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


Roll Call

Courtesy of Floor

Chairman’s Report

1. INFORMATION ITEM: Welcome New Commissioner!
   ○ Taiba Sultana, Easton City Council

Minutes

1. ACTION ITEM: Minutes and Review of Roll Call Actions of the February 23, 2023, Commission Meeting (XX)

Comprehensive Planning Committee:

1. ACTION ITEM: Lower Nazareth Township – Land Use of Regional Significance – 523 Planned Business Park (BGR)
2. ACTION ITEM: Lower Nazareth Township – Land Use of Regional Significance – 4215 Lonat Drive Development (BGR)
3. INFORMATION ITEM: Lower Macungie Township – Zoning Ordinance Amendment – Mixed Use in the Highway Enterprise Zone (SN)
4. ACTION ITEM: Comprehensive Planning Committee Summary Sheet (SM)

Environment Committee:

1. ACTION ITEM: Pennsylvania Post-Construction Stormwater Management Manual (GR)
2. ACTION ITEM: Environment Committee Summary Sheet (SR)

Transportation Committee:
1. INFORMATION ITEM: Pennsylvania Department of Transportation and Lehigh Valley Transportation Study Lehigh Valley Passenger Rail Feasibility Analysis Project Update (PO, BB)

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

New Business:
1. INFORMATION ITEM: Lehigh Valley Transportation Study Revision to the Long-Range Transportation Plan Elements of FutureLV: The Regional Plan (BB, PO)
   a. Transportation Needs Assessment Open Discussion, Friday, March 24th at 2 PM, LVPC Offices, 961 Marcon Blvd., Suite 310, Allentown

Executive Director’s Report:
1. INFORMATION ITEM: US Department of Environmental Protection Climate Pollution Reduction Grants Program – Formula Grants for Planning Notice of Intent
2. INFORMATION ITEM: 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 and Engagement:
1. INFORMATION ITEM: Greater Lehigh Valley Chamber of Commerce’s Real Estate Outlook, April 13, 10 am-1 pm, at Delta Hotel By Marriott
   a. Key address: “How the Lehigh Valley Will Continue to Grow and Why That Matters to Everyone” with LVPC Executive Director Becky Bradley
   b. Other features include a Commercial Real Estate Development Report and Business Matters Live
   c. Any board member interested in attending should contact Hannah at hmilagio@lvpc.org or by calling 610-264-4544
2. INFORMATION ITEM: Monthly, Plan Lehigh Valley Talk Show on WDIY, Lehigh Valley Public Radio, 88.1 (MA)
   a. March 6: Annual Report and Training with LVPC Transportation Planner Brian Hite and Program Associate for Public Engagement Hannah Milagio.
   b. Next show – April 3 – Making The Lehigh Valley More Walkable
3. INFORMATION ITEM: Lehigh Valley Government Academy Classes (MA)
   a. Zoning – Thursdays, April 6, 13, 20
   b. Community Planning – Tuesdays, May 9, 16, 23
   c. Subdivision and Land Development – Wednesdays, Sept. 6, 13, 20
   d. Community Planning – Mondays, October 9, 16, 23
   e. All classes 5:30-9 pm
   f. Register at lvpc.org/lvga
4. Local Technical Assistance Program Classes (MA or BH)
   a. April 6: Traffic Counts, 11 am to noon
   b. April 12: Temporary Traffic Control, 8 am to 3 pm – In Person @ LVPC
   c. May 4: Speed Data Collection, 11 am to noon
   d. June 6: Erosion and Sediment Control, 8 am to noon – In Person @ LVPC
   e. 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, April 27, 2023, at 7:00 pm
The LVPC held a virtual public meeting on Thursday, February 23, 2023. The meeting was advertised in the Lehigh Valley Press on December 28, 2022.

Mr. Glickman chaired the meeting.

Ms. Seitz took Roll Call.

Members in Attendance:

**Lehigh County**
Geoff Brace, Michael Drabenstott, Bob Elbich, Philip Ginder, Steven Glickman, Kent Herman, Dennis Klusaritz, Rick Molchany, Joyce Moore, Christina Morgan, Santo Napoli, Stephen Repasch and Kevin Schmidt.

**Northampton County**

Members Absent:

**Lehigh County**

**Northampton County**

**Staff Present:** Matt Assad, Becky Bradley, Steve Neratko, Patrick Osei, Jillian Seitz, and Dean Severson.

**Public Present:** Jeff Ward, Kurt Bresswein, Michael Hirsch, Dhjmbhj (self-identified in meeting), Fred (self-identified in meeting)

**COURTESY OF THE FLOOR**
Mr. Amato noted recent press about warehousing in the community and commended Executive McClure and Ms. Bradley for their comments reinforcing the goals of *FutureLV: The Regional Plan*. Mr. Cunningham from the Lehigh Valley Economic Development Corporation was also interviewed as part of the reporting and noted the potential of tying local land use regulations specifically to manufacturing. Mr. Amato noted that the Commission is assisting communities with this, and it is good to see that there is some alignment with the need for sustainable, high-quality employment through manufacturing as it relates to land development.

**CHAIRMAN’S REPORT**

Welcome New LVPC Commissioners
Mr. Glickman welcomed new members of the Lehigh Valley Planning Commission, Santo Napoli, elected member from the City of Allentown, Michael Drabenstott, citizen member from Allentown, and Judith Haldeman, elected member from Northampton Borough. New members introduced themselves. The Chair also asked each member of the Commission to introduce themselves.

MINUTES
Mr. Glickman stated that the minutes of the Thursday, January 26, 2023, LVPC meeting are attached and Ms. Seitz read the previously voted on agenda items. Mr. Glickman then asked for a motion to approve the minutes. Mr. Molchany made a motion to approve the minutes and Mr. Melnick seconded the motion. Mr. Glickman asked for any comments or questions. There were none. The motion passed, with Ms. Rader, Mr. Drabenstott, Mr. Napoli, and Ms. Haldeman abstaining.

