



Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

LEHIGH VALLEY PLANNING COMMISSION MEETING
Thursday, March 27, 2025, at 7:00 PM
615 Waterfront Drive, Suite 201, Allentown, PA 18102

AGENDA

Roll Call

Courtesy of Floor

Chairman's Report

1. Welcome New Commissioner
 - a. Basel Yandem, City of Bethlehem Chief Engineer
2. Coalition for Appropriate Transportation (CAT) Considering Pedestrians Award

Minutes

1. *ACTION ITEM*: Minutes and Review of Roll Call Actions of the February 27, 2025, Commission Meeting (JD)

Comprehensive Planning Committee:

1. *ACTION ITEM*: City of Allentown – Land Use of Regional Significance – Executive Education Academy Charter School Stadium (JD)
2. *ACTION ITEM*: Summary Sheet (SM)

Environment Committee:

1. *ACTION ITEM*: Act 537 Review – Sewage Facilities Plan Update – North Branch Interceptor Extension Project – Upper Saucon Township (CR)
2. *ACTION ITEM*: Act 537 Review - Sewage Facilities Plan Update – Sheridan Drive Pump Station Elimination – Palmer Township (CR)
3. *ACTION ITEM*: Summary Sheet (SR)
4. *INFORMATION ITEM*: Regional Climate Action Plan Update (SM)

Transportation Committee:

1. *INFORMATION ITEM*: Local Technical Assistance Program, Tech Assist & Training 5-Year Report (BH)

New Business:

1. *INFORMATION ITEM*: 2025 Work Plan, Quarterly Update (Staff)

Monthly Reports:

1. *PACKET ITEMS*:
 - a. Monthly Subdivision, Land Development, Stormwater and Municipal Ordinances/Plans Report
 - b. Monthly Traffic Monitoring Report

Executive Director's Report:

1. *INFORMATION ITEM*: Planning in Uncertain Times (BB)

Communications and Engagement

1. *PRESENTATION ITEM*: Lehigh Valley Government Academy
 - a. Pennsylvania Municipal Planning Education Institute (PMPEI)
 - i. Subdivision and Land Development: May 5, 12, 19, 5:30-9 pm
 - ii. Register at www.lvpc.org/lvga
2. *PACKET ITEM*: Morning Call Business Cycle Column (MA)
 - a. Published March 2: "Medicine picking up where Bethlehem Steel once shined"
 - b. lvpc.org; mcall.com
 - c. Next column: April 13
3. *PACKET ITEM*: Monthly, Plan Lehigh Valley Talk Show on WDIY, Lehigh Valley Public Radio, 88.1 (MA)
 - a. Air Date: March 3 - "Tracking development trends with Joey Dotta"
 - b. Lvpc.org; wdiy.org/show/plan-lehigh-valley
 - c. Next show – 6:30 pm, April 7
4. *PACKET ITEM*: Lehigh Valley Government Academy
 - a. Local Technical Assistance Program Class
 - April 2: Temporary Traffic Control (Work Zones) – In Person
 - o In Person Classes will be held at the LVPC Conference Center, 615 Waterfront Drive, Suite 201, Allentown PA 18102
 - o Register at www.gis.penndot.gov/LTAP/ or by contacting Hannah Milagio at hmilagio@lvpc.org 610-264-4544

Next Lehigh Valley Planning Commission Meeting:

Thursday, April 24, 2025, at 7:00 pm

The LVPC/LVTS website, www.lvpc.org, may be translated into multiple languages. Publications and other public documents can be made available in non-English languages and alternative formats, if requested.



Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

LEHIGH VALLEY PLANNING COMMISSION Minutes from the Thursday, February 27th, 2025, Meeting

The LVPC held a public meeting on Thursday, February 27th, 2025. The meeting was advertised in the Lehigh Valley Press on January 8th, 2025.

LVPC Chair Dr. Chris Amato chaired the meeting.

Mr. Joey Dotta took Roll Call.

Members in Attendance:

Lehigh County

Ron Beitler, Michael Drabenstott, Bob Elbich, Sunny Ghai, Philip Ginder, Steve Glickman, Kent Herman, John Inglis, Diane Kelly, Dennis Klusaritz, Richard Molchany, Christina Morgan, Owen O'Neil, Stephen Repasch and Kevin Schmidt.

Northampton County

Christopher Amato, Jessica Cope, Andrew Elliott, Charles Elliott, John Gallagher, Judith Haldeman, Carl Manges, John McGorry, Steve Melnick, Armando Moritz-Chapelliquen, Crystal Rose, Tina Smith and Jean Versteeg.

Members Absent:

Lehigh County

Phillips Armstrong, Percy Dougherty, Jennifer Gomez, Santo Napoli, and Matthew Tuerk.

Northampton County

Ken Kraft, Rachel Leon, Lamont McClure, Scott Minnich, Edward Nelson, Salvatore Panto, Jr. and J. William Reynolds.

Staff Present: Joey Dotta, Becky A. Bradley, Jillian Seitz, Matt Assad, Susan Myerov, Brian Hite, Scott Greenly and Samantha Pearson.

Public Present: Amy Unger, Craig Beavers, Phil Gianficaro and Lexi Handelman

COURTESY OF THE FLOOR

CHAIR'S REPORT

Chair Amato introduced LVPC Commissioner Crystal Rose, City of Easton Councilmember. Chair Amato introduced LVPC staff member Minsoo Park.

MINUTES

Chair Amato stated that the minutes of the Thursday, January 23rd, 2025, LVPC meeting are attached. Chair Amato asked for a motion to approve the minutes. Commissioner Elbich made a motion to approve the minutes and Commissioner Melnick seconded the motion.

The motion passed. Commissioner Schmidt and Commissioner Cope abstained.

ANNUAL REPORT

Ms. Bradley gave a brief overview of the responsibilities and details of the 2024 LVPC Annual Report. Subdivision and Land Development Ordinance review data was shared with analysis of general trends and expectations. The Priority Climate Action Plan, Greater Lehigh Valley Greenhouse Gas Inventory, and the Lehigh Valley Watersheds Assessment and Act 167 Ordinance project were all presented by staff. A summary of the Transportation Improvement Program, the Eastern PA Freight Infrastructure Plan, and the Coordinated Public Transit Plan were also presented. An update to the passenger rail analysis was given along with a summary of LVPC communications and events throughout 2024.

