



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, November 20, 2025, Meeting

The LVPC held a public meeting on Thursday, November 20, 2025. The meeting was advertised in the Lehigh Valley Press on January 8th, 2025.

LVPC Chair Dr. Chris Amato led the meeting.

Mr. Christian Martinez took Roll Call.

Members in Attendance:

Lehigh County

Michael Drabenstott, Bob Elbich, Sunny Ghai, Philip Ginder, Jennifer Gomez, Kent Herman, John Inglis, Diane Kelly, Dennis Klusaritz, Richard Molchany, Christina Morgan, Owen O'Neil, and Stephen Repasch.

Northampton County

Christopher Amato, Andrew Elliott, Charles Elliott, Cathy Fletcher, John Gallagher, John McGorry, Steve Melnick, Armando Moritz-Chapelliquen, and Tina Smith

Members Absent:

Lehigh County

Phillips Armstrong, Ron Beitler, Percy Dougherty, Steve Glickman, Santo Napoli, Kevin Schmidt and Matthew Tuerk.

Northampton County

Jessica Cope, Judith Haldeman, Ken Kraft, Rachel Leon, Carl Manges, Lamont McClure, Scott Minnich, Edward Nelson, Salvatore Panto, Jr., J. William Reynolds, Crystal Rose, and Jean Versteeg.

Staff Present: Becky A. Bradley, David Cohen, Jillian Seitz, Susan Myerov, Christian Martinez, and Samantha Pearson.

Public Present:

COURTESY OF THE FLOOR

CHAIR'S REPORT

INFORMATION ITEM: Officer Nominations

Chair Amato stated that the LVPC Executive Committee voted to accept the LVPC's Nominating Committee's recommendations for officers, which included Christina Morgan as Chair, Armando Moritz-Chapelliquen as Vice Chair, and Phillips Armstrong as Treasurer. Voting on the 2026 LVPC Officers will take place at the December 18th Annual Meeting.

INFORMATION ITEM: Food Donation Drive (CA)

Chair Amato informed the Commission that LVPC is collecting both toy and food donations this holiday season. Please feel free to drop your donations off at LVPC offices or bring your donations in-person to the December Full Commission meeting on December 18th at 11am.

MINUTES

Chair Amato stated that the minutes of the Thursday, October 23, 2025, LVPC meeting are attached. Mr. Martinez noted that that we have made a revision to the minutes that is not currently updated in your packet. Commissioners Smith and Versteeg were marked as absent, despite being present at the October meeting, and the minutes will be amended to reflect their attendance. 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. Chair Amato called for affirmative votes. Commissioners Drabenstott, Ghai, Kelly, Klusaritz, and Gallagher abstained. The motion passed.

COMPREHENSIVE PLANNING COMMITTEE***INFORMATION ITEM: Cetronia Road Data Center – Upper Macungie Township***

Ms. Bradley presented on a land development submission recently received by the LVPC, for a 2.6 million square foot data center, on Cetronia Road in Upper Macungie Township. She noted that the LVPC is gathering materials and coordinating with the necessary parties to develop a review, and that review will be provided at the December meeting.

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

ACTION ITEM: Comprehensive Planning Committee Summary Sheet

Comprehensive Planning Committee Chair Melnick briefed the Commission on the Comprehensive Committee Summary Sheet that featured a comprehensive zoning ordinance update in North Whitehall Township, zoning ordinance amendment in Upper Macungie Township and zoning ordinance amendment in Lower Macungie Township.

Chair Amato called for a motion to accept the summary sheet. Commissioner Repasch made the motion, and Commissioner Moritz-Chapelliouen seconded the motion. Chair Amato asked for any comments or questions.

Chair Amato voiced his concerns about environmental, health, electricity and employment issues associated with data centers.

Chair Amato called for affirmative votes to accept the summary sheet. Commissioner Ghai abstained on the Upper Macungie Township item and Commissioner Klusaritz abstained on the North Whitehall item. The motion passed.

ENVIRONMENT COMMITTEE***ACTION ITEM: Pathway to a Resilient Greater Lehigh Valley Plan presentation for Adoption***

Ms. Myerov and Mr. Martinez presented a briefing to the full commission on Pathway to a Resilient Greater Lehigh Valley, which is a plan to reduce carbon emissions across the Allentown-Bethlehem-Easton PA-NJ Metropolitan Statistical Area (MSA) or Lehigh,

Northampton and Carbon Counties in Pennsylvania and Warren County in New Jersey. Ms. Myerov and Mr. Martinez outlined the plan's deliverables, goals and actions, and provided a call to action to implement the plan.