COMMITTEE REPORTS

Comprehensive Planning Committee:

**ACTION ITEM: South Whitehall Township – Land Use of Regional Significance – Dorney Park (Project 2024)**
Ms. Seitz presented the review of the subject application, which is considered a Land Use of Regional Significance under *FutureLV: The Regional Plan* in the Regional Entertainment or Resort Complex category. This project proposes to reutilize the site of a former attraction by constructing features for a new attraction.

Mr. Glickman called for a motion to accept the staff comments. Mr. Manges made the motion; Ms. Morgan seconded the motion. Mr. Glickman asked for any comments or questions. There were none. The motion passed.

**ACTION ITEM: Comprehensive Planning Committee Summary Sheet**
Mr. Melnick presented the Comprehensive Planning Committee Summary Sheet, which included three zoning ordinance amendments for Fountain Hill Borough, Whitehall Township and Lower Macungie Township, and a zoning ordinance and map amendment for Lower Saucon Township. Mr. Glickman called for a motion to accept the staff comments on the summary sheet. Ms. Moore made the motion; Mr. Manges seconded the motion. Mr. Glickman asked for any comments or questions. Mr. Elbich asked about the minimum lot area proposed in Fountain Hill Borough. Ms. Seitz stated that this lot area reflects existing lot sizes in the applicable area. Ms. Bradley stated that this lot size is common for historic boroughs. Mr. Brace noted that he has experience with his own residence having similar lot sizes to those proposed in Fountain Hill. Mr. Repasch noted that he is a resident of Fountain Hill, and the local comprehensive plan encourages the Borough to align its regulations with the actual community conditions. Mr. Glickman noted that like Mr. Brace he has experienced the same and that historic development pattern considerations should be included in the regulatory considerations of communities. The motion passed.

Environment Committee:

**ACTION ITEM: North Whitehall Township – Public Utility Commission Review – Application for Transfer by Sale of the Fairland Sewer Company Wastewater System**
Mr. Severson presented a review of the project, which transfers by sale all wastewater assets of Fairland Sewer Company to Mid Atlantic Utility Group, Inc. Mr. Glickman called for a motion to accept the staff comments. Mr. Repasch made the motion; Mr. Elbich seconded the motion. Mr. Glickman asked for any comments or questions. Mr. Repasch asked how many customers would be served. Mr. Molchany noted 188 customers would be served. Mr. Klusaritz asked about the company and their ability to manage the system. Mr. Repasch noted the vulnerabilities of privately managed sewer systems and that the Lehigh County Authority has not objected. Mr. Molchany reinforced Mr. Repasch’s concerns and noted that compliance is difficult for non-public entities. Mr. Brace noted that its rates are often lower for publicly-owned entities versus privately-owned entities and this can create concerns for the public being served. Mr. Molchany asked about any studies related to costs and management. Mr. Repasch noted examples
of where there are major issues with privately-owned systems. Ms. Bradley noted that recent press on privatization. She noted that the Commission has not taken a formal position on publicly versus privately-owned sewer systems. Mr. Klusaritz noted a recent approval of a development up the road and that this new development was to tie into this facility. He wondered where this transfer leaves that development. Motion passed with Tori Morgan and Dennis Klusaritz abstaining.

Transportation Committee:

**ACTION ITEM: Transportation Committee Summary Sheet**
Mr. Herman presented the Transportation Committee Summary Sheet, which included two street vacations for Salisbury Township and City of Allentown. Mr. Herman made a motion to accept the staff comments for both street vacations. Mr. Glickman asked for a second. Ms. Moore seconded the motion. Mr. Glickman asked for any comments or questions. There were none. The motion carried.

**INFORMATION ITEM: Invitation to Participate in Lehigh Valley Transportation Study**
Transportation Needs Assessment
Mr. Herman provided details about the 19 outreach meetings being held by the Lehigh Valley Transportation Study and invited members of the Commission to participate as important to the update of the long-range transportation plan components of FutureLV: The Regional Plan. Outreach meetings will include all local governments, key partners, and the public. Mr. Herman noted that the approach is unique, as most regions do not actively seek comment from partners and governments prior to developing policy and investments. This approach reinforces the commitment to inclusion and equity in both the LVPC and Lehigh Valley Transportation Study’s work.

Mr. Glickman noted that these the last three reports are indications of the type of work that the LVPC Committees do. Mr. Molchany noted the connection to FutureLV: The Regional Plan and where to find it online and the importance of the document in the Commission’s work.

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 January, which included 13 subdivisions, 26 development proposals, 17 reviews for Stormwater Management, and eight Municipal Ordinances and Maps for a total of 64 reviews. The reviews included 378 housing units and 2,213,971 square feet of non-residential development. Mr. Glickman asked for any comments or questions. There were none.

*Highway Traffic Monitoring*
Mr. Osei provided the details of the January 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. Osei noted that the drop in truck traffic in December rebounded in January, reflecting that freight is once again on the move in 2023 after the normal end-of-year holiday downturn. Mr. Glickman asked for any comments or questions. There were none.

New Business:

**INFORMATION ITEM: 2022 Annual Report Presentation**
Ms. Bradley, Mr. Osei, Mr. Neratko, Ms. Seitz, Mr. Severson and Mr. Assad presented the 2022 Annual Report, which included the highlights of the year, such as the growth in the region, partnerships and engagement, awards received by LVPC, multi-municipal planning, and what lies ahead for key initiatives. Key projects and plans presented included: population and employment projections, regional greenhouse gas inventory, LVTS Transportation Improvement Program update, training and community engagement, annual BuildLV: Development Activity Report, Eastern Pennsylvania Alliance Freight Infrastructure Plan, Northampton County Freight-Based Land Use Guide, multi-municipal comprehensive plans, among other items. It is of note, that 2022 was a record year for land development activity and specifics are included in
the Organizational Report. The annual organizational report is required per the Pennsylvania Municipalities Planning Code to be presented by March 1st of each year and that the Organizational Report serves as meeting this requirement. The report’s hard copies will be distributed to the communities and widely as well. The Organizational report is also online at www.lvpc.org in the “Commission” portion of the site.

**INFORMATION ITEM: LVPC Finality of Official Action and Commissioner Contact with Staff**

Mr. Glickman presented a policy recently adopted by the LVPC Executive Committee formalizing a 60-year operational practice. The purpose of the policy is to maintain transparency in compliance with the Pennsylvania Sunshine Act, and states that official action taken by the Commission is final, Commissioners and staff shall represent official actions as the public opinion of the LVPC, and staff should not be approached in an attempt to influence reviews. Mr. Glickman asked for any comments or questions. There were none.