COMPREHENSIVE PLANNING COMMITTEE

ACTION ITEM: Salisbury Township – Land Use of Regional Significance – Monsignor John P. Murphy Education Center

Mr. Dotta presented a review of a 25,800-square-foot childcare center at 1031 Flexer Ave in Salisbury Township. Chair Amato called for a motion to accept the staff review. Commissioner Gallagher made the motion, and Commissioner Ginder seconded the motion.

The motion passed.

ACTION ITEM: Comprehensive Planning Committee Summary Sheet

Comprehensive Planning Committee Chair Melnick briefed the Commission on the Comprehensive Committee Summary Sheet that featured four ordinance and map amendments reviewed, including a zoning ordinance update and Subdivision and Land Development Ordinance update in Emmaus Borough, a zoning ordinance and map amendment in the City of Easton and a zoning map amendment in the City of Bethlehem. Chair Amato called for a motion to accept the staff comments. Commissioner Glickman made the motion, and Commissioner Elbich seconded the motion.

The motion passed. Commissioner Elliott, Commissioner Manges, and Commissioner Rose abstained for the City of Easton review.

PRESENTATION ITEM: Housing Supply and Attainability Strategy

A presentation of the Housing Supply and Attainability Strategy was given to brief the Commission on materials made available earlier in the month. There was a brief discussion of the housing market and what incentives are available for more attainable housing development.

ENVIRONMENT COMMITTEE

ACTION ITEM: Environment Committee Summary Sheet

Commissioner Repasch briefed the Commission on Environment Committee's business that included Agriculture Security Area Additions in Lower Nazareth Township, an amendment to Upper Mount Bethel Township's Well Permitting Ordinance, and the PAG-13 Draft General Permit for Stormwater Discharges to small municipal separate storm sewer systems (MS4). The Commission reiterated that the MS4 guidelines are helpful and a good training tool for municipalities. Chair Amato called for a motion to accept the staff reviews. Commissioner Melnick made the motion, and Commissioner Ginder seconded the motion.

The motion passed. Commissioner Ghai abstained from the MS4 review.

TRANSPORTATION COMMITTEE

ACTION ITEM: Transportation Committee Summary Sheet

Transportation Committee Chair Herman briefed that the Transportation Committee discussed PennDOT Bridge Projects Status. A short presentation of the Palmer Township 2025 Active Transportation Plan. Chair Amato called for a motion to accept the staff reviews. Commissioner Herman made the motion, and Commissioner Morgan seconded the motion.

The motion passed.

NEW BUSINESS:

COMMISSION BUSINESS

Mr. Dotta reminded the Commission that the next Full Commission meeting is in-person only and to bring donations for a food drive. Commissioners were notified to file their annual Statement of Financial Interest as soon as possible.

MONTHLY REPORTS:

Chair Amato notified the Commission that monthly reports are featured in each Commissioner's packet.

COMMUNICATIONS AND PUBLIC ENGAGEMENT:

PRESENTATION ITEM: Lehigh Valley Government Academy

The Lehigh Valley Government Academy was discussed to highlight upcoming training opportunities.

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

ADJOURNMENT:

Chair Amato stated that the next LVPC meeting will be in person on Thursday, March 27 at 7 pm. Chair Amato then asked if there was a motion to adjourn the meeting and Commissioner Molchany made a motion to adjourn. The meeting was adjourned.

Submitted by:

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



Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

March xx, 2025

Ms. Jennifer Gomez, Director of Planning and Zoning
City of Allentown
435 Hamilton St.
Allentown, PA 18101

**Re: Executive Education Academy Charter School (EEACS) Stadium – Land Use
of Regional Significance
City of Allentown
Lehigh County**

Dear Ms. Gomez:

The subject application is considered a Land Use of Regional Significance, as ‘All’ Education Facilities are considered land uses of regional significance in *FutureLV: The Regional Plan* (page 147). The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, per requirements of the Pennsylvania Municipalities Planning Code (MPC). The meetings dates are:

- LVPC Comprehensive Planning Committee Meeting (Virtual)
 - March 25, 2025, at 12:00 PM
 - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting (In Person)
 - March 27, 2025, at 7:00 PM
 - 615 Waterfront Drive, Suite 201, Allentown, PA

The application proposes a 126,713-square-foot multi-sport stadium for Executive Education Academy Charter School (EEACS) at 555 Union Boulevard (Parcel number 640757990536). A 4,912-square-foot addition to the primary building is also proposed to consist of concession and restroom facilities and will connect the stadium to the primary building. The stadium will be elevated by concrete columns and shear walls, a structural element designed to resist lateral forces that prevent buildings from warping or collapsing. A majority of the existing parking will remain below the stadium.

Background

A proposal for a small storage expansion was previously reviewed by the Lehigh Valley Planning Commission (LVPC) on this site in 2024. The project area features the EEACS main building and accompanying parking areas. The proposed stadium redevelops excess existing parking area.



Google Aerial Imagery

Site Suitability and Land Use

The proposal aligns with multiple goals and policies of *FutureLV: The Regional Plan* by reusing and redeveloping areas of the property that already contains the existing education facility (of *FutureLV* Policy 1.1). The project ‘expands access to education and job training’ (of *FutureLV* Policy 4.1) and invests in schools located along corridors (of *FutureLV* Policy 4.3).

Improving the existing facility serves to increase access to recreational opportunities and ‘support cultural and social programs’ (of *FutureLV* Policy 5.2). *FutureLV* ‘encourages local institutions to invest in their surrounding communities’ (of Policy 4.1). The LVPC encourages EEACS to consider opportunities for the general public to access and utilize the facility to create public spaces in underserved areas (of Policies 5.2 and 5.3).

Transportation

Students and staff are able to use a variety of transportation modes when traveling to and from the site, including walking and biking, and the Lehigh and Northampton Transportation Authority (LANTA) provides transit service directly to the project site via Union Boulevard (of *FutureLV* Policy 2.3). The proposed sidewalk and crosswalk improvements on Long Drive support pedestrian safety (of *FutureLV* Policy 5.1).

Environment

The LVPC encourages educational institutions to implement environmentally sensitive building and landscape design, such as green roofs or solar panels. This would increase the cost-effectiveness of building operation and further academic endeavors related to these technologies, while enhancing the campus setting, demonstrating environmental leadership within the region, and reducing environmental impacts through mitigation and adaptation (of *FutureLV* Policy 3.4).

