of the Fairland Sewer Company Wastewater System in North Whitehall Township (DS)

Transportation Committee:

1. ACTION ITEM: Street Vacation, Roosevelt Avenue, Salisbury Township (PO)
2. ACTION ITEM: Street Vacation, Terminal Street, City of Allentown (PO)

Old Business:

1. INFORMATION ITEMS: Activity Reports:
   b. Highway Traffic Monitoring (PO)
New Business:
1. INFORMATION ITEM: 2022 Annual Report Presentation (BB, DS, SN, JS, BH, MA)
2. INFORMATION ITEM: LVPC Finality of Official Action and Commissioner Contact with Staff (SG)

Executive Director’s Report:
1. LVPC to receive United Way of the Greater Lehigh Valley’s Community Builder Award, April 4, 2023, 4:30 PM-7:30 PM, Arts Quest at Steel Stacks

Communications, Engagement and Education:
1. INFORMATION ITEM: Morning Call Business Cycle Column (MA)
   a. Annual Report for a Growing Region
   b. Next column to publish: March 26.
2. INFORMATION ITEM: Monthly, Plan Lehigh Valley Talk Show on WDIY, Lehigh Valley Public Radio, 88.1 (MA)
   b. Next show – March 6 – Annual Report and In-Person Training at LVPC
3. INFORMATION ITEM: Lehigh Valley Government Academy Classes (MA)
   a. Pennsylvania Municipal Education Institute Courses
   b. Local Technical Assistance Program Classes

Next Lehigh Valley Planning Commission Meeting:
    Thursday, March 23, 2023, at 7:00 pm
The LVPC held a virtual public meeting on Thursday, January 26, 2023. The meeting was advertised in the Lehigh Valley Press on December 28, 2022.

Mr. Glickman chaired the meeting.

Ms. Benco took Roll Call.

Members in Attendance:

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

**Northampton County**

Members Absent:

**Lehigh County**
Phillips Armstrong, Geoff Brace, James jogging, David Jones, Owen O’Neil, David Petrik, Kathy Rader, Joshua Siegel and Matthew Tuerk.

**Northampton County**

**Staff Present:** Matt Assad, Taylor Beasley, Julie Benco, Becky Bradley, Joseph Dotta, Bambi Griffin-Rivera, Brian Hite, Steve Neratko, Patrick Osei, Jillian Seitz, and Dean Severson.

**Public Present:** Jeff Ward, Gary Asteak, Enrique Angelini, Karen Poshefko, Matt Menkowski, Deb Rosene, Jeff Kicska, Kerry Rabold, Kurt Bresswein, Eric Oehling, Peg Church, Tina Roseberry

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

**CHAIRMAN’S REPORT**

**Welcome New LVPC Commissioners**

Mr. Glickman welcomed new members of the Lehigh Valley Planning Commission, Rachel Leon, elected member from the City of Bethlehem and Armando Moritz-Chapelliquen, citizen member from the City of Easton. Both members introduced themselves. The Chair also asked each member of the Commission to introduce themselves.
Introduction of LVPC Staff Members

Mr. Glickman welcomed new members of the Lehigh Valley Planning Commission staff, Taylor Beasley, Graphic Designer and Publications Coordinator, and Joey Dotta, 2022-2023 Community Fellow from Lehigh University and asked them to introduce themselves.

Lehigh Valley Government Academy Ceremony

Mr. Glickman recognized the following participants who completed three of the PMPEI courses offered by the Lehigh Valley Government Academy:

Julie Benco, LVPC staff; Bryan Bilheimer, City of Bethlehem; Jonathan Bolton, Whitehall Township; Matthew Menkowski, Forks Township; and Scott Wilt, City of Allentown.

Mr. Glickman introduced Ms. Roseberry who presented the Outstanding Planning Education Achievement Award. This Award is presented to those who complete all four of the PMPEI courses offered by the Lehigh Valley Government Academy. The following participants were awarded the Achievement Award: Becky Bradley, AICP, LVPC staff; Peter Chase, Bethlehem Township; Brian Fenstermaker, Lower Nazareth Township; Jeff Kicksa, Palmer Township; Kerry Rabold, Salisbury Township, and Jill Seitz, LVPC staff.