**Executive Director's Report:**
Ms. Bradley stated that the LVPC is being recognized with the United Way of the Greater Lehigh Valley’s Community Builder Award for 62 years of dedication to the region. The event is on April 4, 2023, from 4:30 pm to 7:30 pm at ArtsQuest Center at SteelStacks, and anyone interested in attending should email Tracy Oscavich.

**Communications and Public Engagement:**

**INFORMATION ITEM: Business Cycle Column**
Mr. Assad summarized the most recent Business Cycle column that was published in the Sunday, February 19 Morning Call. That column focuses on the Annual Report, how it means growth, and that with success comes the added challenge of managing all that growth to make sure too much of a good thing doesn’t ruin the very reason so many people and businesses want to be here.

**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 February 6 and focused on the LVPC’s 30-year Population and Employment Forecast.

Joining Ms. Bradley and Mr. Assad was LVPC Economist and Data Scientist David Jan to discuss the forecasts that have the region adding another 100,000 people and 74,000 jobs by 2050, why the Lehigh Valley is growing while most of Pennsylvania regions shrink, and the implications of growth.

Mr. Assad stated that the next show was scheduled to air at 6:30 pm, March 6, and will look at LVPC's 2022 Annual Report and new schedule of in-person training classes.

**INFORMATION ITEM: Lehigh Valley Government Academy Classes**
Mr. Assad announced that Lehigh Valley Government Academy Classes are back with four courses spread throughout the year. Zoning will be in April, Subdivision and Land Development in October, and Community Planning will have two offerings in May and September.

Mr. Assad noted that Local Technical Assistance Program classes also return to in-person after almost three years of virtual classes. Temporary Traffic Control in Work Zones will be held in April, followed by Erosion and Sediment Control in June. A full schedule of online classes are still available as well. 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 March 23 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 Jill Seitz, Senior Community Planner
March 7, 2023

Ms. Lori Seese, Planning and Zoning Administrator  
Lower Nazareth Township  
623 Municipal Drive, Suite 220  
Nazareth, PA 18064

Re: 523 Planned Business Park – Land Use of Regional Significance  
Lower Nazareth Township  
Northampton County

Dear Ms. Seese:

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

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

The subject application is considered a Land Use of Regional Significance under FutureLV: The Regional Plan in the Warehouse, Logistics and Storage Facilities, Freight Facility, Local Freight Generator category. The applicant conceptualizes consolidating two lots and developing a business development for a 450,000 square foot warehouse and distribution center with associated utilities and parking at 523 Nazareth Pike (PINs K7 2011 and K7 20 10).

The LVPC offers the following comments:

Transportation

In order to provide a more accurate projection for the potential impacts from the proposed development on the transportation network the LVPC recommends that the Traffic Impact Study (TIS) be updated to include a calculation using ITE Land Use Code 150 “Warehousing”. The impacts of trucks on the transportation network are far greater when using ITE Land Use Code 150 “Warehousing” instead of the Institute of Traffic Engineers (ITE) Land Use Code 154 “High-Cube Transload and Short-Term Storage” which was used in the study. This would give a projection of 151 more daily trucks than was estimated in the TIS that was provided for review. Based on that TIS, the proposed
development will generate 500 passenger vehicle trips and 270 truck trips per day for a total of 770 daily trips.

The intersection of Route 191 (Nazareth Pike) and Route 946 (Daniels Drive) is an area of concern because of the geometry of the intersection and the anticipated increase of vehicular and freight movement from the project. The LVPC strongly encourages coordination with PennDOT and the municipality to evaluate intersections for freight movements across this area, including along Route A155 (Hecktown Road) to Route 33, and Route 191 to Route 22.

There is a potential for trucks to use Butztown Road as a connector road from State Route 191 to Hecktown Road in order to access Route 33. Drivers would learn while en route that Hecktown Road between Route 191 and Country Club Road (adjacent to Route 33) is truck restricted. This could impact current vehicle movements. This could also pose possible issues for the Hecktown Oaks Hospital on Hecktown Road adjacent to Route 33. To mitigate any potential issues, the LVPC recommends establishing new truck routes to Route 22 and Route 33, as well as emphasizing the existing truck routes.

The impacts to Route 191 and Route 248 to neighboring Nazareth Borough should be studied. The TIS indicates that 50 percent of traffic will use this route and that 50 percent will use Route 191 to access Route 22. The alignment of the main entrance of the project make the impacts of freight movements along Gradwohl Switch Road particularly concerning. As a result, we are recommending a study of all intersections, especially Gradwohl Switch Road, to determine improvement recommendations designed to mitigate increased traffic and freight movement impacts. The LVPC recommends a comprehensive truck route study for all routes to Route 33 and Route 22 for the safe and efficient movement of freight and employees through the corridor.

Route 191 is listed as a congested corridor in the 2016 congested management process document. Projects that will increase traffic congestion along the corridor should mitigate the impacts. The LVPC recommends that the municipality and developer engage with the Pennsylvania Department of Transportation (PennDOT) to mitigate traffic congestion and improve traffic flow along Route 191 in the vicinity of the project. (FutureLV the Regional Plan, Policies 2.2 and 3.2).

The intersection of Route 191 and Route 3020 (Newburg Rd) and the intersection of Route 191 and Route 946 are the subjects of a Lehigh Valley Transportation Study (LVTS) Transportation Improvement Program (TIP) project MPMS Identification number 116936. It is recommended that the developer coordinate with PennDOT and their project management consultant team to avoid any potential negative impacts on the TIP and the proposed project.
Truck Facilities
The LVPC recognizes that changing regulations of commerce and the rapid growth of warehouse developments along major corridors have led to the need for overnight truck parking, staging and rest areas, as well as space for idle vehicles waiting to make freight transfers. As of yet, few of the proposed warehouses in the Lehigh Valley have included dedicated space for these critical operations, and the LVPC encourages developers of these sites to address the escalating need for overnight tractor-trailer parking and staging space. Municipalities can also address these land uses through their zoning ordinances and subdivision and land development ordinances (SALDO).