The LVPC recommends including landscaped islands within the parking areas to help manage rainwater runoff, reduce heat island effect and visually break up large areas of pavement (of *FutureLV* Policies 3.2, 3.4 and 5.3).

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

At the LVPC Comprehensive Planning Committee on Tuesday, March 26, 2025, Joe Finley, owner and Managing Partner of the Lehigh Valley Iron Pigs, attended and shared information about an easement agreement affecting the EEACS property. City of Allentown Planning Director Jennifer Gomez was present at the meeting and added that the City of Allentown is reviewing the proposed development, and the matter would be taken up with City of Allentown Planning Commission. The LVPC is supportive of continued coordination and encourages land use and development discussion among stakeholders [sic] (of *FutureLV* Policy 1.4).

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

Sincerely,



Joseph Dotta
Regional Planner

cc: Robert Lysek, Applicant; Scott Pasterski, Project Engineer/Surveyor; Executive Education Academy Charter School, Record Property Owner; David Petrik, City of Allentown Deputy Director of Public Works; Jesse Sadiua, City of Allentown Chief Planner; Brandon Jones, City of Allentown Planner; Lillian Bernstein, City of Allentown Assistant Planner.

Project Review Summary Sheet

Comprehensive Planning Committee

Date: March 2025

Project	Municipality	Brief Statement of Purpose	LVPC Comment
Zoning Ordinance Amendment	City of Allentown	Community Center Definition – alters the definition for community center to remove the meal service limitation of only senior citizens to all individuals.	This proposal aligns with several goals and policies outlined in <i>FutureLV: The Regional Plan</i> to improve access to food and daily needs for all people (Policy 5.2). By removing specific mention of senior citizen, and replacing it with all individuals, it removes the potential ambiguity of those who qualify as senior citizens and supports adaptability of government.
Zoning Ordinance Amendment	Whitehall Township	Setback Dimensions – Proposes to reduce side setbacks for single-family detached uses in the High Density Residential and High Density Residential Without Apartments (R-5 and R-5A) Districts.	The Township updating its zoning ordinance provisions is a best practice for local governments and aligns with <i>FutureLV: The Regional Plan</i> (of Policy 1.4).
Zoning Map Amendment	City of Bethlehem	8 th Avenue and Martin Court Rezoning – Rezones a property from Mixed Use Commercial Zoning District (CMU) to Shopping Center District (CS).	The proposal aligns with FutureLV by creating new development opportunities in areas where additional development can be accommodated and increases social and economic access to daily needs for all people (of Policies 1.1, 4.5, 4.6 and 5.2).
Zoning Ordinance and Subdivision and Land Development Ordinance Amendment	Plainfield Township	Solar Energy Systems – Adds accessory and principal solar energy system land uses and establishes regulations for roof and ground array installation of solar energy systems.	Aspects of the proposal align with FutureLV. If strategically planned and regulated, adverse impacts of Utility Scale Solar Energy Systems can be mitigated and align with FutureLV and the Township's open space and agricultural operation conservation goals (of Policies 4.4 and 3.4).



Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

March XX, 2025

Mr. Andrew Bohl, PE
Hanover Engineering
252 Brodhead Road, Suite 100
Bethlehem, PA 18017-8944

**Re: Act 537 Review – Sewage Facilities Plan Update – North Branch Interceptor Extension
– Upper Saucon Township, Lehigh County**

Dear Mr. Bohl:

The Lehigh Valley Planning Commission (LVPC), at its regular monthly meeting on March 27, 2025, reviewed the above-referenced plan according to the requirements of the Pennsylvania Sewage Facilities Act (Act 537). Our review was based on the goals, policies and actions of *FutureLV: The Regional Plan*. We offer the following comments.

The Pennsylvania Department of Environmental Protection requires Act 537 planning to ensure the management of the sewage facilities meets the existing and future sewage needs of residents in the areas served by the facilities. The purpose of this plan update is the proposed extension of the North Branch Interceptor within Upper Saucon Township to provide public sewage service for the areas adjacent to Ackerman's Lane, Sunset Drive, Limeport Pike and St. Joseph's Road. The service area will specifically include providing public sewage service to Mount Trexler Manor, Saint Michael Archangel School and Saint Joseph Catholic Church developments. In addition, the Mountain Greene Subdivision located north of the intersection of Limeport Pike and Chestnut Hill Road is also proposed to be serviced by public sewage disposal via the proposed North Branch Interceptor extension. There is no proposed development or future development within the planning area at this time.

The North Branch Interceptor currently extends to Chestnut Hill Road and transports sewage collected from the northern and western portions of the Township. The proposed extension would extend the interceptor from Chestnut Hill Road to the end of St. Joseph's Road. The proposed interceptor extension would involve the construction of a pumping station on Limeport Pike, west of the Sunset Park Subdivision as well as the construction of a 6-inch diameter force main from the pump station to the intersection of Chestnut Hill Road and Wagner Road. All properties along the force main will be connected to the force main via individual grinder lift station. The North Branch Interceptor extension would then consist of an 8-inch diameter gravity sewer continuing from the pump station, paralleling Limeport Pike and terminating at the end of St. Joseph's Road.

The proposed extension is within a service area of the Township which was designated to be served by public sewage disposal in the Township's Act 537 plan revision in 2001. The approximately 122 properties within the service area for this proposed extension project are currently served by on-lot disposal systems. Based on a door-to-door survey that was conducted for this project, 31 property owners were surveyed (about 25% of the property owners in the project area) and the results revealed that there are two types of on-lot systems within the service area and most of those systems are either functional marginally and/or are ten years old or older. The replacement, repair or upgrading of the existing malfunctioning systems was considered, however, due to the age of the existing subdivisions and systems as well as the size of the lots, the selected alternative of the North Branch Interceptor extension was chosen.