MINUTES

Mr. Glickman stated that the minutes of the Thursday, December 22, 2022 LVPC meeting are attached and Ms. Benco read the previously voted on agenda items. Mr. Glickman then asked for a motion to approve the minutes. Ms. Zrinski made a motion to approve the minutes and Ms. Moore seconded the motion. Mr. Glickman asked for any comments or questions. There were none. The motion passed, with Mr. Elbich, Ms. Cope and Ms. Leon abstaining.

COMMITTEE REPORTS

Comprehensive Planning Committee:

ACTION ITEM: Upper Saucon Township – Land Use of Regional Significance – Route 309 Commerce Center

Mr. Hite and Mr. Osei presented the review of the subject application, which is considered a Land Use of Regional Significance under FutureLV: The Regional Plan in the Warehouse, Logistics and Storage Facilities, Freight Facility, and Local Freight generator category. This project involves the construction of three Truck or Motor Freight Terminals totaling 1,771,110 square feet.

Mr. Glickman called for a motion to accept the staff comments. Mr. Dougherty made the motion; Ms. Repasch seconded the motion. Mr. Glickman asked for any comments or questions. Mr. Glickman asked about LANTA connectivity on both sides of Route 309 and pedestrians crossing Route 309. Mr. Hite stated that LANTA made a strong recommendation that the entire intersection be studied for northbound and southbound stops along Route 309 and pedestrian crossings. Motion passed.

ACTION ITEM: Plainfield Township – Land Use of Regional Significance – Grand Central Landfill

Ms. Griffin-Rivera presented the review of the project, which proposes the subdivision of a 190-acre parcel to create a 22.8-acre parcel for the construction of a 92,000-square-foot recycling facility at 910 West Pennsylvania Ave. Mr. Glickman called for a motion to accept the staff comments. Mr. Elbich made the motion; Mr. Molchany seconded the motion. Mr. Glickman asked for any comments or questions. There were none. Motion passed.
**ACTION ITEM: Comprehensive Planning Committee Summary Sheet**
Mr. Glickman presented the Comprehensive Planning Committee Summary Sheet, which included a Comprehensive Plan for North Whitehall Township, Comprehensive Plan for South Whitehall Township, and six zoning ordinance amendments for Forks Township, Upper Milford Township, Catasaqua Borough, Lower Nazareth Township, Williams Township, and Lehigh Township. Mr. Glickman called for a motion to accept the staff comments on the summary sheet. Mr. Gallagher made the motion; Mr. Repasch seconded the motion. Mr. Glickman asked for any comments or questions. There were none. The motion passed with Mr. Klusaritz, Ms. Moore, and Ms. Morgan abstaining.

**Environment Committee:**

**ACTION ITEM: Pen Argyl Borough – Stormwater Ordinance Update**
Mr. Severson presented the review of the project, which revises several terms and regulations in the Borough’s stormwater ordinance. Mr. Glickman called for a motion to accept the staff comments. Mr. Melnick made the motion; Ms. Zrinski seconded the motion. Mr. Glickman asked for any comments or questions. There were none. Motion passed.

**ACTION ITEM: North Whitehall Township- Comprehensive Parks, Recreation, and Open Space Plan**
Mr. Severson presented the review of the project, which is an update to the Township’s Joint Comprehensive Parks, Recreation and Open Space Plan adopted in 2009. Mr. Glickman called for a motion to accept the staff comments. Ms. Morgan made the motion; Mr. Molchany seconded the motion. Mr. Molchany asked if there were any specific identification of opportunities for farmland preservation in the Plan. Mr. Severson noted that farmland preservation was noted in the plan as part of open space. Mr. Glickman asked for any comments or questions. There were none. The motion passed with Mr. Klusaritz abstaining.

