

Heidelberg Township  
Lowhill Township  
Lynn Township



# NORTHERN LEHIGH PLAN

Slatington Borough  
Washington Township  
Weisenberg Township

## NORTHERN LEHIGH MULTI-MUNICIPAL COMPREHENSIVE PLAN STEERING COMMITTEE MEETING

Tuesday, June 7th – 5:30 PM  
Virtual

### AGENDA

#### Open Meeting

1. Roll Call
2. Courtesy of the Floor

#### Old Business

1. Final Draft Plan
  - Comments Incorporated
    - Edits, New Sections and Insets to Address Comments on:
      - Water Supply
      - Stormwater Management and Infrastructure
      - Principles of Downtown Revitalization
      - Emergency Response and Preparedness
      - Educational Facilities and Partnerships
      - Trash and Recycling
      - Utilities
      - Sewer and Human Waste Systems
      - Growth Areas in Lynn Township
    - Possible inset on Considerations for More Intensive Development
2. Adoption Timeline
  - Potential start of the 45-Day review and Comment Period the week of June 27<sup>th</sup>
    - End around August 11<sup>th</sup>
    - Schedule pre-adoption hearing immediately afterwards followed by municipal adoption

#### New Business

1. Lowhill Township Developments and Upcoming Transformative Talk
  - a. June 9<sup>th</sup>, 6:30 – 8:30 PM, Fogelsville Fire Company

#### Adjourn

**Next Steering Committee Meeting**  
To Be Determined

## Draft Changes to Northern Lehigh Multi-Municipal Comprehensive Plan

May 2022

### ***[Current Pages 39-40] Add new Objective/Action 12 in Policy 1.3***

12. Educate non-farming residents and businesses on practices that are destructive to agriculture to reduce litter, trespassing and property damage.

***[Current Page 65; renumber Current Policy 3.2 as 3.4 and add New Policy 3.2: Ensure that a reliable, safe, and cost-effective water supply will meet the current and future needs of the community***

1. Protect the high-quality surface and groundwater resources.
  - a. Support water quality and quantity monitoring and share any reports among Northern Lehigh municipal planning commissions and governing bodies for their information and use.
  - b. Encourage educational and monitoring programs.
  - c. Encourage efforts to identify and monitor groundwater contamination from specific and known pollutant sources and former land uses.
2. Consider a more coordinated and robust sewage management program to ensure the continued maintenance and long-term operation of existing and future on-lot septic systems
3. Create and implement municipal riparian buffer management ordinances.
4. Encourage and support efforts to erect and maintain signage indicating the entrance to important watershed areas.
5. Ensure the efficient use of water supplies by encouraging water conservation, water reuse and public education about local water resources.
  - a. Support and promote the development of public education programs by water authorities, water companies, and private and non-profit agencies to increase public awareness of water conservation methods.
6. Ensure long-term water quality and quantity by requiring interconnections, where practical and feasible, of existing public water systems and of water systems in new developments meeting minimum thresholds for a community water system, as defined by the Pennsylvania Department of Environmental Protection.
7. Ensure that proposed development of community water systems result in viable, self-sustaining systems capable of meeting state and federal mandates, and providing fire protection.
8. Utilize available mapping to protect recharge areas during the land development process to ensure the long-term availability, quality and quantity of groundwater.

**New Policy 3.3:** Support municipal, county, and state efforts to reduce the impacts of stormwater runoff on water quality by assisting with implementation of stormwater management regulations, where appropriate, and educating the public regarding the impacts of stormwater on water quality.

1. Encourage the adoption of regulations that would reduce impervious coverage and allow pervious alternatives.
2. Encourage developments to incorporate low-impact design practices to infiltrate, filter, store, evaporate and detain runoff close to its source.
3. Support efforts by the Lehigh County Conservation District to educate farmers regarding the use of best management practices to minimize erosion and runoff from agricultural operations.
4. Coordinate across municipalities to maintain and update the inventory of existing stormwater facilities and their condition, and to identify options for long-term management of stormwater facilities.
5. Continue to ensure through the plan review process that stormwater management requirements are incorporated in new development projects to address runoff and pollution concerns.
6. Work together to implement national best management practices for stormwater, including public education about reducing stormwater pollution, identifying and eliminating improper discharges and spills from storm drain systems, decreasing impervious coverage, and requiring property owners to address stormwater runoff before and after construction.
7. Encourage the development of a list of funding sources to assist in retrofitting deficient stormwater facilities.

**[Current Page 76] Add New Inset to Describe the key factors in Downtown/Community/Economic Revitalization** *[This will be different than other sections of the plan --- it's like a special section]*

## **DESIGN PRINCIPLES FOR SUCCESSFUL HISTORIC DOWNTOWNS AND NEIGHBORHOODS**

Leveraging existing assets in walkable communities helps elevate the value of place and acts as an economic and community development tool. Because historic preservation as community and economic development builds off what already exists, and a community's inherent value, successful revitalization is often easier to achieve. With a few intentional priorities around architectural values, placement of buildings, landscaping, community facilities and parking, local officials can support land, building and business owners to increase the value of their properties and community overtime:

- Architectural Design – Design buildings and building façades to incorporate architectural features that reflect local architectural styles.
- Building Placement & Access – Locate buildings near adjacent streets to provide uniformity of building setbacks and visual continuity. Provide dual/multiple entrances (front, sides, and rear of buildings when feasible) to increase accessibility and aesthetic appeal around structure.
- Building Scale & Massing – Ensure buildings are not excessive in size and massing (length and width) so that they fit the context of the downtown.
- Building Separation – Provide periodic breaks or physical separation between buildings to incorporate pedestrian access and landscape materials.
- Parking Placement – Locate parking to the side or rear of buildings whenever possible.