Mr. Andrew Bohl, PE
Hanover Engineering
March XX, 2025
Page 2

Based on the information provided by the Upper Saucon Township Municipal Authority, there is sufficient conveyance capacity from the point of discharge to the Township's collection system to the wastewater treatment plant (WWTP) and no overload conditions are projected in the Township's conveyance system within the next 5 years. However, the Route 309 Bypass Sewer that was installed in 2012 has added additional peak flows to the North Branch Interceptor and as a result, there have been two sanitary sewer overflows during extreme wet weather events. The Township plans to continue their aggressive infiltration and inflow (I/I) remediation work and has purchased their own equipment to allow them to install fiberglass spot repair liners and has begun planning to address sources of I/I beyond the curblin in the individual lateral connections. In turn, it is anticipated that the I/I planning and remediation work the Township has conducted will continue to lower I/I contributions in the future. The Upper Saucon Township WWTP also has sufficient capacity to treat the projected flows from this interceptor extension and no overload conditions are projected at the WWTP within the next five years.

The proposed North Branch Interceptor extension project as well as the continued I/I remediation work and planning aligns with the *FutureLV: The Regional Plan* action to 'protect the quality and quantity of surface water and groundwater' (of Policy 3.2). The connection to the public sewer system will eliminate environmental and health impacts caused by the malfunctioning systems (of Policy 3.2) as well as supports the *FutureLV* action 'improve the utility and mobility infrastructure of the region' (of Policy 1.1). The North Branch Interceptor extension project is also consistent with the Township's Act 537 Plan Update of 2001.

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

Sincerely,



Corinne Ruggiero, SEO
Environmental Planner

cc: Thomas Beil, Manager, Upper Saucon Township
Patricia Lang, AICP, Director of Community Development, Upper Saucon Township
Amy Bellanca, PE, PA Department of Environmental Protection



Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

March XX, 2025

Ms. Mary B. Peters, PE
Entech Engineering, Inc.
239 South Mountain Boulevard, Suite 300
Mountaintop, PA 18707

Re: Act 537 Review – Sewage Facilities Plan Update – Sheridan Drive Pump Station Elimination – Palmer Township, Northampton County

Dear Ms. Peters:

The Lehigh Valley Planning Commission (LVPC), at its regular monthly meeting on March 27, 2025, reviewed the above-referenced plan according to the requirements of the Pennsylvania Sewage Facilities Act (Act 537). Our review was based on the goals, policies and actions of *FutureLV: The Regional Plan*. We offer the following comments.

The purpose of this plan update is to consider the long-term wastewater management alternatives for Palmer Township, as identified and required by the Pennsylvania Department of Environmental Protection (PA DEP). Specifically, the planning area being evaluated for this plan update is the sewer service area/drainage basin to the Sheridan Drive Pump Station, which is located in Palmer Township, Northampton County.

The Sheridan Drive Pump Station facility was constructed in 1972 and serves 165 equivalent dwelling units (EDU's). The sanitary sewer collection system within the drainage area to the pump station includes approximately 8,600 linear feet of 8-inch gravity mains and 43 precast concrete manholes. The pump station utilizes two pumps and then discharges through 1,900 linear feet of 6-inch force main to a manhole along the South Interceptor, which then conveys wastewater to the Easton Area Joint Sewer Authority (EAJSA) wastewater treatment plant (WWTP). The pump station as well as the force main have reached the end of their useful life, and they are both in need of rehabilitation/replacement. Due to the age of the equipment, operation of the pump station has required staff to visit the site frequently to repair/rehabilitate parts of the facility.

The chosen alternative to solve the problem of an aging pump station and force main proposed in this plan update is to construct a sewer extension to the Bethlehem Township collection and conveyance system, which is owned and operated by the Bethlehem Township Municipal Authority (BTMA). The plan is then for the wastewater to be further conveyed to the City of Bethlehem's WWTP for treatment and disposal. Per BTMA, the existing collection and conveyance system has the hydraulic capacity to accept the flow from the Sheridan Drive Pump Station service area. There is also adequate treatment capacity at the existing EAJSA and City of Bethlehem WWTPs to handle existing and future growth.

In this plan update, it states that wastewater flows will be redirected from the Sheridan Drive Pump Station to the BTMA system by constructing a sewer extension of approximately 200 linear feet of new 8-inch main within Embur Terrace. This selected alternative would also include reconstructing approximately 300 linear feet of 8-inch sewer main in Sheridan Drive and adding two new manholes.

Ms. Mary Peters, PE
Entech Engineering
March XX, 2025
Page 2

This proposed sewer extension will eliminate the Sheridan Drive Pump Station in its entirety, which in turn will alleviate the time, effort and cost required for maintaining and operating the existing pump station. It is also important to note that even with the continued growth within Palmer Township, the Sheridan Drive Pump Station service area has been fully developed with no remaining potential developable land or anticipated redevelopment within the planning area.

Revisions to existing intermunicipal agreements were required for the redirection of flow from the Easton Area Joint Sewer Authority (EAJSA) WWTP to the City of Bethlehem's WWTP via BTMA's collection and conveyance system. The necessary approvals and addendums to intermunicipal agreements were made prior to the submittal of this plan update.

The proposed sewer extension and elimination of the aging Sheridan Drive Pump Station aligns with the *FutureLV: The Regional Plan* actions to 'protect the quality and quantity of surface water and groundwater' (of Policy 3.2) and 'improve the utility and mobility infrastructure of the region' (of Policy 1.1). The revisions of intermunicipal agreements and coordination between Palmer Township, EAJSA, BTMA and the City of Bethlehem support the *FutureLV* action of 'expanding collaboration on planning and development between neighboring communities' (of Policy 4.6).

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

Sincerely,



Corinne Ruggiero, SEO
Environmental Planner

cc: Robert Williams, Manager, Palmer Township
Phillip Godbout, Public Works Director, Palmer Township
David Thomsen, Chair, Bethlehem Township Municipal Authority
Robert Lammi, Chairman, Easton Area Joint Sewer Authority
Edward Boscola, Director of Water and Sewer Resources, City of Bethlehem
Amy Bellanca, PE, PA Department of Environmental Protection



Project Review Summary Sheet

Environment Committee

Date: March 2025

Project	Municipality	Brief Statement of Purpose	LVPC Comment
Act 97 Review - Hazardous Waste Permit Renewal Application	Hellertown Borough, Northampton County	Application to PA DEP to renew hazardous waste permit by Bethlehem Apparatus Company for their existing facility, which is primarily used for mercury recovery and reclamation as well as the recycling of mercury-bearing materials. No modifications to the facility are proposed. LVPC provided notification of receipt to Northampton County and Hellertown Borough.	Aligns with the FutureLV: The Regional Plan action to 'provide environmentally responsible and economical solid, electronic and hazardous waste disposal and recycling' (of Policy 3.2). PA Department of Environmental Protection performs technical review of application.



Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

MEMORANDUM

DATE: March 12, 2025
TO: Lehigh Valley Transportation Study
FROM: Lehigh Valley Planning Commission

REGARDING: Lehigh Valley Government Academy (LVGA)
Local Technical Assistance Program (LTAP) Update

The Local Technical Assistance Program (LTAP) for the Lehigh Valley is a collaborative partnership between the Pennsylvania Department of Transportation (PennDOT) and the Lehigh Valley Planning Commission (LVPC) staff supporting the Lehigh Valley Transportation Study (LVTS).

LTAP is dedicated to transferring transportation technology through training, technical assistance, and other customer services to municipal elected officials and their staff. The LTAP program is designed to help Pennsylvania's municipalities make the best use of their roadway maintenance dollars. LTAP provides technical information and proven technologies dealing with roadway maintenance and safety methods to meet the growing demands of municipal governments. It is important to emphasize that all LTAP services are free to municipalities for the benefit of the entire transportation network, regardless of mode and for all those involved with its maintenance and operations. The services and assistance provided can be invaluable to all our communities who may require a level of assistance to solve a problem the correct way the first way for an efficient process following PennDOT guidelines and best practices from across Pennsylvania and the United States.

Lehigh Valley LTAP Classroom Education

50 of 62 Lehigh Valley Municipalities have participated in LTAP training from January 2020 to March 2025. While participation is largely municipal, engineers, planners and other professionals from associated or allied industries attend as well. All in all, 1,525 people have trained in "classroom" over the last five years. The education provided and the students attending various courses show the awareness of the value of LTAP.

In the five-year period of this report the LTAP program offered a variety of options for education in total there were 44 in-person classes held at the LVPC or at a municipality hosting a class. Additionally, virtual classes were extremely popular during the pandemic and even now. The LVPC in collaboration with PennDOT provided 136 virtual classes.

Through the LVPC's coordination and collaboration with PennDOT and Lehigh Valley communities, new classes were developed. These, while initiated locally, are now statewide and include "School Transportation Management", "Trucks on Local Roads" and "Introduction to Traffic Studies".

Lehigh Valley LTAP Tech Assist Program

LTAP also provides specialized one-on-one training through on-site "Tech Assists". LTAP's technical assistance provides customized guidance to municipalities on a host of transportation-related issues. Tech Assists provide recommendations or answer a question about the local transportation system. PennDOT's technical experts and LVPC staff help troubleshoot almost any local transportation maintenance or safety concern. Currently, this program is supported by the US Department of Transportation, PennDOT and LVPC, and is free of charge.

Between January 2020 and March 2025, the Lehigh Valley LTAP Tech Assist program responded to 221 requests for assistance which trained or provided guidance to 43 municipalities. This is an annual average of 44 onsite technical assistance visits per year, the highest of any region in the Commonwealth.

Lehigh Valley LTAP Now and Next

The future of the Lehigh Valley LTAP program is limitless in its potential as we build upon the success of the program over the past several years.

With the excellent participation and level of on-site technical assistance required by and expected by the LVPC and our communities we are working with our LTAP Partner, PennDOT, to achieve a more strategic and targeted approach.

This next level of technical assistance is currently, envisioned to coordinate local, regional and state transportation infrastructure needs. This comprehensive, collaborative approach to Tech Assists is intended to advance projects identified in the *FutureLV: The Region Plan* (Metropolitan Transportation Plan, *WalkRollLV: Active Transportation Plan*, *Transportation Safety Plan*, *Congestion Management Process*. A more targeted approach is also intended to support municipal and county governments with grant applications for state and federal funding outside for the regional Metropolitan Planning allocations and with local capital planning. As a growing region, transportation needs and improvements can be a challenge but collectively and collaboratively we can achieve more improvements, faster as a goal.

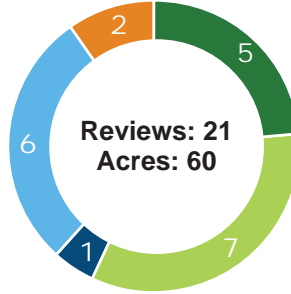
Building upon the past success is essential, we will be providing information of where the LTAP program is and where we plan to evolve. Regular updates on virtual and in-person classes and Tech Assists are expected to be shared. Additionally, the Annual LTAP report will also be shared in the fourth quarter of 2025.