**INFORMATION ITEM: Environment Committee Summary**
Mr. Repasch summarized the Environment Committee meeting, including two reviews of applications to renew approvals of existing wastewater treatment plant and discharge from Northampton Borough and Lower Nazareth Township. He also noted the presentation of the Lehigh County and Northampton County farmland preservation programs at the Environment Committee meeting.

Mr. Glickman called for a motion to accept the staff comments on the summary sheet. Mr. Gallagher made the motion; Mr. Charles Elliott seconded the motion. Mr. Glickman asked for any comments or questions. There were none. Motion passed.

**Transportation Committee:**

**INFORMATION ITEM: Transportation Committee Summary**
Mr. Herman summarized the Transportation Committee meeting. There were five information items presented. These included: 1. population and employment projections; 2. monthly traffic count report; 3. highway projects status updates; 4. The Long-Range Transportation Plan Update; and monthly status reports on the Lehigh Valley Passenger Rail Analysis and the Eastern Pennsylvania Freight Alliance Freight Infrastructure Plan.

**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 December, which included 6 Subdivisions, 33 Development proposals, 17 reviews for Stormwater Management, and five Municipal Ordinances and Maps for a total of 61 reviews. The reviews included 677 housing units and 911,649 square feet of non-residential development. Mr. Glickman asked for any comments or questions. There were none.

**Industrial Market Report**

Mr. Dotta reported on the last eight quarters of the warehouse industrial market with data reported from CBRE Research. Mr. Molchany asked if the CBRE report broke down industrial development on greenfield sites versus redevelopment sites. Ms. Bradley responded that the vast majority of the development was on greenfield sites.

**Highway Traffic Monitoring**

Mr. Hite provided the details of the December traffic counts. 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 significant drop in truck traffic in some areas may reflect stores stocking up on holidays in September and October and less after that. There were also a number of days with subzero temperatures and travel advisories reducing goods movement. Mr. Glickman asked for any comments or questions. There were none.

**New Business:**

**INFORMATION ITEM: Greenhouse Gas Inventory Assessment**

Ms. Benco reported on the Lehigh Valley Greenhouse Gas Assessment. A regional greenhouse gas inventory was developed that estimated emissions within Lehigh and Northampton counties for the baseline year of 2019. The first step toward tackling climate change requires identifying baseline emissions levels, and sources and activities that generate emissions in the community.

The Inventory results provide information that is key to guiding regional and local reduction efforts and provide a baseline against which the region will be able to compare and demonstrate progress in reducing emissions. The results of the Regional Inventory and the forecast indicate that an effective plan to reduce greenhouse gas emissions would need to give priority to industrial electricity and gas uses.

The Lehigh Valley Climate Action Plan will establish emission reduction targets for the region and include an assessment of the region’s vulnerabilities to climate change that will identify assets or resources that may be most at risk in the Lehigh Valley.

Mr. Molchany asked if there was, in regard to climate actions required at the local level, anything analogous to the Act 167 stormwater management plan requirements for local units of government. Ms. Bradley stated that we are getting close to a global Act 167 plan for all of the region’s watersheds and that green infrastructure requirements will be add to the stormwater ordinances. She also added that with the passage of the Bipartisan Infrastructure Law and the Inflation Reduction Act there are provisions that support transportation planning and climate change provisions.

Ms. Poshefko asked if recommendations of the International Climate Panel were included and also asked if climate sequestration was looked at. Ms. Bradley noted that the LVPC has looked at climate sequestration and tree cover in our planning efforts. Mr. Moritz-Chapelliquen asked about using 2019 as a baseline year due to the irregularities of data from COVID-19, and if emissions of industrial uses can also be broken down by warehouse use. Ms. Bradley stated that 2019 was used as the baseline year because that was the year used in the ICLEI model. She also stated that greater detail will be available for the industrial development in the Annual Report next month and through the Eastern Pennsylvania Freight Alliance Freight Infrastructure Plan the Lehigh Valley Transportation Study is working on. Individual monitoring of sites Is not part of this project as the project is regional.
Ms. Beasley presented an annual website activity report. The biggest driver to our website is DataLV, with over 9,400 pages viewed. Other major drivers include the staff page, with more than 4,000 views. That’s where most people find contact information to reach our office. The meetings page also got more than 3,500 views, likely from people accessing the virtual meetings link or the commission agenda and packets.