Chair Amato called for a motion to adopt the plan as the official resiliency plan of the LVPC.

Commissioner Elbich made the motion and Commissioner Gallagher seconded the motion. Chair Amato asked for any comments or questions.

Commissioner Repasch thanked staff for their work on the plan and Commissioner Elbich expressed that he wished some goals and actions in the plan would be more ambitious.

Chair Amato called for affirmative votes to adopt the plan. The motion passed.

ACTION ITEM: Private Request #2 to Revise Official Act 537 Plan – 2951 Betz Court, Lowhill Township

Ms. Myerov presented some background and context for this second private request review to revise the official sewage facilities plan of the Township. In response to the first request, the LVPC commented that expanding public utility infrastructure in this context could be detrimental to the Township and region. Since the LVPC's original review of the sewage facilities planning module in May 2024, the applicant and applicant's engineer have provided a secondary absorption area for the proposed on-lot sewage disposal system for the site. While the provision of a tested secondary absorption area aligns with the *FutureLV* action to 'protect the quality and quantity of surface water and groundwater' (of Policy 3.2), the location of the secondary absorption area should not result in additional impacts to the existing natural resource features, including woodlands present in the area. The LVPC urges the Department of Environmental Protection to carefully consider the potential irreversible impacts on the environment and community, and to prioritize the preservation of rural areas for agriculture, conservation, and sustainable, low-impact development.

Chair Amato called for a motion to accept the staff review.

Commissioner Morgan made the motion, and Commissioner Ghai seconded the motion. Chair Amato asked for any comments or questions.

Chair Amato called for affirmative votes to adopt the plan. The motion passed.

ACTION ITEM: Environment Committee Summary Sheet

Commissioner Repasch briefed the Commission on Environment Committee's business that included a review of the draft Allentown Parks Plan 2025.

Chair Amato called for a motion to accept the summary sheet. Commissioner Gallagher 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 to accept the staff comments. The motion passed.

TRANSPORTATION COMMITTEE

INFORMATION ITEM: Overview of the Lehigh Valley Employment + Population Forecast

Ms. Bradley presented on the Lehigh Valley's employment and population trends and centers, describing that the region's strong employment market is helping to shape population trends that underscore the resilience and sustained expansion of the region. Also described were the region's different population centers, and Ms. Bradley stated that these patterns illustrate the Lehigh Valley's diversity, from dense urban centers to small rural towns, and underscore the different opportunities and challenges communities face in managing housing, infrastructure, and sustainable growth.

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

OLD BUSINESS:

INFORMATION ITEM: LVPC Gala

Ms. Pearson reminded meeting attendees that tickets were still available for the Lehigh Valley Awards Gala and thanked the sponsors of the event.

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

NEW BUSINESS:

ACTION ITEM: 2026 Full Commission Meeting Schedule

Chair Amato presented the proposed 2026 LVPC Full Commission meeting schedule, which maintains roughly the same pattern as 2025.

Chair Amato requested a motion to accept the Full Commission meeting schedule for 2026. Commissioner Ghai 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 to accept the staff comments. The motion passed.

EXECUTIVE DIRECTOR'S REPORT:

INFORMATION ITEM: Lehigh Valley General Assembly

Ms. Bradley gave a summary of the Fall 2025 Lehigh Valley General Assembly, noting the main topics discussed. Ms. Bradley thanked all who attended and encouraged people to attend the next General Assembly.

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

MONTHLY REPORTS

INFORMATION ITEM: October Subdivision, Land Development, Stormwater and Municipal Ordinances/Plans Report

Ms. Seitz presented the October 2025 BuildLV monthly report, which described the number of reviews requested from the LVPC in October. Ms. Seitz noted that October was a very strong month for development activity on both the Residential and Non-Residential side.

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

Chair Amato also notified the Commission that the monthly traffic report is featured in each Commissioner's packet. Chair Amato asked for any comments or questions. There were 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, December 18, at 11 am. 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 Christian Martinez, Environmental Planner