Plan Activity

Lehigh County



Northampton County



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

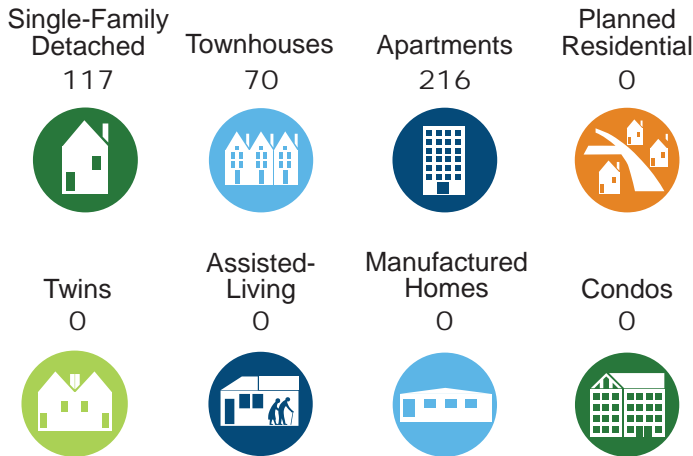
Regional Totals*



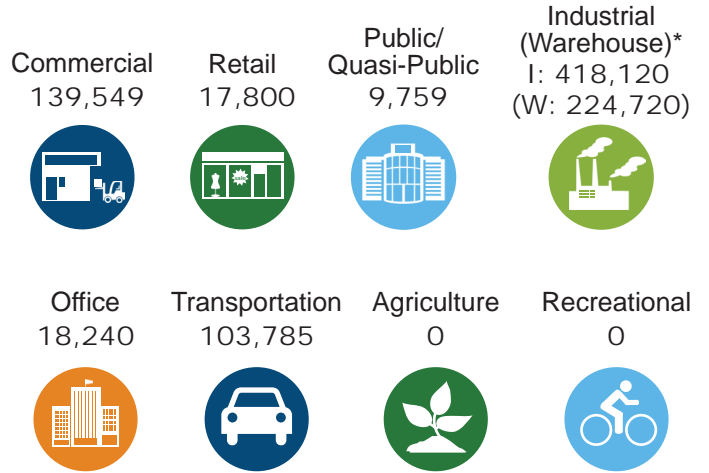
*Includes preliminary and final plans

Types of New Development

Residential: 403 Total Units

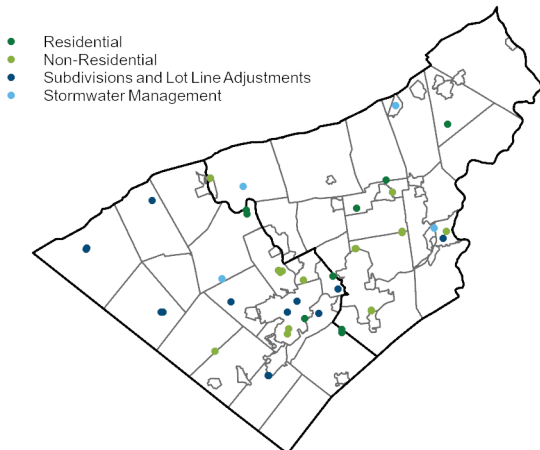


Non-Residential: 707,253 Total Square Feet

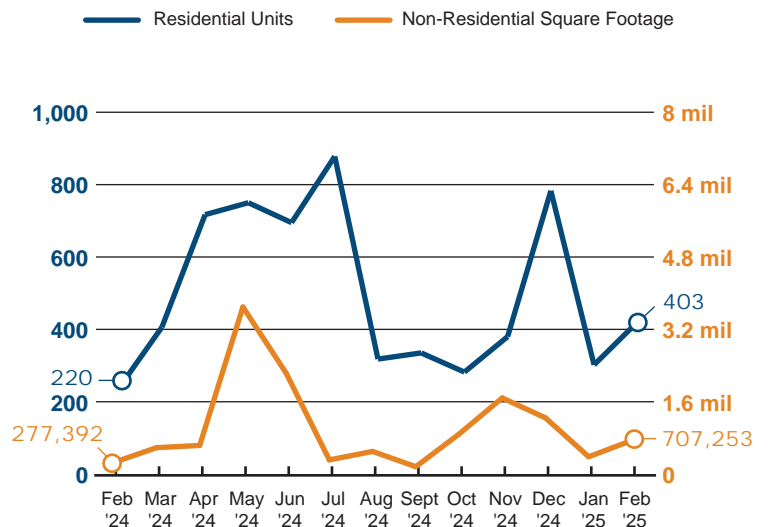


* Warehouse number is a subset of industrial total square footage.

