



Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

ENVIRONMENT COMMITTEE MEETING Tuesday, January 21st, 2025, 10:30 AM AGENDA

THE MEETING CAN BE ACCESSED AT <http://www.tinyurl.com/LVPC2025> OR VIA PHONE
610-477-5793 Conf ID: 651 626 091#.

Roll Call

Courtesy of the Floor

1. Staff Introduction
 - a. Subham Kharel, PhD, Senior Data and Analytics Planner
 - b. Faria Urmey, AICP, CNU-A, LEED AP, Regional Plan Program Manager

Committee Business:

1. *ACTION ITEM*: Delaware River Basin Commission Review – Application to Renew Approval of Existing Wastewater Treatment Plant and Discharge – Lehigh Township Municipal Authority Pennsville WWTP (CR)
2. *ACTION ITEM*: Delaware River Basin Commission Review – Application to Renew Approval of Existing Wastewater Treatment Plant and Discharge – Lehigh Carbon Community College WWTP (CR)
3. *ACTION ITEM*: Lower Nazareth Township Agriculture Security Area Addition Review – Lower Nazareth Township, Northampton County (CM)
4. *INFORMATION ITEM*: Greater Lehigh Valley Regional Climate Action Plan Overview and Proposed Targets

Next Environment Committee Meeting
February 25th, 2025, 10:30 AM



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January XX, 2025

Ms. Pamela Bush
Delaware River Basin Commission
P.O. Box 7360
West Trenton, NJ 08628-0360

Re: DRBC Review – Application to Renew Approval of Existing Wastewater Treatment Plant and Discharge – Lehigh Township Municipal Authority Pennsville WWTP Lehigh Township, Northampton County Docket No. D-1994-054 CP-4

Dear Ms. Bush:

The Lehigh Valley Planning Commission (LVPC), at its regular monthly meeting on January 23, 2025, reviewed the above-referenced application. Our review was based on the adopted plans and policies of the LVPC. We offer the following comments.

The purpose of the application is to renew the approval of the applicant’s existing 60,000 gallons per day wastewater treatment plant and related discharge. The average flow to the plant is approximately 12,500 gallons per day. The plant serves the Pennsville residential and commercial community and is located at Indian Trail Road in Lehigh Township, Northampton County. No expansion or modification of the treatment plant is proposed with this application.

The applicant’s wastewater treatment plant will continue to serve the needs of its customers and aligns with the *FutureLV: The Regional Plan* action to ‘protect the quality and quantity of surface water and groundwater’ (of Policy 3.2). Per DRBC documentation, no substantial adverse impacts are anticipated with the continued operation of the plant. In addition, DRBC may modify or suspend its approval or any permit condition to mitigate adverse impacts.

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

Sincerely,

Corinne Ruggiero
Environmental Planner



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January XX, 2025

Ms. Pamela Bush
Delaware River Basin Commission
P.O. Box 7360
West Trenton, NJ 08628-0360

**Re: DRBC Review – Application to Renew Approval of Existing Wastewater Treatment Plant and Discharge – Lehigh Carbon Community College WWTP
North Whitehall Township, Lehigh County
Docket No. D-2009-025 CP-4**

Dear Ms. Bush:

The Lehigh Valley Planning Commission (LVPC), at its regular monthly meeting on January 23, 2025, reviewed the above-referenced application. Our review was based on the adopted plans and policies of the LVPC. We offer the following comments.

The purpose of the application is to renew the approval of the applicant’s existing 36,225 gallons per day wastewater treatment plant and related discharge. The average flow to the plant is approximately 10,624 gallons per day. The plant will continue to serve the Lehigh Carbon Community College (LCCC) and the Lehigh Career and Technical Institute (LCTI) located at Education Park Drive in North Whitehall Township, Lehigh County. No expansion or modification of the treatment plant is proposed with this application.

The applicant’s wastewater treatment plant will continue to serve the needs of its customers and aligns with the *FutureLV: The Regional Plan* action to ‘protect the quality and quantity of surface water and groundwater’ (of Policy 3.2). Per DRBC documentation, no substantial adverse impacts are anticipated with the continued operation of the plant. In addition, DRBC may modify or suspend its approval or any permit condition to mitigate adverse impacts.

