



Lehigh Valley Planning Commission

STEPHEN REPASCH  
Chair

GREG ZEBROWSKI  
Vice Chair

STEVEN GLICKMAN  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

## LEHIGH VALLEY PLANNING COMMISSION

### Minutes from the Thursday, February 28, 2019 Meeting

The Lehigh Valley Planning Commission met for its regularly scheduled monthly meeting on Thursday, February 28, 2019 at 7:00 pm in the Lehigh Valley Planning Commission's conference room located at 961 Marcon Boulevard, Suite 310, Allentown, PA.

Mr. Repasch chaired the meeting.

Ms. Vazquez took Roll Call.

#### **Members in Attendance:**

##### **Lehigh County**

Percy Dougherty, Bob Elbich, Steven Glickman, Michael Harakal, Jr., Kent Herman, Rick Molchany, Christina Morgan, Owen O'Neil, Marty Nothstein, Leonard Lightner, Kathy Rader, Steve Repasch, Christine Weaver, and Donna Wright

##### **Northampton County**

Malissa Davis, Susan Lawless, Liesel Dreisbach, Robert Lammi, Kevin Lott, William McGee, John McGorry, Pamela Pearson, Stephen Melnick, David O'Connell, Tina Smith, Gerald Yob, and Greg Zebrowski

#### **Members Absent:**

##### **Lehigh County**

Mike Gibson, Julio Guridy, Miriam Huertas, and Kevin Schmidt

##### **Northampton County**

Janell Connolly, Charles Elliott, Darlene Heller, Jamie Horvath, Salvatore Panto and Barbara Spirit Rutzler

**Staff Present:** Matt Assad, Peter Barnard, Becky Bradley, Carol Halper, Tracy Oscavich, Chandra Parasa, Geoff Reese, Jill Seitz, Bethany Vazquez, and John von Kerczek

**Public Present:** Steve Althouse , Wendy Colussi, Liesel Gross, Craig Hanchett, Brad Leach, Kevin Kalman, Charles Volk, and Jeffrey Wack

### **COURTESY OF THE FLOOR**

Jeffery Wack, Upper Nazareth Township, expressed his concerns with Project Tadmore, a 1.2 million square foot warehouse scheduled to be built on land zoned for farming. Mr. Wack continued by stating the group present has a concern for the quality of life in the community and the impact this new facility will have on the area. Wendy Colussi, Upper Nazareth Township, asked the Commission whether or not the facilities were allowed to create new blacktop surface area without a permit or addressing stormwater issues as there are local wetlands adjacent to the property. Ms. Bradley stated that the Northampton County Conservation District is the body that should handle that specific question. Ms. Bradley suggested that Ms. Colussi reach out to Mr. Reese, LVPC, for further information on such related issues. Ms. Colussi continued by stating that the proposed project is attempting to bring sewer and water into the area. Currently the residences work on well systems. Ms. Colussi asked the Commission if the project can force the neighboring areas to hook up to the system and what does this new system mean for the area since sewer and water systems in this location are not part of the comprehensive plan. Mr. Repasch answered that this particular decision is private between the water suppliers and the municipality, as to whether hooking up to the new system is required. Ms. Colussi asked if Mr. Repasch's comments are still applicable if the Comprehensive Plan does not support the development of such systems. Mr. Reese stated that the Comprehensive Plan is based on where public sewer and water can be reasonably placed to accommodate urban development. The Nazareth Area Communities are in a Multi-Municipal Comprehensive Plan which allows the areas to work collaboratively to meet the goals of the Regional Comprehensive Plan. Ms. Colussi thanked Mr. Reese for his comments and continued with her final question as to whether or not the Township was allowed to give the developer a waiver so as to not have to bring their preliminary plans before the LVPC. Ms. Bradley stated that the Township is not allowed to give such a waiver. Ms. Colussi thanked the Commission for their comments and gave the floor to Mr. Brad Leach, Upper Nazareth Township. Mr. Leach asked the LVPC if they had any knowledge of this project, its proposal, and the fact that it is located on a National Wetland. Mr. von Kerczek stated that the LVPC has no record of this project being received for a formal review and will look into both the project and the previously mentioned waiver. Mr. Repasch thanked all citizens for their comments and seeing no other speakers proceeded with the agenda.

### **MINUTES**

Mr. Repasch stated that the minutes of the January 31, 2019 LVPC meeting are attached. Mr. Dougherty made a motion to accept the January 2019 minutes. Mr. Lammi seconded the motion. Mr. Harakal, Mr. McGorry, and Mr. Leonard abstained from the vote. The motion passes unanimously.

## **CHAIRMAN'S REPORT**

### *1. New Commissioners*

Mr. Repasch welcomes Mr. Lightner, Mr. McGorry, Mr. Harakal, Mr. O'Connell, and Ms. Spirit Rutzler to the Commission.