Communications and Public Engagement:

**INFORMATION ITEM: Business Cycle Column**
Mr. Assad summarized the most recent Business Cycle column that was published in the Sunday, January 15 Morning Call. That column focuses on the unique feeling of fulfillment of moving into a new home, or even apartment and why that’s become so difficult for many in the Lehigh Valley and what we plan to do about it in 2023.

**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 aired on January 2 and again January 9 on WDIY and focused on the evolving housing market.

Joining Ms. Bradley and Mr. Assad were LVPC Senior Planner, Jill Seitz and Lehigh Valley Realtors CEO, Justin Porembo. Mr. Porembo offered his expertise on a housing sales environment that still has high demand, but after two years of what was decidedly a seller’s market, is swinging back toward the buyer again. Ms. Seitz offered the flip side of that, in using data to show that a lingering housing shortage and inflation are making it more and more difficult for people to afford a home here.

Mr. Assad stated that the next show was scheduled to air at 6:30 pm, February 6 and will look at our 30-year population and employment projections with LVPC Economist and Data Scientist David Jan.

**INFORMATION ITEM: PADEP Driving PA Forward Electric Truck Grants**
Mr. Assad noted time is running out to get in on the $12.7 million the Pennsylvania Department of Environmental Protection is giving in grants for municipalities and non-profits to replace aging fleets of diesel-powered medium- and heavy-duty local freight trucks with new zero emission trucks.

**INFORMATION ITEM: PA Build a Better Mousetrap Competition**
Mr. Hite alerted our municipal partners that the LTAP Build a Better Mousetrap Competition is ready to take entries. This is an opportunity for the Lehigh Valley Public works crews to show how creative they can be using normal stuff around the shops to build an innovative gadget for use out in the community they serve. LTAP is looking for items that municipal employees or road crews designed and built. Public works or administrators can nominate their projects by visiting PennDOT’s LTAP website and look under the news section for the application. Entries are due by Friday March 3.

**INFORMATION ITEM: PMPEI Building a Strong Planning Commission**
Mr. Assad announced that on March 30th from 6:30-8PM the public has the opportunity to participate in a 101 on planning commissions. It’s being taught by our own, Becky Bradley and Stan Lehmbeck. Mr. Glickman asked for any comments or questions. There were none.

**INFORMATION ITEM: Local Technical Assistance Programs**
Mr. Hite announced that the Local Technical Assistance Program has a full schedule of classes coming up January through May. Anyone can sign up at lvpc.org/ltap or contact Brian Hite. Mr. Glickman asked for any comments or questions. There were none.
ADJOURNMENT:
Mr. Glickman stated that the next LVPC meeting is set to be virtual on February 21 at 7pm. 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
Dean Severson, AICP, Director of Regional Planning
March XX, 2023

Mr. Gregg Adams, Planner
South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104

RE: Dorney Park (Project 2024) – Land Use of Regional Significance
South Whitehall Township
Lehigh County

Dear Mr. Adams:

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

- LVPC Comprehensive Planning Committee Meeting
  - February 21, 2023 at 12:00 PM
- LVPC Full Commission Meeting
  - February 23, 2023 at 7:00 PM

The subject application is considered a Land Use of Regional Significance under FutureLV: The Regional Plan in the Regional Entertainment or Resort Complex category. Dorney Park is located at 3830 Dorney Park Road, and the proposed project area is located northwest of the main parking lot and adjacent to Dorney Park Road at the intersection with Lincoln Avenue (project area parcel number 548621956832).

The project proposes to reutilize the site of a former attraction by constructing features for a new attraction. The project site is located in an area designated for Development in the General Land Use Plan of FutureLV: The Regional Plan and supports ‘reuse and redevelopment in urban areas’ (of Policy 1.1).

