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CHRISTINA V. MORGAN  
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

**LEHIGH VALLEY PLANNING COMMISSION**  
**Minutes from the Thursday, December 19, 2024, In-Person Meeting**

The LVPC held a public meeting on Thursday, December 19, 2024. The meeting was advertised in the Lehigh Valley Press on Wednesday, July 10th, 2024.

LVPC Chair Dr. Chris Amato chaired the meeting.

Mr. Joey Dotta took Roll Call.

**Members in Attendance:**

**Lehigh County**

Phillips Armstrong, Ron Beitler, Michael Drabenstott, Bob Elbich, Sunny Ghai, Philip Ginder, Steve Glickman, Kent Herman, Christina Morgan, Stephen Repasch and Kevin Schmidt

**Northampton County**

Christopher Amato, John Gallagher, Judith Haldeman, John McGorry, Scott Minnich, Armando Moritz-Chapelliquen and Jean Versteeg.

**Members Absent:**

**Lehigh County**

Percy Dougherty, Jennifer Gomez, John Inglis, Diane Kelly, Dennis Klusaritz, Richard Molchany, Santo Napoli, Owen O'Neil, and Matthew Tuerk.

**Northampton County**

Jessica Cope, Andrew Elliott, Charles Elliott, Darlene Heller, Ken Kraft, Rachel Leon, Carl Manges, Lamont McClure, Steve Melnick, Edward Nelson, Salvatore Panto, Jr., J. William Reynolds, Grace Crampsie Smith and Tina Smith

**Staff Present:** Joey Dotta, Jill Seitz, Scott Greenly, Becky Bradley, Corinne Ruggiero, Christian Martinez, Susan Myerov, Humaira Nabeela and Brian Hite

**Public Present:** Steve Althouse (WFMZ), Glynis Daniels, Anna Mikulska and Monica Beaky

**COURTESY OF THE FLOOR**

Ms. Monica Beaky spoke about a memo that was authored by the LVPC and provided by request to Hanover Township, Northampton County, pertaining to a potential warehouse development near the Lehigh Valley International Airport. The report detailed the industrial market conditions and researched the current zoning to offer recommendations of the potential of the site. There was a discussion of the nature of the memo and the intent behind the recommendations. Ms. Bradley urged that the final determination of what is an allowable use on the site is ultimately decided by the municipality. Ms. Glynis Daniels also spoke about the Hanover Township warehouse memo and voiced concerns of potential traffic increasing on the nearby roads. Ms. Bradley explained the land development process and the various regulations in place that encourage developments to be sustainable and additive to the community.

**CHAIR'S REPORT**

Chair Amato thanked the Commission for their service throughout the past year.

## **MINUTES**

Chair Amato stated that the minutes of the Thursday, November 21, 2024, LVPC meeting are attached. Chair Amato asked for a motion to approve the minutes. Commissioner Repasch made a motion to approve the minutes and Commissioner Morgan seconded the motion.

Chair Amato asked for any comments or questions. There were none. The motion passed.

## **COMPREHENSIVE PLANNING COMMITTEE**

### ***ACTION ITEM: Williams Township – Land Use of Regional Significance – 840 Line Street and 40 Hilton Street Warehouse***

Mr. Dotta presented a proposal to construct a 272,700-square-foot warehouse at 40 Hilton Street. There are two existing two-story buildings that are proposed to be demolished that contain active businesses. Proximate uses are primarily industrial with single-family properties to the northeast. The site's location near I-78 and the Chrin Brother's Sanitary Landfill makes it more appropriate for industrial uses rather than more community-oriented developments.

Chair Amato called for a motion to accept the staff comments. Commissioner Gallagher made the motion, and Commissioner Elbich seconded the motion. Chair Amato asked for any comments or questions. There were none.

Chair Amato called for affirmative votes to accept the staff comments. The motion passed.

### ***ACTION ITEM: Comprehensive Planning Committee Summary Sheet***

Commissioner Gallagher briefed the Commission on the Comprehensive Committee Summary Sheet that featured a zoning ordinance amendment in the City of Bethlehem. Also, the updated zoning ordinance, zoning map and new official map for both Bushkill and Lynn Township.

Chair Amato called for a motion to accept the summary sheet. Commissioner Ginder made the motion, and Commissioner McGorry seconded the motion. Chair Amato asked for any comments or questions. There were none.

Chair Amato called for affirmative votes to accept the staff comments. The motion passed.

## **JOINT COMPREHENSIVE AND ENVIRONMENT PLANNING COMMITTEE**

### ***ACTION ITEM: Upper Macungie Township – Land Development – Ocean Spray Wastewater Treatment Center Upgrade***

Ms. Ruggiero presented a proposal to upgrade the existing Ocean Spray Wastewater Treatment with additional accessways and a stone bed for three shipping containers, inside of which is a system that will provide pre-treatment of wastewater prior to its discharge to the existing Lehigh County Authority wastewater sewer system. Pre-treatment of wastewater is a requirement for discharge to the Lehigh County Authority wastewater sewer system. The applicant should ensure resources are in place for proper long-term maintenance and monitoring of the additional equipment associated with its wastewater treatment upgrade system.

Chair Amato called for a motion to accept the staff comments. Commissioner Haldeman made the motion, and Commissioner Gallagher seconded the motion. Chair Amato asked for any comments or questions.

Commissioner Glickman asked if the system would be permanent, and Ms. Ruggiero noted that it is intended to be a fixture of permanence for Ocean Spray. There was discussion regarding sewer treatment packages and their use now that Lehigh County Authority Wastewater Treatment Center is nearing capacity. Ms. Anna Miskulska represented the applicant, Ocean Spray, and clarified that the packaged treatment containers are intended to be permanent.