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

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January XX, 2025

Mr. Gary Neil Asteak, Esq.
Asteak Law Offices
726 Walnut Street
Easton, PA 18042

**RE: Agricultural Security Area Application - Fehnel
Lower Nazareth Township
Tax Parcel Nos. L6-9-5-0418, L6-9-3-0418, L6-11-7-0418**

Dear Mr. Asteak:

Thank you for the notification regarding the proposal to modify the Lower Nazareth Township agricultural security area by adding three (3) parcels— L6-9-5-0418, 131 acres; L6-9-3-0418, 49 acres; and L6-11-7-0418, 12 acres—owned by Paul R. Fehnel et al. Within the General Land Use Plan in *FutureLV: The Regional Plan*, these parcels are indicated as high priority for farmland preservation. The Plan defines farmland preservation as areas that are predominantly agricultural and are recommended to remain in agricultural use. The three parcels are contiguous and as a whole total 192 acres of farmland to be preserved. The LVPC has also received notification of three more parcels to be added to Lower Nazareth Township’s Agricultural Security Area (ASA), which border the parcels described in this review. Together, the six parcels total 287.12 acres of contiguous land proposed to be added to the Township’s ASA. The proposed parcels described in this review are adjacent to an agricultural conservation easement in East Allen Township. Inclusion of the proposed parcels would create a cluster of land in agricultural preservation across western Lower Nazareth Township and eastern East Allen Township. This proposal supports the following LVPC plans’ goals, policies and actions:

FutureLV: The Regional Plan

Goal 1 Efficient and Coordinated Development Pattern

- Policy 1.1: Preserve natural areas and farmland by managing growth and development to enhance and strengthen cities, boroughs, suburbs and rural communities.
 - Action: Preserve agricultural and natural lands.

Goal 4 Competitive, Creative and Sustainable Region

- Policy 4.4: Support agriculture and open space as essential components of the regional economy and identity.
 - Action: Provide for the operational needs of regional farms.
 - Action: Expand municipal agricultural security areas.

NazPlan: Nazareth Area Multi-Municipal Comprehensive Plan

Goal 2 Balance Preservation and Development

- Policy 2.2: Preserve farmland and farming.
 - Action: Support effective agricultural preservation for priority farmlands, including farmsteads with historic value.

- Action: Review and update, as needed, agricultural security areas, which protect agricultural uses in areas recommended for farming from residential development and non-farm activities that interfere with normal farming practices.

Livable Landscapes An Open Space Plan for Northampton County.

Goal 4 Preserve farmland and farming to meet food production, economic and open space needs.