The project area is also in a High Conservation Priority Area of the Natural Resources Plan due to its location within the Federal Emergency Management Agency (FEMA) designated 100-year flood plain. While the project site is within an area prone to hazard, the existing amusement park use and proposed improvements minimize the risk of hazard because the facility does not operate during adverse weather conditions, is not
open to the public 24 hours a day and does not operate out of season. Considering the impact of changing weather patterns on flooding as a result of climate change, the new attraction should be built to withstand the hydrostatic and hydrodynamic forces associated with floodwaters (of Policy 3.4).

The LVPC encourages review of potential noise and light pollution from the proposed attraction's location at the perimeter of the park area to avoid adverse impacts on the adjacent community and support ‘the social, economic and environmental well-being of the region’ (of Policy 1.1).

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.

The LVPC has copied appropriate representatives from all adjacent municipalities in order to further 'coordinate land use decisions across municipal boundaries' (of Policy 1.4).

Sincerely,

Jillian Seitz
Senior Community Planner

cc: David Manhardt, South Whitehall Township Director of Communications; Scott Pidcock PE, South Whitehall Township Engineer; Adam Smith, PE, Barry Isett & Associates; Jesse Sadiua, City of Allentown Senior Planner; Thomas Beil, Lower Macungie Township Planning Commission Chair; Brian Horwith, North Whitehall Township Planning Commission Chair; Kerry Rabold, Salisbury Township Zoning Officer; Charles Deprill, Upper Macungie Township Planning Commission Chair; Lee Rackus, Whitehall Township Planning, Zoning & Development Bureau Chief
<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>Fountain Hill Borough</td>
<td>Reducing Minimum Lot Area - proposes to reduce the minimum lot area requirement for apartments from 2,400 square feet to 1,150 square feet in the Town Center (TC) Zoning District.</td>
<td>Supports numerous goals and policies of <em>FutureLV: The Regional Plan</em>, including increased density of residential and mixed-uses in an area with access to a variety of transportation modes available (of Policy 1.2), increases the diversity and price points of available housing (of Policy 4.5), and promotes adaptive reuse of historic buildings (of Policy 5.4).</td>
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<td>Zoning Ordinance and Map Amendment</td>
<td>Lower Saucon Township</td>
<td>General Business District - eliminates the current General Business District (GB1) and Limited General Business District (GB2) and establishes a single General Business Commercial (GB) Zoning District. Rezones numerous properties, the majority of which are related to the newly created GB Zoning District.</td>
<td>Reducing the number of zoning districts and consolidating similar zoning districts with minimal differences is a best practice that supports efficient development processes and aligns with <em>FutureLV: The Regional Plan</em> (Policy 1.4). Each area proposed to be rezoned is located in the Development area of the <em>FutureLV</em> General Land Use Plan, supports guiding the location and intensity of development to areas with sustainable infrastructure capacity and encourages reuse and redevelopment (of Policy 1.1).</td>
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<td>Zoning Ordinance Amendment</td>
<td>Township</td>
<td>Details</td>
<td>Description</td>
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<td><strong>Whitehall Township</strong></td>
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<td><em>Short Term Rentals</em> - adds regulations permitting short term rentals in single family residences located in the Neighborhood Commercial (C-1) and Local Commercial (C-2A) zoning districts.</td>
<td>The zoning ordinance amendment aligns with <em>FutureLV: The Regional Plan</em> because it supports local entrepreneurship (of Policy 4.2) and establishing an application process is a best practice when regulating short-term rentals (of Policy 1.4).</td>
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<td><strong>Lower Macungie Township</strong></td>
<td></td>
<td><em>Zoning Hearing Board Changes</em> - proposes to increase the composition of the zoning hearing board from three to five members, change the terms from 3 to 5 years, and to eliminate alternate members.</td>
<td>Generally consistent with <em>FutureLV: The Regional Plan</em> as it demonstrates ‘the evolution and adaptability of government’ (of Policy 1.1). These changes will allow the board to continue to ‘serve as the regional expert on planning, zoning and development’ and ‘provide guidance on best practices’ (of Policy 1.4).</td>
</tr>
</tbody>
</table>
February XX, 2023