Requirements to provide off-street waiting/staging, parking, and designated rest areas for truckers in proposed warehouse development plans will help mitigate what may become a growing unmet need in the region. The design of these staging areas should be planned to minimize possible impacts on surrounding residential neighborhoods. The LVPC recognizes that including overnight parking and trucking services could also help improve a warehouse’s long-term viability and marketability.

Snow Removal
The LVPC commends the inclusion of snow removal equipment on-site to remove snow from the tops of trucks and trailers as required by the Pennsylvania State Snow Removal Law. This will enable drivers to safely remove snow before departure and eliminate snow and ice shear while traveling on public roads (Policy 2.2). These amenities support truck drivers, community health and safety, and noise and air pollution reductions. (Policy 3.4)

Emergency Assess Maintenance
The LVPC recommends that during winter events the emergency accesses be maintained to prevent potential snow cover that could impede emergency personnel responding to the site.

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 (Policies 2.5 and 3.2). The applicant should include the installation of truck charging and electric hookups in these long duration parking areas to prepare for the future of electric vehicles as well as minimize idling of trucks to comply with the Pennsylvania No Idling Law of 2008. Electric charging should also be planned for and integrated into the passenger vehicle parking lots to help plan for the future of electric vehicles as most vehicle manufacturers are eliminating internal combustion vehicle production within the next 20 years. (Policy 2.5)

Trailers with refrigeration units are emerging with hybrid-run operations that enable an electric hookup to not rely on diesel fuel. Incorporating these features on-site can
'reduce climate change impacts' (Policy 3.4) by offsetting the air quality impacts generated by freight uses and tractor-trailer idling.

**Public Transportation**
The Lehigh and Northampton Transportation Authority (LANTA) provides fixed-route transportation directly to the project site vicinity, with a northbound/southbound bus stop pairing at the intersection of Route 191 and Lonat Drive, approximately .20 miles north of the entrance to the project site at 523 Nazareth Pike.

The LVPC commends the efforts made to include a sidewalk along the property frontage on Route 191, as well as a pedestrian connection from the proposed sidewalk to the main entrance of the proposed warehouse. The proposed sidewalk allows for future opportunities to provide an additional bus stop, possibly along the far side of the main driveway entrance, to avoid the southbound right-turn only lane into the proposed complex.

For any questions or follow up regarding any public transportation access please contact Molly Wood at 610-439-1376 or mwood@lantabus-pa.gov to discuss additional bus stop details for this location.

**Pedestrian Movement**
The LVPC commends the internal pedestrian plan for the movement of pedestrians within the project site. This 'promotes safe and secure community design' (Policy 5.1) and the inclusion of the sidewalks along the property frontage on Route 191 will facilitate future connection to the external sidewalk network.

The LVPC recommends that the two crosswalks along Daniels Road and Route be pavement marked as well as the internal crosswalk to increase driver awareness of any pedestrians crossing. Additionally, the LVPC encourages that the sidewalks be extended along the entirety of the south side of the building so that pedestrians do not have to cross or use the vehicle driveways to walk internally to the site.

It is recommended that a sidewalk or pedestrian pathway also be included with the emergency access from the Route 946 sidewalk to the proposed building. Limiting the interaction between pedestrians and vehicles is an enhanced safety measure that should be incorporated into all projects (Policy 2.3).

**Bicycle Rack**
The LVPC recommends that a bicycle rack be included into the development plans for future employees. Many residents who rely on public transportation use their bicycles for 'last mile' commutes. The inclusion of a bicycle rack will also help to ensure transportation accessibility for all persons, (Policy 5.2), integrate mixed-transportation into public space design (Policy 5.2), and it 'improves connections between bus stops and pedestrian and bicycle infrastructure' (Policy 5.2).
Agricultural Lands in a Farmland Preservation Area
Although this parcel is zoned as General Industrial on the Official Zoning Map for the Lower Nazareth Township the parcel is designated as agriculture in a Farmland Preservation Area based on the General Land Use Plan. These areas are recommended to remain agriculture. The types of uses recommended include agriculture and related housing and businesses, parks and open space, and housing not related to agriculture on a very limited scale. Farmland preservation is preferred (General Land Use Plan Page 52).

On Lot Sewage
The LVPC discourages the use of package sewage treatment plants (of Policy 3.2) to minimize environmental impacts of development to protect the health, safety, and welfare of the public.

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

Stormwater Review
The project site is located within the Monocacy 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.

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,

[Signature]

Bambi Griffin Rivera
Senior Community and Regional Planner
Brian Hite
Transportation Planner

Patrick Osei
Director of Transportation and Data

cc: Northampton Farms LLC, Applicant;
The Pidcock Company, Project Engineer/Surveyor;
Albert Kortze, Township/Borough Engineer;
Denjam Khadka, LVPC Senior Civil/Environmental Engineer;
Steve Neratko, LVPC Chief Community and Regional Planner;
Geoffrey A. Reese, PE, LVPC Master Planner and Engineer;
Dean Severson, AICP, LVPC Director of Regional Planning
Act 167 Drainage Plan Review

March 7, 2023

Re: 523 Planned Business Park
    Plans Dated February 6, 2023
    Lower Nazareth Township
    Northampton County

The proposed storm drainage concept presented in the plans and storm drainage calculations dated February 6, 2023 has been reviewed for consistency with the Monocacy Creek Watershed Act 167 Storm Water Management Plan, May 2018. A checklist of the Act 167 review items is attached for your information. As indicated on the checklist, each item of the Drainage Plan has been reviewed for consistency with the Act 167 Ordinance. A brief narrative of the review findings is as follows:

The proposed development is located within drainage district 60 of the Monocacy Creek Watershed as delineated in the Act 167 Plan. As such, the runoff control criteria for the site are runoff peak and volume control for the 2-year storm and a 50% Release Rate for the 10-, 25- and 100-year return period storms. Based on review of the plans and calculations, the following deficiencies are noted. The calculations need to demonstrate how the proposed development will satisfy the green infrastructure and water balance standards of the Act 167 Ordinance. The total for hydrologic soil group B is 325.49 acres in pre-development but 374.40 acres in post-development in the calculations. The displayed contours should be legible and labeled on the pre-development drainage area plan. The 395- and 396-foot contours displayed on the southwest corner of the drainage area to the infiltration trench need to be clarified as it appears to pond on the neighboring Zerfass property and Lueders property. The 389-foot elevation contour is different between the post-development drainage area plan and the grading plan. The outlet control structure details need to be provided for all basins. The storage capacities for the surface retention basin and infiltration basin appear overestimated. The emergency spillway cross-sections for the surface basin and infiltration trench should be displayed on the plans and shown in the calculations. The culvert, orifice and weir structures of the underground basins and infiltration trench should be shown in the calculations. Two underground basins are displayed on the plans, but the calculations include only one underground basin. A cross-section of each underground basin should be provided displaying the underground pipe arrangements, pipe sizes, length of each pipe, and the top and bottom of the stone elevation for each basin. Underground basin storage calculations based on the storage inside the pipes and stone storage should be shown for each basin. The calculations need to demonstrate that the proposed basins satisfy all freeboard requirements of the ordinance. The winter bypass line for the spray irrigation system should be displayed on the plans. The infiltration test reports should be provided. The Drainage Plan needs to be coordinated with the Drainage Plan for the Lehigh Valley East 17 development immediately north of this proposal. Therefore, the Drainage Plan has been found to be inconsistent with the Act 167 requirements.

Note that only those details of the Drainage Plan included on the checklist have been covered by this review. Therefore, notable portions of the Drainage Plan not reviewed include any aspect of the post-construction storm water management plan concerning water quality, the details and design of any proposed water quality BMPs, the Erosion and Sedimentation Control Plan and the details of the runoff collection system (piping). These items are reviewed by the municipal engineer and/or others, as applicable.
Once the outlined issues have been addressed, the revised plans, completed application form and appropriate review fee will need to be resubmitted to our office. Please call with any questions regarding these comments.

Sincerely yours,

Geoffrey A. Reese, PE  
Master Planner and Engineer

Denjam Khadka  
Senior Civil/Environmental Engineer

Attachment
LVPC ACT 167 REVIEW CHECKLIST

Development Name: 523 Planned Business Park
Municipality: Lower Nazareth Township
Date: March 7, 2023

Watershed: Monocacy Creek
Reviewer: Denjam Khadka
Checked by: Geoffrey A. Reese, PE

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<th>Ordinance Reference</th>
<th>Item</th>
<th>Consistency w/Ordinance</th>
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<th>No</th>
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<td>305.A-E. Green infrastructure and water balance preservation standards</td>
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<td>See Attachment 1 for details.</td>
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<td>306.A-C. Applicable Stormwater Management Districts</td>
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<td>Subarea(s)</td>
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<td>Criteria</td>
<td>2-yr: runoff peak and volume control</td>
<td>10-, 25- and 100-yr: 50% RR</td>
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<td>Criteria Key: RR = release rate; CND = conditional no detention</td>
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<td>307.A-O. Design consistency with applicable stormwater management implementation provisions</td>
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<td>See Attachment 1 for details.</td>
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<td>308.A. Computation method (rational or soil-cover-complex)</td>
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<td>Soil-cover-complex method used.</td>
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<td>B. Infiltration Best Management Practice loading rate</td>
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<td>See Attachment 1 for details.</td>
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<td>C. Verification of detention design by routing</td>
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<td>See Attachment 1 for details.</td>
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<td>D. Best Management Practice routing method</td>
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<td>E. Best Management Practice storage volume</td>
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<td>See Attachment 1 for details.</td>
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<td>F. Wet detention pond hydrograph routing</td>
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<td>See Attachment 1 for details.</td>
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<td>G. Minimum detention pond freeboard specifications</td>
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<td>See Attachment 1 for details.</td>
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<td>H. Minimum size orifice or greater proposed</td>
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<td>I. Soil-cover-complex method design rainfall</td>
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<td>J. Rainfall intensities for rational method</td>
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<td>K. Curve numbers for soil-cover-complex method</td>
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<td>L. Runoff coefficients for rational method</td>
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<td>M. Time of concentration calculation with segmental approach</td>
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<td>See Attachment 1 for details.</td>
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<td>N. Common time of concentration for rational method</td>
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<td>O. Detention basin analysis of tailwater effect</td>
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<td>P. Manning equation to calculate watercourse capacity</td>
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<td>403. Drainage Plan Contents</td>
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<td>See Attachment 1 for details.</td>
</tr>
</tbody>
</table>
March 9, 2023

Ms. Lori Seese, Planning and Zoning Administrator
Lower Nazareth Township
623 Municipal Drive, Suite 220
Nazareth, PA 18064

Re: 4215 Lonat Drive – Land Use of Regional Significance
Lower Nazareth Township
Northampton County

Dear Ms. Seese:

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

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

The subject application is considered a Land Use of Regional Significance under FutureLV: The Regional Plan in the Warehouse, Logistics and Storage Facilities, Freight Facility, Local Freight Generator category. The applicant proposes the construction of a business development for a 72,850-square-foot warehouse and distribution facility with associated utilities and parking at 4215 Lonat Drive (PIN K7 21 2D-1).

The LVPC offers the following comments:

**Transportation**

The proposal will generate 106 passenger vehicle, and 47 truck trips per day for a total of 153 overall daily trips. The intersection of Route 191 and the main access road, Lonat Drive, provides access to some industrial freight movement-centric companies. The overall condition and stability of increasing truck traffic along Lonat Drive should be studied, and a capital improvement plan, if not already existing, should incorporate or study Lonat Drive improvements.

The LVPC recommends establishing or emphasizing existing truck routes at both Route 191 and the Lonat Drive intersections to direct commercial vehicles to the safest and
most efficient route to Route 33 and Route 22. The LVPC also recommends a comprehensive truck route study for all connections to Route 33 and Route 22.

Route 191 (Nazareth Pike) is listed as a congested corridor in the congested management process document from 2016. The municipality and developer should engage with the Pennsylvania Department of Transportation (PennDOT) on recommendations to mitigate traffic congestion and improve traffic flow along Route 191 in the vicinity of the project (of FutureLV the Regional Plan Policies 2.2 and 3.2).