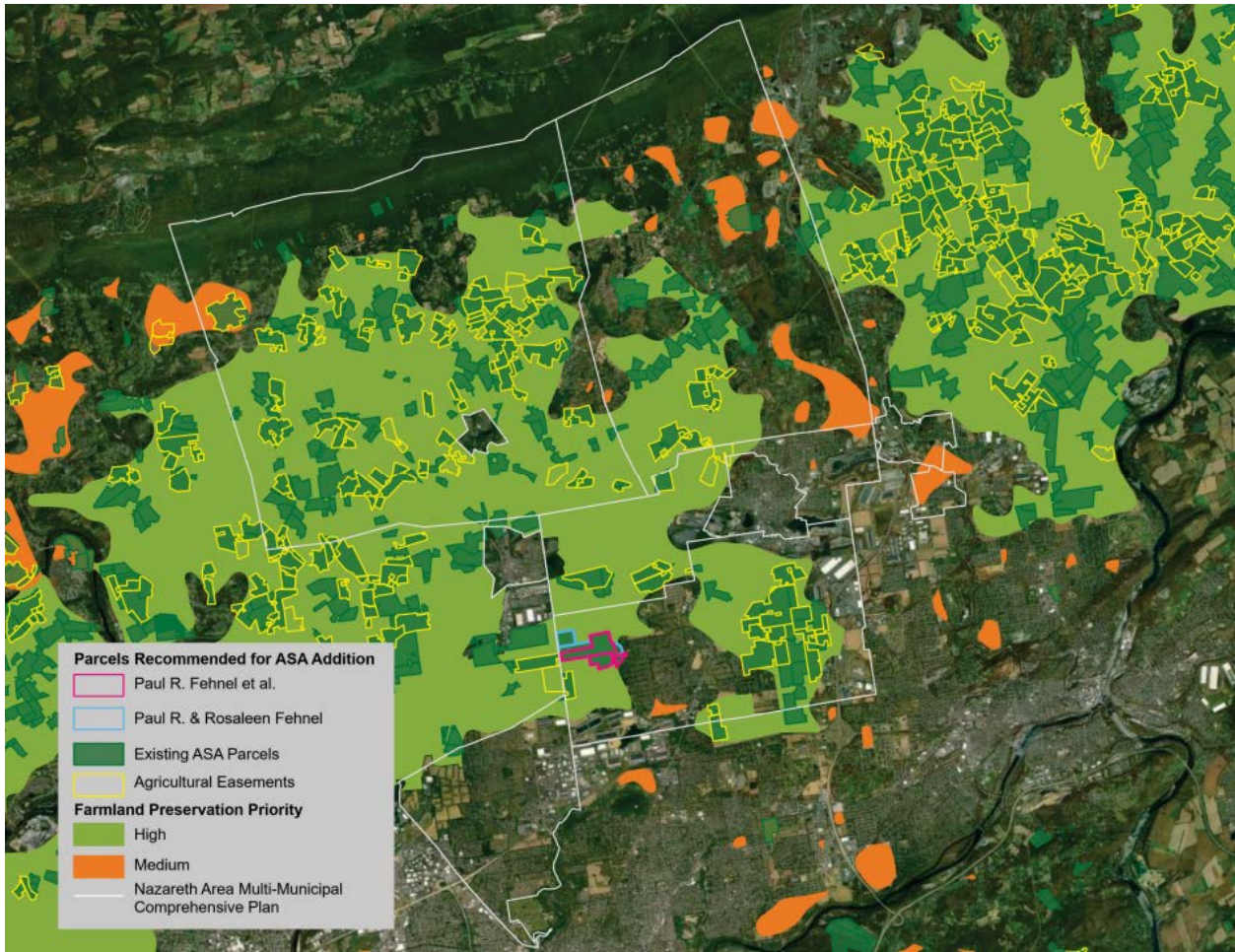
- Implementation Strategy: Municipalities should participate in the agricultural security program to protect farming from non-farming activities.

Sincerely,

Susan Myerov, AICP
Director of Environmental Planning

Mackenzie Geisner
GIS Planner

Christian Martinez
Environmental Planner



Map of ASA parcels proposed for inclusion (pink outline) and their location within the Nazareth area.



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January XX, 2025

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Asteak Law Offices
726 Walnut Street
Easton, PA 18042

**RE: Agricultural Security Area Application - Fehnel
Lower Nazareth Township
Tax Parcel Nos. L6-9-6-0418, L6-9-6A-0418, L6-9-2A-0418**

Dear Mr. Asteak:

Thank you for the notification regarding the proposal to modify the Lower Nazareth Township agricultural security area by adding three (3) parcels— L6-9-6-0418, 45.95 acres; L6-9-6A-0418, 36.17 acres; and L6-9-2A-0418, 13 acres—owned by Paul R. Fehnel and Rosaleen Fehnel. The total acreage proposed to be added is 95.12 acres. Within the General Land Use Plan in *FutureLV: The Regional Plan*, these parcels are indicated as high priority for farmland preservation. The Plan defines farmland preservation as areas that are predominantly agricultural and are recommended to remain in agricultural use. The LVPC has also received notification of three more parcels to be added to Lower Nazareth Township’s Agricultural Security Area, which border the parcels described in this review. Together, the six parcels total 287.12 acres of contiguous land proposed to be added to the Township’s ASA. The proposed parcels described in this review are adjacent to an agricultural conservation easement in East Allen Township. Inclusion of the proposed parcels would create a cluster of land in agricultural preservation across western Lower Nazareth Township and eastern East Allen Township. This proposal supports the following LVPC plans’ goals, policies and actions:

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- Action: Review and update, as needed, agricultural security areas, which protect agricultural uses in areas recommended for farming from residential development and non-farm activities that interfere with normal farming practices.