Mr. Raymond A. Hassey, Esquire
Hassey Legal Services
304 Wilkes Barre Twp Blvd
Wilkes Barre, Pennsylvania 18702

Re: PUC Review – Application for Acquisition of the Fairland Sewer Company Wastewater System by Mid Atlantic Utility Group, Inc.
North Whitehall Township, Lehigh County

Dear Mr. Hassey:

The Lehigh Valley Planning Commission (LVPC), at its regular monthly meeting on February 23, 2023, reviewed the above-referenced application based on the adopted plans and policies of the LVPC. We offer the following comments.

The purpose of the application is for approval of 1) the transfer by sale of all wastewater assets of Fairland Sewer Company to Mid Atlantic Utility Group, Inc., 2) the right of Mid Atlantic to provide wastewater service to the public in a portion of North Whitehall Township known as Fairland Hills and Parkland Estates, and 3) the abandonment of wastewater service by Fairland Sewer Company in Fairland Hills and Parkland Estates. The wastewater system currently serves 188 customers in the Fairland Hills and Parkland Estates subdivisions. Mid Atlantic plans to make future improvements to the sewer system.

The LVPC recommends municipal ownership of central sewage facilities to ensure proper long-term operation and maintenance to ‘protect the quality and quantity of surface water and groundwater (under Policy 3.2). Since the system will remain private, the Township should monitor the performance of the system. Upgrades to the sewer system align with the FutureLV action to ‘improve the utility and mobility infrastructure of the region’ (under Policy 1.1).

Please call me if you have any questions regarding these comments.

Sincerely,

Susan L. Rockwell
Senior Environmental Planner

cc: Rosemary Chiavetta, Secretary, Pennsylvania Public Utility Commission
February 14, 2023

Ms. Kerry Rabold
Salisbury Township
2900 South Pike Avenue
Allentown PA 18103

RE: Street Vacation Petition
Roosevelt Avenue between Harrison Avenue and Logan Street
Salisbury Township, Lehigh County

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

- LVPC Transportation Planning Committee Meeting
  - February 23, 2023 at 5:30 PM
  - [https://lvpc.org/meetings.html](https://lvpc.org/meetings.html)

- LVPC Full Commission Meeting
  - February 23, 2023 at 7:00 PM
  - [https://lvpc.org/meetings.htm](https://lvpc.org/meetings.htm)

Ms. Rabold,

The proposed street vacation application was submitted by Salisbury Township on behalf of Mr. Humberto Pintor through Michael A. Housten, Professional Land Surveyor of AASA Land Surveyors. The proposed street vacation requests to vacate Roosevelt Avenue between Harrison Avenue and Logan 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.

Roosevelt Avenue at this location is an unimproved plotted street which is partially wooded with no vehicular access or amenities. The area proposed to be vacated is 21,122 square feet or 0.4849 acres.

The street vacation petition was undersigned by adjacent owners and interested parties as the following:

Mr. Humberto Pintor, 1367 Colony Lane, Pen Argyl Pa 18072
equitable owner of:
1519 Roosevelt Avenue, Bethlehem PA 18015;  
1523 Roosevelt Avenue, Bethlehem PA 18015;  
1525 Roosevelt Avenue, Bethlehem PA 18015;  
1527 Roosevelt Avenue, Bethlehem PA 18015;  
1529 Roosevelt Avenue, Bethlehem PA 18015;  
1531 Roosevelt Avenue, Bethlehem PA 18015;  
1533 Roosevelt Avenue, Bethlehem PA 18015;  
1535 Roosevelt Avenue, Bethlehem PA 18015;  
1537 Roosevelt Avenue, Bethlehem PA 18015

And by Michael and Susan Sevigny of 791 Harrison Avenue, Bethlehem PA 18015  
equitable owners of:  
1530 Roosevelt Avenue, Bethlehem PA 18015;  
1532 Roosevelt Avenue, Bethlehem PA 18015;  
1534 Roosevelt Avenue, Bethlehem PA 18015;  
1536 Roosevelt Avenue, Bethlehem PA 18015.