The LVPC recommends that the emergency access lane on the western side be extended directly to the access driveway rather than to the parking lot. This would enable emergency response to access the rear of the building without interaction with passenger vehicles. This access should also be maintained during winter events to allow emergency personnel access at all times, and ensure it is not blocked by snow.

Trailer spaces of 55 feet in length are shown on the plan, but a tractor-trailer connected is normally 70 feet in length.

**Long-duration Parking**
This is a truck-centric project and should provide onsite long-duration truck parking opportunities for drivers who may not be legally allowed to drive due to federal hours of vehicle operation requirements. A lack of truck parking is a regional concern that can be mitigated by providing opportunities for safe parking by the developers of such warehousing and logistics facilities. These types of buildings rely on trucks to supply and transport goods and services and their needs should be addressed during the development process.

The accommodation of onsite longer-term duration parking would allow drivers and their equipment to be parked in a safer location than on the roadway (of Policy 2.4). The inclusion of truck charging and electric hookups in these long-duration parking areas will help prepare for the future of electric vehicles. Truck parking spaces should provide electrical hookups to limit idling, ensure compliance with the 2008 Pennsylvania Diesel Idling Law and support the improvement of air quality (of Policy 3.2). Additionally, electric charging opportunities should be planned for and integrated into the passenger vehicle parking lots to help plan for the future of electric vehicles. Most car manufacturers are eliminating internal combustion vehicle production within the next 20 years (Policy 2.5). Trailers with refrigeration units are emerging with hybrid-run operations that enable an electric hookup to not rely on diesel fuel. Incorporating these features on-site can ‘reduce climate change impacts’ (Policy 3.4) by offsetting the air quality impacts generated by freight uses and tractor-trailer idling.

**Pennsylvania State Snow Removal Law**
The accumulation of snow and ice on top of tractor-trailers poses a safety hazard to other vehicles on the roadway, potentially resulting in serious injury and death. The 2006 Pennsylvania Snow/Ice Removal Law requires the removal of snow and ice from all vehicles prior to leaving the site. Violators of this law are subject to state-related fines and penalties (Title 75 §3720, amended by Senate Bill 114). The developer should
provide snow removal equipment on-site to remove snow from the tops of trucks and trailers as required by the Pennsylvania State Snow Removal Law to enable drivers to safely remove snow before departure and eliminate snow and ice shear while traveling on public roads (Policy 2.2).

**Driver Amenities**
Driver amenities such as restrooms, break rooms or driver lounges with tables, vending machines, and the ability to relax in a climate control environment should be included in the plans. These amenities support truck drivers, community health and safety, and noise and air pollution reductions. (Policy 3.4)

The intersection of Routes 191 and 3020 (Newburg Rd) and the intersection of Route 191 and Route 946 (Daniels Road) are the subjects of a Lehigh Valley Transportation Study (LVTS) Transportation Improvement Program (TIP) project MPMS Identification number 116936. The LVPC recommends that the developer coordinate with PennDOT and their project management consultant team to avoid any negative impact on the TIP and the proposal.

**Public Transportation**
The Lehigh and Northampton Transportation Authority (LANTA) provides fixed-route transportation directly to the project site vicinity, with a northbound/southbound bus stop pairing at the intersection of Route 191 and Lonat Drive, approximately .25 mile west of the entrance to the project site on Lonat Drive. Given the frequent truck activity for the current and future uses of properties along Lonat Drive, the LVPC recommends improved pedestrian access along Lonat Drive and throughout the proposed project site to allow employees and users of the site to access public transportation on Route 191.

For any questions, please contact LANTA directly at 610-439-1376 or LANTA Planner/Land Use Specialist Molly Wood mwood@lantabus-pa.gov.

**Sidewalks**
The LVPC recommends that the developer construct a sidewalk along the access driveway so pedestrians would not have to access the vehicle driveway to walk internally to the site around the building’s vehicle access driveways.

**Agricultural Lands in a Farmland Preservation Area**
Although this parcel is zoned as General Industrial on the Official Zoning Map for the Lower Nazareth Township the parcel is designated as agriculture in a Farmland Preservation Area based on the General Land Use Plan. These areas are recommended to remain agriculture. The types of uses recommended include agriculture and related housing and businesses, parks and open space, and housing not related to agriculture on a very limited scale. Farmland preservation is preferred (General Land Use Plan Page 52).

**Karst**
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 on the site. The LVPC advises the applicant to ensure proper geotechnical testing prior to any land development, to ‘minimize environmental impacts of development to protect the health, safety and welfare of the public’ (Policy 3.2).

**On Lot Sewage**
The LVPC discourages the use of package sewage treatment plants (of Policy 3.2) to minimize environmental impacts of development to protect the health, safety, and welfare of the public.

**Stormwater Review**
The project site is located within the Monocacy 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.

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
Senior Community and Regional Planner

Brian Hite
Transportation Planner

Patrick Osei
Director of Transportation and Data

cc: Northampton Farms LLC, Applicant;
The Pidcock Company, Project Engineer/Surveyor;
Albert Kortze, Township Engineer;
Denjam Khadka, LVPC Senior Civil/Environmental Engineer;
Steve Neratko, LVPC Chief Community and Regional Planner;
Geoffrey A. Reese, PE, LVPC Master Planner and Engineer;
Dean Severson, AICP, LVPC Director of Regional Planning
March XX, 2023

Nathan Jones, Director of Planning and Community Development
Lower Macungie Township
3400 Brookside Road
Macungie, PA 18062

RE:  Zoning Ordinance Amendment – Mixed Use in Highway Enterprise Zone
Lower Macungie Township
Lehigh County

Dear Mr. Jones:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, though discussion on agenda items largely happens during the Committee meeting. Both meetings are virtual, and we encourage your participation. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

- LVPC Comprehensive Planning Committee Meeting
  - March 21, 2023 at 12:00 PM
  - [https://lvpc.org/meetings.html](https://lvpc.org/meetings.html)

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

The subject zoning ordinance amendment proposes to amend the Township Zoning Ordinance by permitting mixed-use development as a conditional use in the Highway Enterprise (HE) Zoning District, with related regulations. Per the proposed amendment to the Township Zoning Ordinance, a mixed-use development would include two or more mixed-use structures consisting of residential units at a maximum density of 12 units per acre and non-residential buildings between 20,000 square feet and 75,000 square feet. At least two mixed-use structures must have commercial, dining or other permitted non-residential uses on the first floor.