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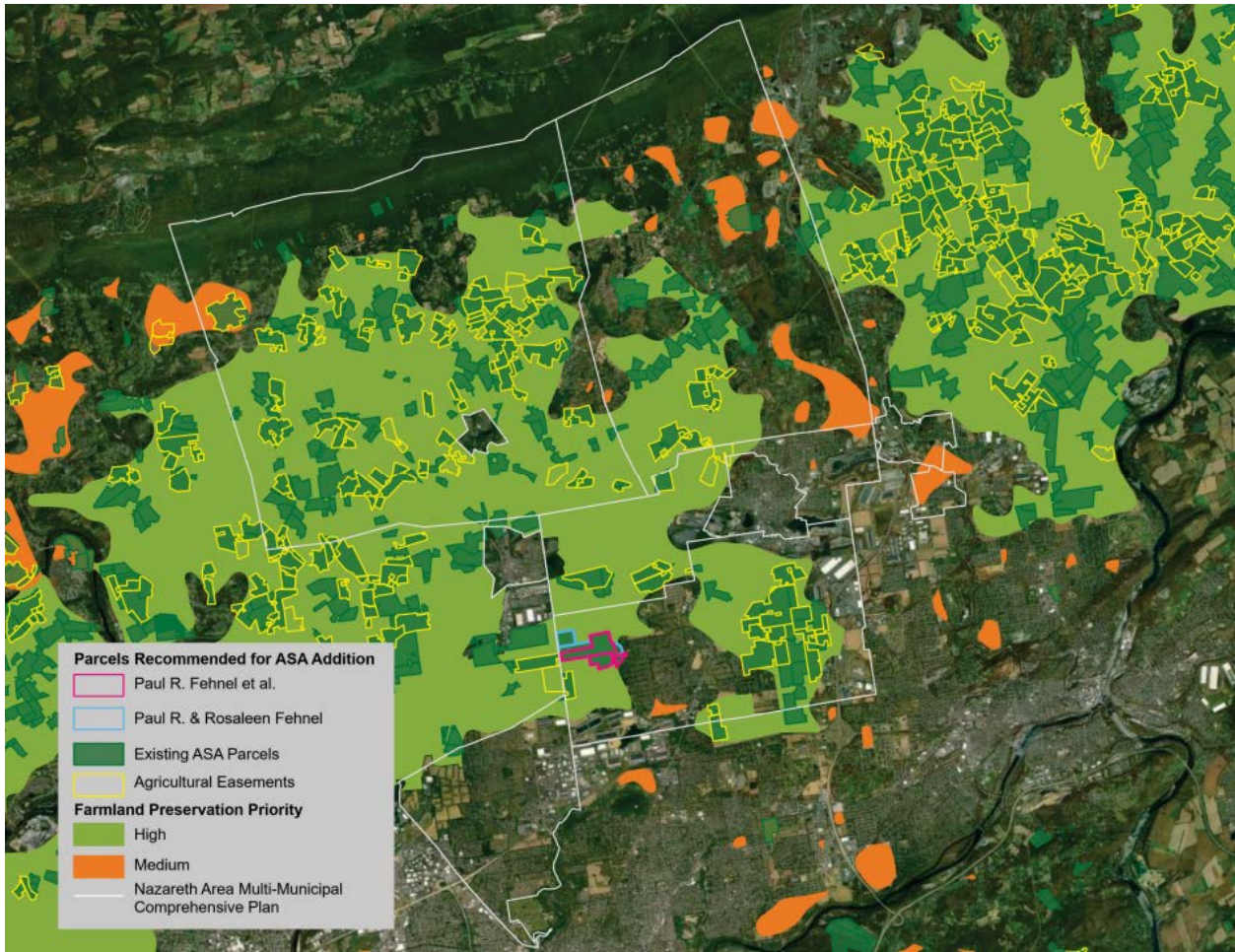
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Sincerely,

Susan Myerov, AICP
Director of Environmental Planning

Mackenzie Geisner
GIS Planner

Christian Martinez
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Map of ASA parcels proposed for inclusion (blue outline) and their location within the Nazareth area.