The vacating of rights of way by the municipality for the unimproved Roosevelt Avenue between Harrison Avenue and Logan Street would not negatively effect current traffic circulation. It is recommended that if any utilities are above or below ground that they remain accessible as they are today in the event of maintenance or repair that ay be required to maintain the infrastructure. *(of FutureLV: The Regional Plan Policy 5.4)*

We appreciate Salisbury Township’s consideration of the goals and policies of FutureLV: The Regional Plan in as much as it relates to the street vacation petition of Roosevelt Avenue between Harrison Avenue and Logan Street.

Please feel free to reach out to me with any questions you may have in regards to the LVPC Review.

[Signature]

Brian Hite  
Transportation Planner
February 13, 2023

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

RE: Street Vacation Petition
Terminal Street from Hamilton Street to its end
(Terminal Street sits between 300 - 330 Hamilton Street)
City of Allentown, Lehigh County

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

- LVPC Transportation Planning Committee Meeting
  - February 23, 2023 at 5:30 PM
  - https://lvpc.org/meetings.html

- LVPC Full Commission Meeting
  - February 23, 2023 at 7:00 PM
  - https://lvpc.org/meetings.htm

Mr. Hanlon,

The proposed street vacation application was submitted by the City of Allentown on behalf of Real Star Properties, LLC of 942 North 6th Street, Allentown PA 18102 equitable owner of 300 West Hamilton Street, Allentown PA 18101 and Y & E Empire Property Development, LLC of 942 North 6th Street, Allentown PA 18102 equitable owner of 330 West Hamilton Street, Allentown PA 18101. The proposed street vacation requests to vacate Terminal Street between Hamilton Street and its end. Terminal Street is located between 300 West Hamilton Street and 330 West Hamilton 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.

Terminal Street at this location is an underutilized no outlet road that previously served as access to the rear of the former train station. entertainment establishment at 300 West Hamilton Street.

The street vacation petition was undersigned by both applicants with no other properties being affected by the proposed street vacation.
The petitioners wish to control access to their properties and be able to secure access to their properties as to mitigate unintended usage of the road that may impact their properties.

The vacating of rights of way by the City of Allentown for Terminal Street would not negatively affect current traffic circulation. It is recommended that if any utilities are above or below ground that they remain accessible as they are today in the event of maintenance or repair that may be required to maintain the infrastructure. *(of FutureLV: The Regional Plan Policy 5.4)*

If the street vacation is approved, it is recommended that any gates to secure the property be located as to not interfere with vehicular traffic or pedestrian movements on Hamilton Street. The queuing of vehicles trying to access the site should be planned for by potentially locating a gate far enough inside the property as to allow a vehicle to queue outside of Hamilton Street and interior to the site to gain access to the properties. *(of FutureLV: The Regional Plan Policy 2.6)*

We appreciate the City of Allentown’s consideration of the goals and policies of FutureLV: The Regional Plan in as much as it relates to the street vacation petition of Terminal Street between Hamilton Street south to its end.

Please feel free to reach out to me with any questions you may have in regard to the LVPC Review.

Brian Hite
Transportation Planner
January 2023

Plan Activity

Lehigh County
- Reviews: 29
- Acres: 468.9
- Residential
- Non-Residential
- Subdivisions and Lot Line Adjustments
- Stormwater Management
- Municipal Ordinances and Maps

Northampton County
- Reviews: 35
- Acres: 169.4
- Residential
- Non-Residential
- Subdivisions and Lot Line Adjustments
- Stormwater Management
- Municipal Ordinances and Maps

Regional Totals*
- 13 Subdivision/Lot Line Adjustments
- 26 Development
- 17 Stormwater Management
- 8 Municipal Ordinances and Maps
- 638.3 Acres