### *2. Nominating Committee, 2019 LVPC Vice Chair Election*

Mr. Repasch stated that the nominating committee has a nominee for the position of Vice Chair. Mr. Glickman stated that the nominating committee, himself, Mr. Lammi, and Mr. Elliott, would like to recommend Mr. Greg Zebrowski, Northampton County, to fill the Vice Chair position. Mr. Repasch opened the floor for any other nominations, seeing none Mr. Repasch asked for a motion to approve of Mr. Zebrowski's appointment as Vice Chair. Mr. Melnick made a motion to approve the nomination. Mr. Glickman seconded the motion. The motion passed unanimously.

## **COMMITTEE REPORTS**

### **Comprehensive Planning Committee**

#### *1. Lower Nazareth Township – Land Use of Regional Significance – LVHN Lower Nazareth Campus*

Mr. Barnard reviewed proposal for the LVHN Lower Nazareth Campus in Lower Nazareth Township. The subject application proposes to construct a 225,000 square foot hospital and 101,500 square foot medical office space in four phases. The project is located between Hecktown Road and Newburg Road (SR 3020), just east of Route 33. This proposal is consistent with the County Comprehensive Plan. The site contains opportunities for enhanced bicycle and pedestrian connectivity. The LVPC recommends that adequate pedestrian/bicycle facilities be added to driveways A and B, as well as along Newburg Road, to improve and create future opportunities for multimodal access to the site for employees and customers. Additionally, crosswalks should be consistently used at all pedestrian cross points in the site and a staircase should be added to the bus stop to complement the existing ramp. The LVPC recommends the municipal engineer perform a thorough review of the site plan to ensure the hospital meets all ADA requirements. Given the significant proposed land use of this project site that would potentially yield the need for transit service, LANTA recommends early direct engagement with their Planning Department. The LVPC commends LVHN for phasing the project and considering the whole site development plan from the onset of the project. The proposed development is anticipated to generate 7,315 vehicle trips per day with 505 AM peak hour trips, 551 PM peak hour trips, and 996 Saturday peak hour trips. The LVPC notes that the project site is located within the Bushkill Creek Watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Ms. Wright made a motion to approve the staff comments. Mr. Dougherty seconded the motion. The motion passed unanimously.

2. *Project Review, Summary Sheet*

Ms. Wright asked the Commission to review the summary sheet. Ms. Wright states that if there are no questions, she would like to make a motion to approve the staff comments. Ms. Driesbach seconded the motion. Mr. Lammi abstained from voting on item four, the Palmer Township Zoning Map Amendment. The motion passed unanimously.

## **Environment Committee**

1. *Monocacy Creek Watershed Act 167*

a. *Municipal Adoption Report*

Mr. Reese reviewed the status of the Monocacy Creek Act 167 Ordinance Adoption. The plan was approved on May 21, 2018 by the Department of Environmental Protection. Currently, 10 municipalities in the watershed have adopted the plan, there are still 3 outstanding municipal adoptions.

b. *LVPC Resolution*

Mr. Reese reviewed the resolution of the LVPC adopting the Monocacy Creek Watershed Act 167 Stormwater Management Plan. The Lehigh Valley has 16 watersheds within its borders, 13 municipalities fall within the Monocacy Creek Watershed borders. The purpose of Act 167 is to encourage the sound planning and management of storm runoff, to coordinate stormwater management efforts within each watershed and encourage local administration and management of a coordinated stormwater program. An Act 167 plan was prepared for the Monocacy Creek watershed in 1989 and last updated in 2006. The LVPC prepared a draft Plan update for the Monocacy creek Watershed in June 2017 and the counties adopted the draft plan in December 2017 and January 2018, respectively. The Pennsylvania Department of Environmental Protection approved the Monocacy Creek Act 167 Plan on May 21, 2018. The 13 municipalities in the watershed are responsible for updating their subdivision and land development ordinance to reflect the updated stormwater management requirements. Ms. Weaver made a motion to accept the resolution. Ms. Pearson seconded. Mr. Harakal abstained from the vote. The motion passed unanimously.

2. *Project Review, Summary Sheet*

Ms. Weaver requested that the Commission review the summary sheet. Since no conflicts with the County Comprehensive Plan are noted, Ms. Weaver made a motion to approve the staff comments. Ms. Lawless seconded the motion. Mr. Harakal abstained from the vote. The motion passed unanimously.

3. *Hazard Mitigation Plan Adoption – Status Report*

Mr. Reese presented an update on the adoption of the Hazard Mitigation Plan. To date, 60 municipalities have adopted the plan. Mr. Reese reminded the Commission that the municipalities have until October 10, 2019 to adopt the plan. In continuation with the Hazard Mitigation Plan discussion, Mr. Reese mentioned that the Nature Nurture Center will be holding two Hazard Mitigation Community

Outreach Events. The first will be on March 12<sup>th</sup> at Mary Meuser Memorial Library, 7:00 pm. The second will be held on March 21<sup>st</sup> at the Washington Township, NC Municipal Building, also at 7:00 pm.