Chair Amato called for affirmative votes to accept the staff comments. The motion passed. Commissioners Ghai, Herman and Morgan abstained.

**ENVIRONMENT COMMITTEE**

Commissioner Repasch briefed the Commission on Environment Committee's 2025 meeting calendar and the vote for Chair and Vice Chair. Commissioner Repasch will continue to serve as Chair and Commissioner Morgan will continue to serve as Vice Chair.

**TRANSPORTATION COMMITTEE**

***INFORMATION ITEM: Coordinated Public Transit Human Services Transportation Plan***

Mr. Dinkel presented the *Coordinated Public Transit Human Services Transportation Plan*, which identifies all human-service transportation providers within the region and if any duplicate or missing service exists in the region. The plan also seeks to address the transportation needs for seniors and people with disabilities by prioritizing projects that address their needs concluding aligns strongly with *FutureLV: The Regional Plan*. This plan will help plan the next several years of fulfilling the societal need to provide life sustaining transportation services to those individuals with the greatest need across the entire Lehigh Valley.

Chair Amato asked for any comments or questions.

***INFORMATION ITEM: Annual Listing of Obligated Projects***

Mr. Hite presented the Annual Listing of Obligated Projects. The annual listing of obligated projects is a federal requirement that reports on money that the federal government has promised to contribute, or obligate, to various transportation projects as programmed by the Lehigh Valley Transportation Study (LVTS) in the Transportation Improvement Program (TIP). In one year, this totals \$179,035,864 in federal investment into the Lehigh Valley Transportation System not including deobligations.

Chair Amato asked for any comments or questions.

Commissioner Armstrong thanked the staff and the Commission for their work to secure the funding to meet the region's needs. Commissioner Moritz-Chapelliquen asked about funding when a project goes over budget. Mr. Hite explained that all the partners do accounting to ensure that all available funding is optimized across all the eligible projects.

***INFORMATION ITEM: Eastern Pennsylvania Freight Alliance (EPFA) Freight Infrastructure Plan***

Mr. Gardi presented that LVTS had recently adopted the Eastern Pennsylvania Freight Alliance - Freight Infrastructure Plan, Regional Freight Profile, and Appendices. The Eastern Pennsylvania Freight Alliance is a 10-County, five Metropolitan Planning Organization region that is collectively among the fastest growing freight areas in the country. The Freight Infrastructure Plan (FIP) was developed for Eastern Pennsylvania to identify areas of need for infrastructure improvements to handle the rapid growth. The FIP details what the EPFA region is, current freight planning efforts throughout the region/state/country that this plan builds upon, the current freight trends we are seeing in the region/state/country, and the Regional Action Plan.

Chair Amato asked for any comments or questions.

There was a brief discussion about the schedule and timing of LVPC Transportation Committee. Commissioner Drabenstott asked if there is conversations within this plan with the ports of New York or New Jersey.

**OLD BUSINESS:**

***PACKET ITEM: Monthly Reports***

Chair Amato notified the Commission that monthly reports are featured in each Commissioner's packet. Chair Amato asked for any comments or questions. There were none.

**NEW BUSINESS:**

**ACTION ITEM: 2025 Election of LVPC Officers**

Commissioner Glickman highlighted the positions of the officers for the LVPC. The Lehigh Valley Planning Commission Executive Committee on December 12, 2024, the Executive Committee voted to forward Dr. Chris Amato as Chair, Tori Morgan as Vice Chair, and Armando Moritz-Chapelliquen as Treasurer for 2025.

Chair Amato called for a motion to accept the officer nominations. Commissioner Armstrong made the motion, and Commissioner Beitler seconded the motion. Chair Amato asked for any comments or questions. There were none.

Chair Amato called for affirmative votes and the motion passed. Chair Amato, Vice Chair Morgan and Treasurer Moritz-Chapelliquen abstained.

**PRESENTATION ITEM: 2025 LVPC Budget and Workplan**

Ms. Bradley presented the 2025 LVPC Budget and Workplan. The Commissioners were briefed on each line item of the budget and funding sources for the operations of the LVPC. The contributions by both counties were explained and there was brief discussion on the allotment from Lehigh County and Northampton County.

Each project, its cost and revenues were highlighted by Ms. Bradley. The workplan schedule was gone over and next steps were discussed. There was a broader discussion related to the difference in funding between Lehigh and Northampton County.

**DISCUSSION AND ACTION ITEM: 2025 Meeting Calendar**

Chair Amato

Chair Amato called for a motion to accept the 2025 meeting calendar. Commissioner Armstrong made the motion, and Commissioner Morgan seconded the motion. Chair Amato asked for any comments or questions. There were none.

Chair Amato called for affirmative votes and the motion passed.

**PRESENTATION ITEM: Now + Next Open House Report**

Ms. Pearson recapped the recent Now + Next Open House event at the LVPC office on December 10, 2024. Participants were thanked for their support.

Chair Amato asked for any comments or questions. There were none.

**EXECUTIVE DIRECTOR'S REPORT:**

None

**COMMUNICATIONS AND PUBLIC ENGAGEMENT:**

Chair Amato notified the Commission that items for communications and public engagement are featured in the meeting packet.

Chair Amato asked for any comments or questions. There were none.

**ADJOURNMENT:**

Chair Amato stated that the next LVPC meeting will be on Thursday, January 23 at 7 pm. Chair Amato then asked if there was a motion to adjourn the meeting and Commissioner Armstrong made a motion to adjourn. The meeting was adjourned.

Submitted by:

Becky Bradley, AICP, Executive Director and Joey Dotta, Regional Planner