* Includes preliminary and final plans

Types of New Development

Residential: 378 Total Units
- Single-Family Detached: 20
- Townhouses: 126
- Apartments: 89
- Planned Residential: 0
- Twins: 80
- Assisted-Living: 0
- Manufactured Homes: 63
- Condos: 0

Non-Residential: 2,213,971 Total Square Feet
- Commercial: 91,611
- Retail: 28,356
- Public/Quasi-Public: 3,292
- Industrial (Warehouse)*: 2,077,608
  (W: 1,985,608)
- Office: 13,104
- Transportation: 0
- Agriculture: 0
- Recreational: 0

* 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

Plan Details and Previous Reports at lvpc.org/subdivision---development.html
MEMORANDUM

DATE: February 23, 2023
TO: LVPC Commissioners
FROM: Becky Bradley, AICP, Executive Director
CC: Tracy Oscavich, Director of Administration
REGARDING: LVPC Policy: Finality of Official Action and Commissioner Contact with Staff

The LVPC Executive Committee adopted a Finality of Official Action and Commissioner Contact with Staff policy at the January 19, 2023 Executive Committee meeting. The policy helps refine commission procedures and communication to LVPC staff.
LVPC POLICY: Finality of Official Action and Commissioner Contact with Staff

I. PURPOSE


II. SCOPE

This policy applies to all Commissioners and employees of the LVPC.

III. POLICY

It is the policy of LVPC to conduct its business with the utmost transparency. To achieve this end, all staff and Commissioners are required to abide by the following policies:

A. Finality of Official Action

Any official action taken by a vote of the majority of a quorum of the LVPC at a public meeting is final and shall be represented to the public as the position of the LVPC. No Commissioner nor member of the staff shall represent the position of the LVPC as contrary to what is reflected in the public record.

In addition to the foregoing, it is the policy of LVPC to conduct only those reviews expressly authorized by the Municipalities Planning Code, Act 167, Act 537, Floodplain Management Act and any other applicable statutes. LVPC staff will not engage in any unauthorized reviews, including amending past reviews, except in extraordinary circumstances and as authorized as official action by the Commission.

B. Commissioner Contact with Staff

No Commissioner shall contact member(s) of the staff in an attempt to influence staff opinion or to influence the contents of staff review letters related to plans for land development and/or subdivision, ordinances, and/or any other review conducted by staff.

Prior to and post the Commission’s approval of any staff review, all questions and/or comments from a Commissioner shall go to the Executive Director.

Any violation by a Commissioner will result in reporting to the appointing authority and may result in a request for removal from the Commission. Any violation by a staff member will be handled in accordance with the adopted Purposes and Administrative Policies of the Lehigh Valley Planning Commission.
United Way of the Greater Lehigh Valley

Celebration of Caring 2023

Tuesday, April 4, 2023
ArtsQuest Center at SteelStacks
101 Founders Way, Bethlehem

Welcome Reception | 4:30 - 6 p.m.
Program | 6 - 7:30 p.m.

R.S.V.P. by March 21, 2023
www.unitedwayglv.org/UWCelebrates
610-807-5708 • UWCelebrates@UnitedWayGLV.org
Registration is required. Business attire.
Municipal Planning Education Institute

Zoning
April 6, 13, 20

Community Planning
May 9, 16, 23

Subdivision & Land Development
Sept. 6, 13, 20

Community Planning
Oct. 9, 16, 23

Register @ lvpc.org/lvga
Local Technical Assistance Program Classes

- March 8: Stormwater Control Measures O&M, 8 am to noon
- March 14: Traffic Signal Basics, 8 am to noon
- March 23: Bridge & Culvert Inspections for Municipalities, 8 am to noon
- April 6: Traffic Counts, 11 am to noon
- April 12: Temporary Traffic Control (Work Zones), 8 am to 3 pm – In Person @ LVPC
- May 4: Speed Data Collection, 11 am to noon
- June 6: Erosion and Sediment Control, 8 am to noon – In Person @ LVPC

Register for classes on the LTAP website gis.penndot.gov/ltap/ or contact Brian Hite at bhite@lvpc.org or by phone at 610-264-4544