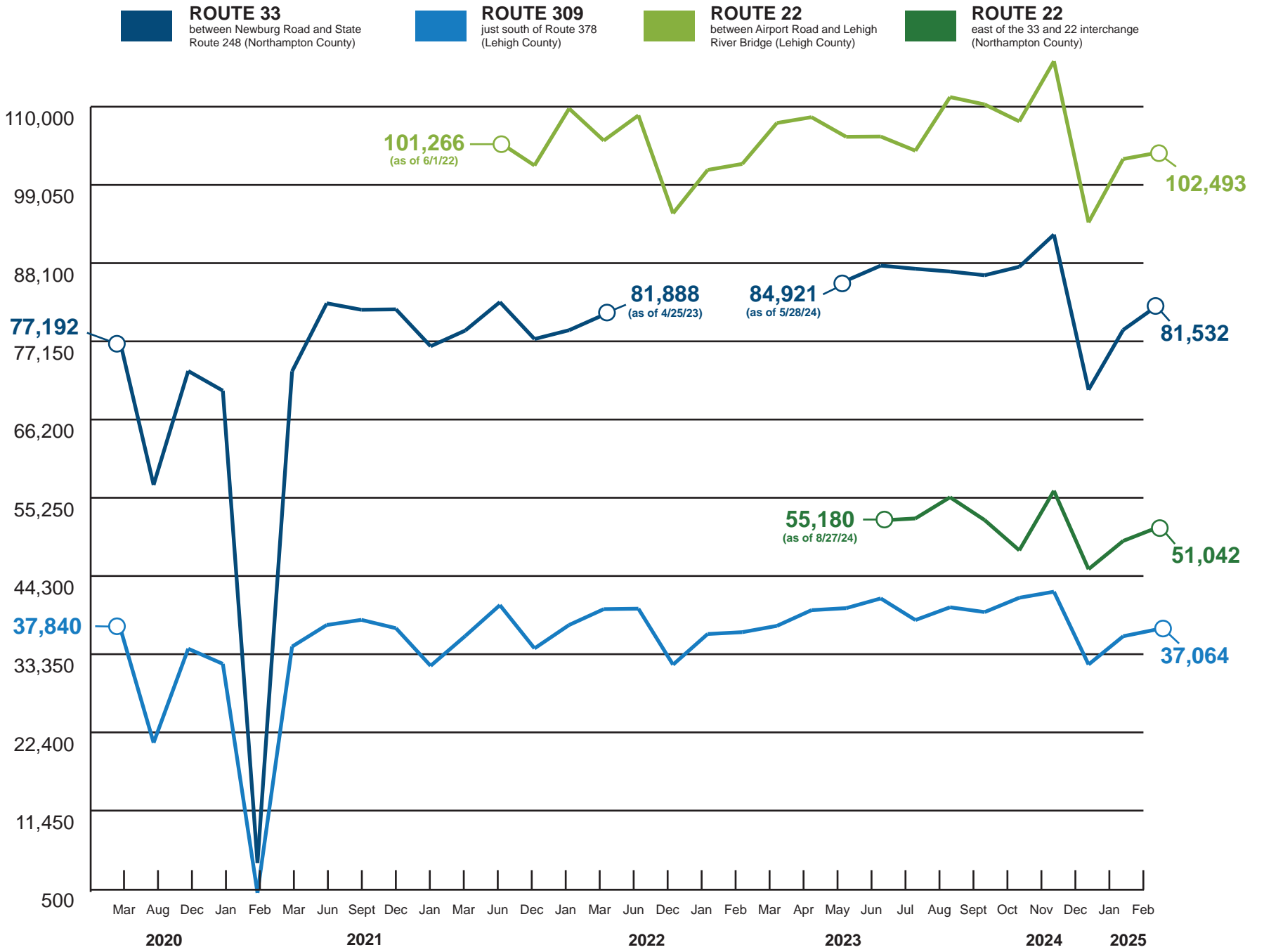
Location of Development



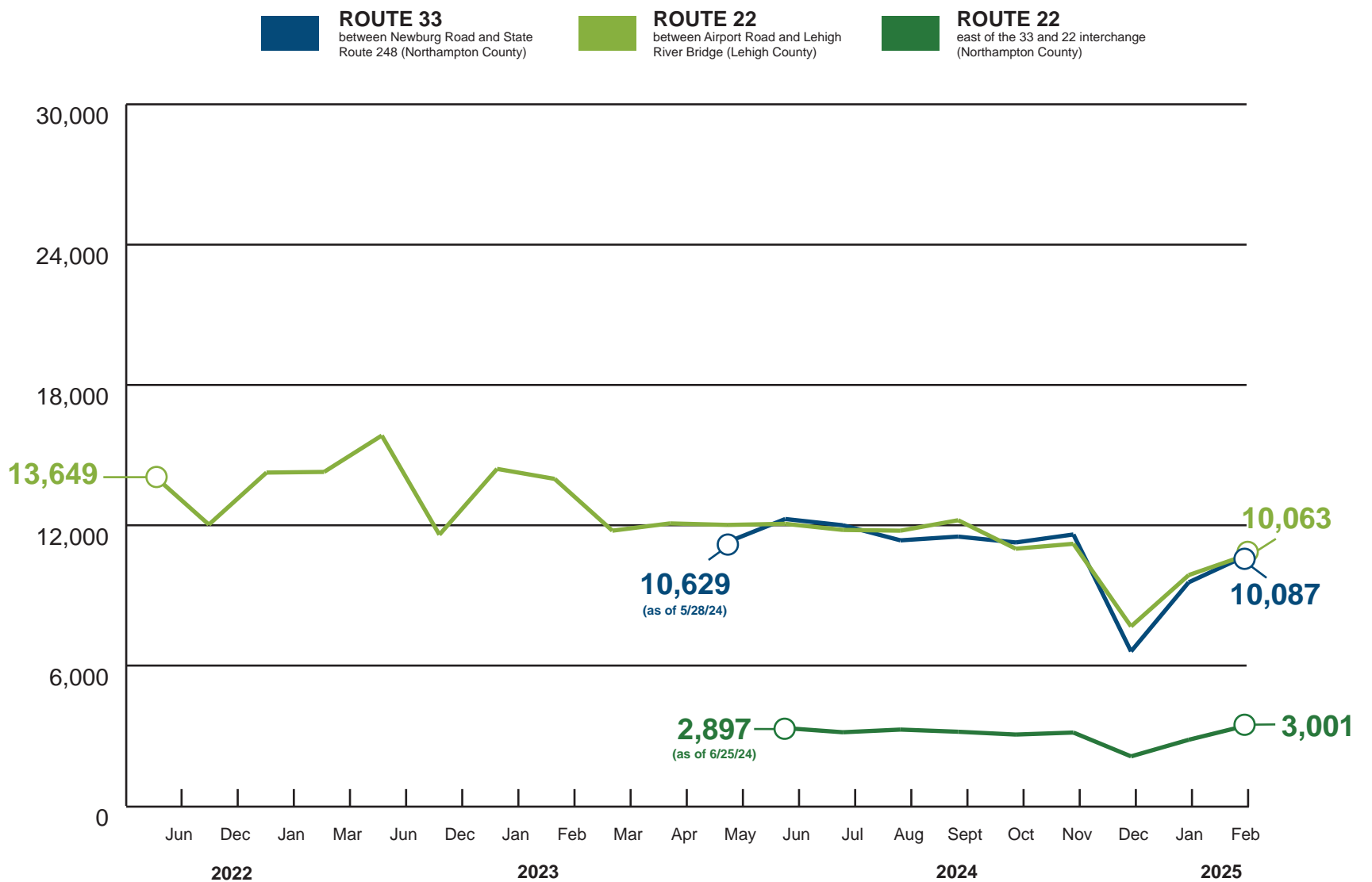
Year to Date (Year to Year)



TOTAL VEHICLE TRAFFIC



TOTAL TRUCK TRAFFIC



THE MORNING CALL

Talking Business with Becky Bradley: Health care picks up where Bethlehem Steel once shined

By Becky Bradley

For The Morning Call

March 3, 2025 at 5:57 AM

If you follow the development headlines, you're likely to see that as the Federal Reserve Bank continued its mission of taming inflation in 2024, development took a step back in residential, industrial and commercial building.

But after a quarter-century in the planning business, I've learned that those national trends don't always apply to an attractive region that's been adding roughly 4,000 people a year for seven decades. As we pore over 2024 development data at the Lehigh Valley Planning Commission, some interesting trends are revealed. In short, housing proposals are up, investors are turning towards infill development to maximize space and capitalize on every development opportunity, and medical-related development is surging.

On that latter note, let me lay down some data that I find fascinating. At the height of its power, Bethlehem Steel employed 31,000 people at its flagship Bethlehem plant. Right now, 64,000 people are employed in the health care field across the Lehigh Valley. I'm not suggesting that any company will ever dominate our regional economy the way Bethlehem Steel once did, but those numbers show just how important health care is to this region, how our region has grown, and based on our BuildLV Development data from last year, its economic footprint will continue to grow. We saw the most office proposals, at 412,000 square feet, since before the pandemic and it was based almost entirely on new medical office space, which accounted for more than three-quarters of all of office plans reviewed.

Medical also helped the public/quasi-public development category continue its run of million-plus square foot years with nearly 1.3 million reviewed, largely on the basis of new neighborhood medical complexes and major expansions. One of the largest projects of the year was the 340,000 square-foot expansion at St. Luke's University Health Network's Bethlehem Township campus, but there were many others including Lehigh Valley Hospital Network's proposed Emergency Department expansion at its Muhlenberg Campus in Bethlehem.