The proposal supports the intent of the Township’s Highway Enterprise Zoning District to provide desirable locations for modern and innovative commercial, service or amusement uses. Allowing mixed-use development in the HE Zoning District aligns with the intent of FutureLV: The Regional Plan to ‘increase density of residential and mixed-use development in centers’ (of Policy 1.2), and supports the Plan Southwest Lehigh Community Design action ‘Promote mixed-uses subject to guidelines that foster design quality and appropriate density’ (page 125) as a way of creating a maintainable balance of uses in commercial corridors.

Additionally, allowing mixed use development as a conditional enables the Township to ensure that proposals align with the community’s vision on a case-by-case basis, and exemplifies best practices in the land use regulatory process (of Policy 1.4).
Municipalities from the Plan Southwest Lehigh Multi-municipal Comprehensive Plan are copied on this letter to further ‘coordinate land use decisions across municipal boundaries’ (Policy 1.4).

Municipalities, when considering ordinance and map 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, please do not hesitate to call.

Sincerely,

Jillian Seitz
Senior Community Planner

cc: David Brooman, Township Solicitor, Renea Flexer, Township Secretary
## Project Review Summary Sheet

**Comprehensive Planning Committee**

**Date:** March 2023

<table>
<thead>
<tr>
<th>Project</th>
<th>Municipality</th>
<th>Brief Statement of Purpose</th>
<th>LVPC Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Ordinance Amendment</td>
<td>Lehigh Township</td>
<td><em>Cluster Development Clarification</em> - The proposed revisions clarify the ordinance text and resolve discrepancies pertaining to the Agriculture/Rural Residential Zone, Village Residential Zone and cluster development, and do not change the intent of the existing ordinance regulations.</td>
<td>Clarifying ordinance language is a best practice and aligns with the intent of <em>FutureLV: The Regional Plan</em> to promote efficient development and local government processes (of Policy 1.4).</td>
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<tr>
<td>Zoning Ordinance Amendment</td>
<td>Williams Township</td>
<td><em>Accessory Dwelling Units and Timber Harvesting</em> – revises a proposed ordinance amendment the LVPC previously reviewed in a letter dated January 12, 2023 by further amending timber harvesting regulations to align with the PA Office of Attorney General.</td>
<td>The LVPC commends the Township for using a recommended model ordinance which is a best practice for local governments (of Policy 1.4) and aligns with the intent of <em>FutureLV: The Regional Plan</em> to “promote sustainable stewardship of natural lands” (of Policy 3.1).</td>
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<tr>
<td>Zoning Ordinance Amendment</td>
<td>City of Allentown</td>
<td><em>Entertainment Venue Signs</em> - proposes changes in the B-2 district, allowing ‘entertainment venue signage’ on properties that serve live entertainment for 500 or more customers at time, between 9th and 10th street on Hamilton Street.</td>
<td>The amendment is generally consistent with <em>FutureLV: The Regional Plan</em> as it demonstrates ‘the evolution and adaptability of government’ (of Policy 1.1), ‘directs growth by establishing a network of mixed-use centers’ (of Policy 1.2), ‘revitalizes historic centers’ (of Policy 5.3) and increases ‘cultural and artistic opportunities’ (of Policy 4.2).</td>
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<tr>
<td>Zoning Ordinance Amendment</td>
<td>Comprehensive Planning Committee</td>
<td>Date: March 2023</td>
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<td>Upper Saucon Township</td>
<td><strong>Forestry and Electric Vehicle Charging Stations</strong> – substitutes language regarding forestry uses for new regulations based on Penn State’s model ordinance, and adds electric vehicle charging stations as a permitted accessory use.</td>
<td>Regulations should consider the preservation of natural areas (of Policy 1.1) and maintaining regional character (of Policy 1.3) and the LVPC commends the Township in requiring a Timber Harvesting Plan for such activities. The added definitions and regulations pertaining to EVCS align with the intent of <em>FutureLV: The Regional Plan</em> to ‘advance autonomous and electric vehicle technologies’ (of Policy 2.5) and ‘promote best practices in land use regulation and efficiency’ (of Policy 1.4).</td>
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<td>Township of Upper Saucon</td>
<td><strong>Proposed Ordinance No 141-Z</strong> - revises Section 464.B relating to the responsibilities of persons authorized to keep chickens for non-commercial purposes, and revises Section 103.3 related to the applicability of the zoning ordinance to the Township.</td>
<td>These proposed amendments demonstrate ‘evolution and adaptability of government’ (of Policy 1.1) while supporting and supports urban farming which aligns with Policy 5.3.</td>
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<td>City of Bethlehem</td>
<td><strong>Rezoning Industrial Development to Central Business</strong> – Rezones a parcel of land located at 119 Technology Drive from Industrial Redevelopment (IR) to Central Business (CB) for a future development that would include 240 apartment units.</td>
<td>If the future development would be designed in alignment with the objectives of the <em>City of Bethlehem Zoning Ordinance</em>, the rezoning of this parcel would align with multiple goals and policies of <em>FutureLV: The Regional Plan</em>, such as, ‘Promote development that complements the unique history, environment, culture and needs of the Valley’ (of Policy 5.4) and support a core strategy of <em>FutureLV</em> to increase density in urban areas using infill development (Density Special Section, page 71).</td>
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February 2023
BUILD LV
Lehigh Valley Planning Commission

Subdivision + Land Development Monthly Report

Plan Activity

Lehigh County
- Reviews: 31
- Acres: 136.8

Northampton County
- Reviews: 28
- Acres: 136.2

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

Regional Totals*
- 21 Subdivision/Lot Line Adjustments
- 20 Development
- 11 Stormwater Management
- 7 Municipal Ordinances and Maps
- 273 Acres

* Includes preliminary and final plans

Types of New Development

Residential: 146 Total Units
- Single-Family Detached: 54
- Townhouses: 0
- Apartments: 50
- Planned Residential: 0
- Twins: 42
- Assisted-Living: 0
- Manufactured Homes: 0
- Condos: 0

Non-Residential: 166,053 Total Square Feet
- Commercial: 123,357
- Retail: 0
- Public/Quasi-Public: 0
- Industrial (Warehouse)*: 42,696 (W: 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

- Residential Units
- Non-Residential Square Footage

Previous Reports at lvpc.org/subdivision---development.html
YOUR VOICE COUNTS!

