

# NORTH WHITEHALL TOWNSHIP COMPREHENSIVE PLAN

February 2023





GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

***NORTH WHITEHALL TOWNSHIP COMPREHENSIVE PLAN  
PREPARED FOR: NORTH WHITEHALL TOWNSHIP,  
LEHIGH COUNTY, PENNSYLVANIA***

*TOWNSHIP BOARD OF SUPERVISORS*

*AL GEOSITS, CHAIRMAN  
DENNIS KLUSARITZ, VICE-CHAIRMAN  
RONALD J. HEINTZELMAN*

*PLANNING COMMISSION*

*BRIAN HORWITH, CHAIRMAN  
ROBERT KORP, VICE-CHAIRMAN  
BRUCE STETTLER  
JEFF JOHNSON  
RICHARD SEMMEL  
LEONARD NUSS  
JOHN BARTO  
RICHARD FULLER  
ROD LOWE, ALTERNATE*

*TOWNSHIP MANAGER  
RANDY COPE*

## TABLE OF CONTENTS

Executive Summary .....	2
Chapter 1: Introduction .....	7
Chapter 2: Demographics Analysis .....	15
Population.....	16
Households and families.....	19
Age .....	22
Education .....	24
Income and employment .....	26
Housing .....	29
Planning implications.....	31
Chapter 3: Goals and Objectives .....	32
Chapter 4: Existing Features Analysis.....	39
Land use.....	40
Existing land use map .....	44
Zoning map .....	45
Housing trends.....	46
Community facilities and services .....	49
Community facilities map .....	53
Transportation and circulation .....	54
Transportation features map.....	57
Historic and cultural resources.....	58
Environmental and natural resources .....	60

Natural features map.....	65
Chapter 5: Future Conditions .....	66
Future land use plan .....	67
Future land use map.....	73
Housing plan .....	74
Economic development plan .....	76
Community facilities plan .....	78
Transportation plan .....	81
Historic and natural resources protection plan.....	86
Chapter 6: Action Plan.....	88
Chapter 7: Community Context.....	104
Appendix A .....	109
Public Visioning Session Responses.....	110
Appendix B.....	114
Funding Opportunities.....	115
Appendix C.....	129
Community Survey Results .....	130





## Executive Summary

## EXECUTIVE SUMMARY

North Whitehall Township is located in the Lehigh Valley Region – one of the fastest growing regions in Pennsylvania according to recent census studies. The area's proximity to Philadelphia, New Jersey and New York City, its favorable business climate, and its lower cost of living makes it an attractive bedroom community. The twenty-eight square-mile Township is a municipality recognized for its villages – Neffs, Schnecksville, Orefield, Laurys Station, Ironton, Balliettsville, Ruchsville and Ormrod.

## THE PLAN PURPOSE

This Comprehensive Plan is an update to North Whitehall Township's previous comprehensive plan prepared in 2009, which was a response to the various issues specific to the Township at that time. North Whitehall has seen important changes since the adoption of the 2009 comprehensive plan and continues to face issues similar to other mature communities including: changing economic structures; pressure for infill development, redevelopment, and adaptive reuse; balance of residential and nonresidential development; future capital investments; preservation of agricultural and environmentally significant lands; and desire for strategically located commercial uses that satisfy local market demands.

The North Whitehall Township Comprehensive Plan Update is intended to serve as a guide for township officials, residents, developers, business owners, and other interested parties. The plan seeks to set forth a common community vision for the future of North Whitehall and to coordinate, educate, and guide development and preservation in appropriate areas of the Township.

## PUBLIC PARTICIPATION PROCESS

Obtaining the input of those who reside, work, or spend time in North Whitehall Township was a primary objective of this Comprehensive Plan. The public participation process has proven to be invaluable in understanding the priorities and preferences of residents, business owners, and other interested parties. The production of this plan included public input at a Public Visioning Meeting along with regular monthly subcommittee meetings. Input was also obtained from a separate community survey.

The Public Visioning Meeting gave residents and local business owners the opportunity to voice their opinions on what the perceived strengths and weaknesses of the Township are.

The resident survey also provided useful information for this process. Similar to the Public Visioning Meeting, the data collected provided a general idea of where community members believe things are going well and what areas could benefit from improvement. Results of the survey were in line with the input gathered at the visioning meeting – land preservation and recreation amenities rated high as important issues for the future planning of North Whitehall. High density development, intense nonresidential development and road/traffic conditions were the top concerns of residents.