- Public/Civic Spaces – Incorporate public spaces/public amenities, pocket parks, and plazas for civic gatherings, interaction, and relaxation.
- Streetscaping – Provide streetscape features such as street trees, planters, period lighting, and benches to enhance downtown unity and identity.
- Pedestrian Access – Pay particular attention to the placement of sidewalks to provide convenient access and connections to points of interest throughout the downtown.
- Landscaping & Buffering – Provide ample parking lot plantings and appropriate landscape planting/buffering to provide green infrastructure in the urban environment.

## Goal 6

**[Current Page 100] Revisions and Additions to Policy 6.3:** Ensure police, fire, and emergency services are available and sufficient to serve all residents, businesses and visitors.

- Enhance planning and emergency response efforts through preparation and collaboration *[Note: this was the original policy and now has been moved to an objective/action]*
- Maintain a high level of fire protection, delivered by volunteer services through inter-agency cooperation, training, recruitment and retention efforts.
  - Work with Lehigh County to improve access to Geographic Information System (GIS) data and mapping for firefighting and emergency response purposes. *[Note: This expansion of the emergency services policy will have sub-bullets and sub-sections where other parts of the plan do not]*
  - Assist the fire and ambulance companies in identifying demographic trends that affect the future recruitment, and retention of volunteer firefighters and other emergency services providers.
  - Assist the fire companies with exploring opportunities to increase public awareness and interest in the volunteer system to maintain the current levels of service and response times.
  - Ensure through the land development review process that new development provides adequate access for fire and emergency responders.
  - Continue to support the coordination of emergency services activities among the volunteer fire companies, Lehigh County, State Police and the Pennsylvania Emergency Management Agency.
  - Support efforts to maintain the interoperability of the 9-1-1 system.
  - Ensure that water systems installed to serve new development have the capacity to provide fire protection.
- Prepare for emergencies through public education, emergency responder training, and public/private sector cooperation and coordination.
  - Encourage fire companies and emergency responders to offer public education and awareness programs that advise residents to have strategies in place for self-reliance until responders can report to the scene of an emergency, such as a fire or an extended power outage.
  - Assist the Lehigh County Emergency Services Office in the update of the Emergency Operations Plan and related documents for use by municipal officials and emergency services providers.
  - Work with the Lehigh County Emergency Services Office to ensure that locations for new emergency shelters are identified as needed, based on population growth.

- Assist the Lehigh County Emergency Services Office to ensure that all emergency services providers have adequate access to new development projects.
- Maintain a high level of cost-effective public safety service from state and local police forces.
  - Monitor legislation that would require payment by municipalities for State Police services to local governments to assist in determining the best way of delivering police protection services in the future.
  - Encourage and facilitate collaboration and coordination among police services providers to increase efficiency and maximize levels of service.

**[Current Page 101] New Policy 6.4:** - Ensure high-quality educational facilities and opportunities are available for all residents.

1. Ensure the continued wide variety of educational opportunities and facilities.
2. Meet annually with school officials to exchange information on development trends and demographic changes that may impact the timing and need for future school facilities.
3. Actively engage with school officials in accordance with the Pennsylvania Municipalities Planning Code, and review and provide recommendations regarding any proposed action by the school district to locate, demolish, remove, sell, or lease any school structure or land.
4. Consider the impact of residential development on the school system and coordinate with local districts to mitigate impacts.
5. Assist school officials with planning for the reuse of any current or future surplus school sites.
6. Explore opportunities for increasing coordination between employers and educators to ensure a supply of workers with the occupational skills to attract innovative businesses.
7. Advocate for educational services and facilities, both public and private, that address current needs and changing technology.
8. Ensure continued availability of programs and materials provided through the Slatington Library.

**[After Current Page 103] New Policy 6.5 [Current Policy 6.5 has been moved to Goal 2]:**  
Ensure residents and businesses have safe, reliable, cost-effective and efficient access to solid waste disposal and recycling collection

1. Reduce the waste stream to landfills by providing convenient and cost-effective refuse and recycling collection.
2. Support and partner with governments and non-profits regularly collect or provide locations for the recycling of pharmaceuticals, household hazardous waste, oil, white goods and plastics not currently accepted.
3. Through the land development review process, continue to ensure that adequate space is provided for the installation of refuse and recycling receptacles, particularly for multi-family and non-residential development.
4. Encourage the state and county to develop programs that encourage the recycling and reuse of construction materials.