## **Transportation Committee**

### *1. Walk/RollLV: Active Transportation Plan – Status Report*

Mr. Parasa gave a status report on the Walk/RollLV: Active Transportation Plan. Mr. Parasa reviewed the purpose of the Walk/RollLV plan and the work that has occurred thus far as it relates to the plan. The multimodal working group met on February 27<sup>th</sup> at the Fowler Family Southside Center. The group discussed the visionary network for the entire region. After collecting all input, the visionary network is expected to be finalized within the next month. The next multimodal working group will take place on March 27<sup>th</sup> at the Fowler Family Southside center. Ms. Bradley reminded the Committee that anyone, at any time, can join the working group and be a part of the plan process.

## **OLD BUSINESS**

### *1. FutureLV*

- a. Working Group Meeting:* The next FutureLV Working Group Meeting will take place on March 18, 2019 at the LVPC office from 3:00 – 5:30 pm. The first draft of plan goals, policies, and actions will be presented. The plan needs to be out for public comment, in final draft form, by July 1<sup>st</sup>.

## **NEW BUSINESS**

### *1. Bi-Annual Bylaws Training*

Ms. Bradley reviewed the Commission's Statement of Purpose, Functions and Services. The LVPC is organized by the counties of Lehigh and Northampton to promote the health, safety and general welfare of the two-county region in accordance with the provisions of the Pennsylvania Municipal Code. In total, 37 seats make up the Lehigh Valley Planning Commission Board, 19 are held by elected officials and 18 are held by citizens. The Commission offers a variety of services from creating educational materials for the public to administering county subdivision regulations and other ordinances to promoting intergovernmental cooperation. The Lehigh Valley Planning Commission has been active for the last 58 years.

## **COMMUNICATION**

### *1. Northampton Borough Letter – 2018 Hazard Mitigation Plan*

Ms. Bradley shared a letter of gratitude from the Borough of Northampton on the work the LVPC has done in assembling and preparing the final hazard mitigation plan.

2. *Opinion Column – Morning Call*

Mr. Assad briefly shared an article written by Ms. Bradley addressing development in the region.

## **EXECUTIVE DIRECTOR’S REPORT**

1. *Monthly BuildLV: Subdivision and Land Development Report*

Ms. Bradley shared that the Lehigh Valley Planning Commission will now be sharing monthly reports to reflect the subdivision and land development in the region. For the month of January, the LVPC saw plans for 19 subdivision/lot line adjustments and 18 developments totaling 694.4 acres. Of the types of development proposed, 2,594,842 total square feet were for non-residential development. 101 single Family detached housing units were also proposed along with 7 row home developments. Interactive maps, plan details, and future reports can be found at [lvpc.org/subdivisionreport.html](http://lvpc.org/subdivisionreport.html)

## **ANNOUNCEMENTS AND INVITATIONS TO ATTEND THE FOLLOWING WERE MADE:**

1. *Lehigh Valley Business Journal Real Estate + Development Symposium*

Lehigh Valley Business Journal will be holding their Real Estate + Development Symposium at DeSales University on Wednesday, March 6<sup>th</sup> from 7:30 – 11:15 am.

2. *Planning + Pizza @ LVPC Office, 12:00 – 1:00 pm*

The next P+P sessions will be held on March 14<sup>th</sup>, FutureLV: The Regional Plan, and March 27<sup>th</sup>, Walk/RollLV.

3. *Local Technical Assistance Program (LTAP) @ LVPC Office, 8:00 am – 12:00 pm*

The upcoming LTAP classes will be Pavement Markings: Applications and Maintenance on March 7<sup>th</sup> and Safe Driver on March 12<sup>th</sup>.

4. *Urban Land Institute and Green Building United Mayor’s Sustainability Forum*

ULI and Green Building United will be holding a Mayor’s Sustainability Forum featuring the Mayors from the City of Easton, City of Bethlehem, City of Allentown and Whitehall Township, at Lehigh University’s Wood Dining Hall on March 12<sup>th</sup> from 8:00 – 10:00 am.

5. *Lehigh Valley Commercial Real Estate Outlook + Awards*

The Greater Lehigh Valley Chamber of Commerce will be holding their Lehigh Valley Commercial Real Estate Outlook + Awards at the Holiday Inn, Breiningsville on April 11<sup>th</sup> from 10:00 am to 1:00 pm.

6. *The Chamber's Annual Mayors' and Municipal Officials' Reception*

The Greater Lehigh Valley Chamber of Commerce is holding their Annual Mayor's and Municipal Officials' Reception at ArtsQuest on April 15<sup>th</sup> from 5:00 to 7:30 pm.

7. *Northampton County Climate Summit*

Northampton County is holding their first Climate Summit at Lehigh University's Iacocca Hall on May 15<sup>th</sup> from 8:30 to 11:30 am.

8. *LVPC Gala + 6<sup>th</sup> Annual Lehigh Valley Awards*

The 6<sup>th</sup> Annual LVPC Gala + Awards will be held on October 16<sup>th</sup> at DeSales University.

**Adjournment**

With no further business Mr. Molchany made a motion to adjourn. Mr. Repasch seconded the motion.

Submitted by:

Becky Bradley, AICP, Executive Director and  
Bethany Vazquez, Program Associate