Lehigh Valley Transportation Needs Assessment Survey

What are your transportation priorities for the Lehigh Valley? Take this short survey to help direct transportation investments and policy by scanning the QR code below.

Survey in English

Encuesta En Español
MEMORANDUM

DATE: March 13, 2023
TO: LVPC
FROM: Becky Bradley, AICP, Executive Director
CC: Mayor Tuerk, Allentown; Mayor Reynolds, Bethlehem; Mayor Panto, Easton; Tracy Oscavich, Director of Administration
REGARDING: US Department of Environmental Protection Climate Pollution Reduction Grants Program – Formula Grants for Planning Notice of Intent

The US Department of Environmental Protection (EPA) released a formula-based grant program for climate action planning of $1 million each for the top 67 largest metropolitan areas by population. The Lehigh Valley is the 69th largest. A letter of intent for the formula grants is required to be received by the EPA by April 28, 2023, and no match is required.

The funds are to be used over the course of a four-year period to:

1. Create a Priority Climate Action Plan, due in early 2024.
2. Develop a Comprehensive Climate Action Plan within two years of an award.
3. Monitor and develop status reporting by the close of the award period in 2027.

As you are aware, we have completed a regional greenhouse gas inventory through the Pennsylvania Department of Environmental Protection’s Local Climate Action Program. They do not provide funding for the next step, a climate action plan. Lehigh County is providing some funding to help advance a portion of a regionwide plan but, Northampton County is not currently. The Lehigh Valley Transportation Study because of the Infrastructure Investment and Jobs Act is receiving formula funds for carbon reduction improvements to infrastructure. But we will be required to utilize the state’s plan as a measure to allocate those dollars without our own plan. It is of note that the region will be required to utilize PENNDOT derived performance measures for the allocation of $10.8 million in carbon reduction funds over the next four years. With EPA planning funds we can develop Lehigh Valley specific measures, which is required in their program, and be able to prioritize investment in the specific, local goals of FutureLV, like trails, crosswalks, sidewalks, and transit, among other priorities. The Commonwealth’s priorities tend to focus on vehicle movement, especially moving vehicles faster and reducing traffic signals along state-owned roadways. While also important, the needs of the local system, across travel modes could be better prioritized and invested as an outcome of EPA funding. In addition, enhanced support to the region’s local governments, which is often requested, could be advanced through this program. Because we are under-resourced on the planning side prioritization of the Climate Action Plan is a struggle and will continue to be without additional planning support funding.

After coordination with Mayor Tuerk, primarily, and including Mayor Panto, Mayor Reynolds and copying Executive McClure and Armstrong, we have been encouraged by Dr. Richard Anderson, Energy Director at the US Conference of Mayors to submit a letter of intent even if
slightly outside of the top 67 metro eligibility established by the EPA. This strategy would place the EPA on formal notice of the Lehigh Valley’s commitment to climate action and the need for planning support in order to achieve goals that have been placed on the Metropolitan Planning Organization, the need for a specific plan for the Lehigh Valley, desire to achieve the broader adopted goals of *FutureLV: The Regional Plan*, and need for the convening, coordination and collaboration with all 62 local governments in the region in accordance with the mission of the LVPC. The later point, is one of the primary reasons that the first set of Climate and Energy goals was developed in 2013 by the Commission in partnership with the EPA and US Department of Housing and Urban Development, and why the LVPC has continued to pursue advancement and evolution of Climate Action regionwide. In fact, the region’s local governments and those with environmental advisory councils in the suburban and rural areas have requested, due to lack of capacity, that the LVPC lead a broad regional effort. Hence the greenhouse gas inventory and continued pursuit of additional specific planning around carbon reduction.

If one of the 67 eligible regions does not submit a letter of intent, it is possible for our region to become eligible. From work with the City Mayors Coalition, recently formed here, the LVPC Executive Committee is considering the matter at their March 16th meeting and the Lehigh Valley Transportation Study Technical Committee the day before or March 15th. The Lehigh Valley Transportation Study Coordinating Committee is anticipated to do the same on April 19th. The City Mayors Coalition and I will be meeting in the next several weeks to advance this initiative, with a letter of intent to the EPA, the LVPC has the lead applicant, and in coordination with the region’s local governments per the formula program requirements. It is anticipated that letters of support will be requested from many of our partners over the next several weeks and in advance, your support is greatly appreciated.
March 2, 2023

Ms. Becky Bradley
Lehigh Valley Planning Commission
961 Marcon Blvd Ste 310
Allentown, PA 18109

Dear Becky:

It is my great pleasure to recognize the Lehigh Valley Planning Commission with United Way of the Greater Lehigh Valley's Community Building Award.

This award is presented to an individual or organization that supports United Way in its community-building efforts, encourages cooperation, contributes talent and resources to further partnerships, creates a common ground, and perseveres in the face of challenges.

Under your leadership, LVPC continues to center the needs of Lehigh Valley residents in a multitude of ways. We are grateful for your partnership and continuous support of United Way, specifically our impact work in Education, Healthy Aging and Community Stability. We applaud LVPC’s drive to build a strong sense of community in the area.

United Way will host our annual Celebration of Caring on Tuesday, April 4, 2023, from 4:30 – 7:30 p.m. with a welcome reception beginning at 4:30 p.m. at ArtsQuest. We look forward to honoring you and your team with the Community Building Award at this special event.

Thank you again for all you have done for the Lehigh Valley community. We are truly a better, stronger place because of you.

Sincerely,

[Signature]

Marci Lesko
Executive Vice President & Chief Impact Officer
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 at lvpc.org/lvga
Local Technical Assistance Program Classes

- 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