While the medical-related development numbers sort of jumped off the spreadsheet, they certainly weren't the only ones that defied national trends. We reviewed nearly 6,400 housing units for the year and municipalities approved 2,755 for construction – the most since 2007. It's clear that developers and communities are working to help lessen the Lehigh Valley's monumental housing shortage, and that momentum will continue as the LVPC, Urban Land Institute and Lehigh County partner to create a Lehigh Valley Housing Supply and Attainability Strategy. You're going to hear a lot more about that effort in the coming weeks.

The types of new homes we reviewed continue to be more diverse than in previous housing booms in the 1980s and 2000s. It's not surprising that more than half of them – 3,601 – are for apartments, as investors work to fill a rental demand, in part, from people who have yet to find housing that's right for them to purchase in this undersupplied market. But we're also seeing a resurgence of single-family detached homes. The 646 approved last year were the most since 2007, while 315 townhomes and 126 twins were also approved. We actually review more than double the units that are approved annually in each category, but it can take some projects years before they are approved, and even longer before shovels hit the dirt, showing why the Lehigh Valley's current 9,000-unit housing shortage will take years to erase.

The more than 12.7 million feet of nonresidential development reviewed was carried by 9.3 million square feet of industrial space, and 860,000 feet of commercial space that came mainly with a mix of restaurants, entertainment venues and four hotels that help solidify the region's growing role as a tourist destination.

Maybe the most inspiring number is one that's been consistently high in recent years: 55 changes to municipal ordinances, map and plans. These are almost always complex, painstaking adjustments that take months to change the municipal documents that guide how and where development happens, and many of them last year were full-blown zoning code rewrites. That shows our municipal leaders are both proactive and willing to put in the work in to manage the development pressure many of them are feeling.

Why? It goes back to where we started. We're not like other regions and we can't always be explained by national trends. We are a uniquely attractive region whose government and community leaders are determined to keep us that way.

Becky Bradley is executive director of the Lehigh Valley Planning Commission. She can be reached at planning@lvpc.org.

Originally Published: March 2, 2025 at 8:30 AM EST



DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

MEMORANDUM

DATE: January 27, 2025
TO: Lehigh Valley Planning Commission
FROM: Matt Assad, Managing Editor
Brian Hite, AICP, Transportation Planner
Ben Dinkel, Transportation Planner

REGARDING: Public Engagement, Education and Grants

Public Engagement

The most recent **Plan Lehigh Valley National Public Radio** show, which aired at 6:30 pm, March 3 on WDIY radio 88.1 FM, detailed the trends that emerged during the 2024 development year, with guest LVPC Regional Planner Joey Dotta. Trends include surging housing proposals, continued focus on apartments, more in-fill industrial projects and an office category dominated by new medical office projects. The show is available at www.wdiy.org/show/plan-lehigh-valley and www.lvpc.org/newsly. The next Plan Lehigh Valley Radio Show will air April 7, at 6:30 pm.

The latest **Business Cycle Column** ran Sunday, March 2, and it also took a very similar look the busy development year that was 2024. It detailed the second-most housing unit proposals (6,386) since 2007, and how the medical field now employs more than twice as many Lehigh Valley than Bethlehem Steel did at its highest point. That column can be found in your packet, and online at lvpc.org and mcall.com. The next column in the Morning Call will be published April 13.

Educational Opportunities

The following Pennsylvania Municipal Planning Education Institute (PMPEI) class will be held in person at the LVPC Conference Center, 615 Waterfront Drive, Suite 201, Allentown, PA 18102

Mondays in May (May 5, May 12, May 19)
Subdivision and Land Development – 5:30 – 9 pm

Everything you need to know as a Zoning Officer! This class is a great start for new Zoning Officers and staff, and an excellent refresher for seasoned Zoning Officers. We will explain the duties of a Zoning Officer, statutory authority, Municipalities Planning Code requirements, as well as a review of the specific job functions of a Zoning Officer, including permits, inspections, Zoning Hearing Board administration, enforcement, building codes, records retention, and Right-to-Know. We will also discuss various lessons learned during COVID, such as electronic submissions and working remotely.

Registration and more information is available at www.lvpc.org/lvga.

The Lehigh Valley Government Academy (LVGA) will also be providing free educational opportunities in partnership with the Local Technical Assistance Program (LTAP).

The Following LTAP Classes will be held in person at the LVPC Conference Center, 615 Waterfront Drive, Suite 201, Allentown PA 18102

Wednesday April 2

Temporary Traffic Control (Work Zones) – 8 am to 3 pm

This course will enhance your awareness of the importance of safety for all workers and road users in work zones. It covers basic work zone principles and reviews the different control devices applied in work zones. The course also emphasizes worker safety, including appropriate safety apparel, safe work zone practices, and appropriate work zone set-ups. The participants will be able to: Recognize the importance of temporary traffic control for the safety of the work crew and of the traveling public. • Develop a working knowledge of State and Federal temporary traffic control laws, regulations, and guidelines. • Demonstrate the ability to develop temporary traffic control plan/set-ups in accordance with PennDOT Publication 213 for various local road situations. Intended Audience: Individuals who are performing maintenance, construction, or traffic control on municipal roadways including: public works employees, road crews, roadmasters and street superintendents. Others who would benefit from this course include law enforcement personnel (for enforcement purposes), municipal managers and elected officials (to understand the importance and for budgeting purposes). Engineers are welcome to attend, but the focus is on the non-engineer. Note: This is not a flagger certification workshop.

All LVGA LTAP classes are free and are intended for municipalities, transportation non-profits and organizations with a transportation purpose. LTAP enables many practitioners who need courses with professional development hours (PDHs) to earn credits for maintaining their licenses and certificates.

Anyone can register at www.gis.penndot.gov/LTAP or by contacting Hannah Milagio at hmilagio@lvpc.org or 610-264-4544

Grant Opportunities

2025-2026 Pennsylvania WalkWorks Active Transportation Planning Program Grant

Grants and technical assistance will be offered to a limited number of municipalities and planning organizations to assist with the development of Active Transportation Plans during the period of July 2025 through June 2026. These plans are essential to efforts to establish activity-friendly routes that connect people to everyday destinations, thereby expanding opportunities for physical activity and improving public health.

<https://www.pa.gov/agencies/health/programs/healthy-living/walkworks/grant-opportunities.html>