5. Request the county work with municipal governments to develop a targeted campaign to enhance and encourage recycling efforts of commercial and residential property owners.
6. Evaluate options for multi-municipal collection of residential yard waste and disposal at DEP-approved, municipally or county-designated locations.
7. Support and promote efforts to initiate or expand programs for the composting of food waste.
8. Support markets for recycled products by utilizing recycled content materials, such as glassphalt, in municipal operations.
9. Explore marketplace incentives to encourage a higher commitment to recycling.

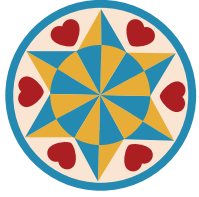
**New Policy 6.6:** Site utilities in a manner that will efficiently and economically serve the greatest number of residents of the community with minimal environmental impact

1. Provide public utilities, including electricity, natural gas, land and cellular telephone, broadband internet, and satellite and cable television facilities, in a cost-effective manner to new and existing developments.
2. Work with developers and utility providers to ensure that utility installations are designed and developed to minimize visual impact, to maximize reliability and to avoid environmental degradation to the extent possible.
3. Work with utility providers to map the location of existing lines and/or service areas, and to coordinate infrastructure expansions, upgrades or replacements to coincide with future development and or maintenance projects, such as road construction.
4. Work with utility providers to encourage co-location of communication facilities on existing structures to increase coverage and to prevent unnecessary scattering of these facilities.
5. Explore opportunities for the extension of high-speed Internet and fiber-optic services to a wider area of the community.
6. Work with utility providers regarding the future location of lines and easements for transmission facilities to ensure a safe distance from development activities.
7. Work with utility providers to minimize or eliminate impacts of new and expanded utilities on farmlands, open spaces and environmentally sensitive lands, including the Blue Mountain.
8. Revise zoning to designate specific areas for alternative energy development that supports energy diversification while minimizing any negative impacts of utility-scale solar, wind and other energy generation and distribution forms.

**New Policy 6.7:** Implement adopted Act 537 Sewage Facilities Plans to ensure the logical provision and extension of public sewer service.

1. Periodically review and update the process for considering expansions to the Developed Area in the Future Land Use Plan as it aligns with sewer service areas.
2. Periodically receive and review, as necessary, requests for the expansion of the existing sewer service area and facilitate discussion of expansion applications through the Northern Lehigh Multi-Municipal Comprehensive Plan Implementation Committee, Lehigh Valley Planning Commission, Slatington Borough, Lehigh County Authority and other regulatory and advisory bodies as necessary.
3. Continue annual monitoring of the status of the collection and conveyance system projects that have been identified for upgrade as part of the Act 537 Sewage Management Plan.

4. Continue to ensure that sewer planning is done for all new land development activities.
5. Assure the long-term viability of on-lot sewage systems to protect surface and subsurface water to retain the high quality of water in the community.
6. Begin or continue, as applicable, implementation of the municipal sewage management regulations, including routine inspection and pumping notifications for individual on-lot septic systems.
7. Use data collected through a municipal or multi-municipal sewage management program to map and identify clusters of problem areas with potential on-lot septic system failures, to inform future planning efforts and implement cost-effective solutions.
8. Review planning modules submitted with land development plans to ensure that they meet the minimum requirements of the municipality, the sewage enforcement officer, and the Pennsylvania Department of Environmental Protection regarding the placement and percolation sites for on-lot wastewater treatment, reuse and disposal systems.
9. Ensure that adequate wastewater treatment, conveyance, reuse and discharge capacity is available for designated Development Areas in the Future Land Use Plan.
  - a. Work with the Lehigh County Authority, Lehigh Valley Planning Commission and other collaborating agencies to conduct periodic build-out analyses and population forecasts to determine the need for and timing of projects to add wastewater treatment, conveyance, reuse and discharge capacity.
  - b. Direct new development projects to available properties within the Development Area of the Future Land Use Plan where existing infrastructure is available.



# NORTHERN LEHIGH PLAN

**Exclusive Invitation for Residents & Businesses  
of the Northern Lehigh Area of Lehigh County**

**Heidelberg Township • Lynn Township • Lowhill Township  
Borough of Slatington • Washington Township  
Weisenberg Township**

## **TRANSFORMATIVE TALKS MUNICIPAL LAND USE**

Municipalities across the Lehigh Valley are facing development pressure and many are trying to determine how to respond.

We'll break down how this affects Northern Lehigh Communities during our next Transformative Talks: Municipal Land Use Regulations.

### **This in-person session will cover:**

- **What's happening in the industrial and residential sectors and why Northern Lehigh is seeing so much development pressure**
- **The local government's role including:  
\* what local governments can do and what they can't do**
- **Managing growth and what the community can do to help**

Presentation by the Lehigh Valley Planning Commission:  
Becky Bradley, Executive Director & Dean Severson, Director of Regional Planning

Hosted by:  
Weisenberg and Lowhill Townships

**Thursday, June 9, 2022**

**6:30 - 8:30 PM**

**at the Fogelsville Fire Company**

**7850 Lime Street**

**Fogelsville, PA 18051**



Transformative Talks are part of the Lehigh Valley Government Academy, developed by the Lehigh Valley Planning Commission to support municipal governments in the planning and management of community.