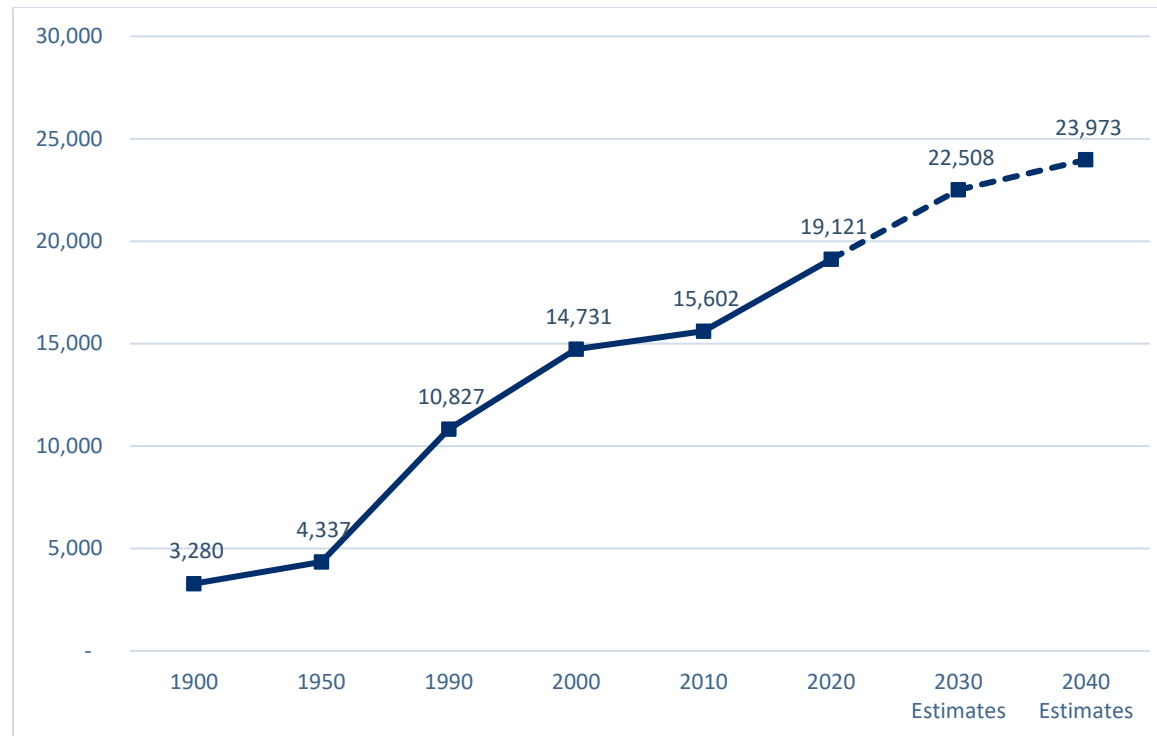


*Township tour*

**POPULATION AND DEMOGRAPHIC TRENDS**

North Whitehall Township has experienced steady growth over the past 140 years. There are several factors likely to have contributed to the Township's steady population gain. Among these factors are the affordability of residing in the Township (reasonable taxes and competitive home prices), proximity to workforce centers, and diversity of housing stock.

**North Whitehall Township Population Growth, 1900 to 2040**



Source: U.S. Census and LVPC

In the chart above, the solid line represents Census population numbers and the dashed line represents LVPC population number projections. Between 2020 and 2040, North Whitehall's population is projected to increase by 4,852 persons (25 percent).



## GUIDING PRINCIPLES

Along with being in compliance with the Pennsylvania Municipalities Planning Code (PA MPC) the following are highlights of major recommendations in the 2022 Comprehensive Plan. The Plan provides much greater detail with respect to implementation strategies including potential planning and implementation partners, possible projects and funding sources, and reference to timing (low, medium, high or on-going).

---

### Land Use

*Goal: Plan for and manage land use to provide for a balanced range of uses and meet the needs of current and future residents while preserving natural and cultural resources and community character.*

### Housing

*Goal: Provide diverse and affordable housing options to meet the needs of all residents now and into the future.*

### Economic Development

*Goal: Seek a balanced, diversified economy in order to maintain and enhance the quality of life of local residents.*

### Community Facilities

*Goal: Provide for appropriate and adequate community services and facilities within the practical fiscal limits of the Township.*

*Goal: Continue to maintain, enhance, and expand natural, historical, and cultural open space areas, trails, and parks and recreation opportunities for Township residents.*

### Transportation and Infrastructure

*Goal: Provide a safe transportation system, which optimizes mobility and access, sustains quality of life, strengthens the economy, and protects the environment.*

*Goal: Improve the Township's infrastructure to support future demands.*

### Natural Resources

*Goal: Protect the natural environment and conserve the natural resources of the Township while accommodating planned growth.*

---



**PURPOSEFUL PLANNING TO ACTIONABLE GOALS AND OBJECTIVES**

The findings and recommendations in the current plan were developed through the collaborative efforts of the community and the North Whitehall Township Planning Commission. Throughout the monthly meetings, the planning commission discussed their thoughts related to the goals, facts and concepts for the community's future. The information gleaned from these discussions was used to create the scope and priorities for the 2022 Comprehensive Plan. The Planning Commission serves a critical role in both developing the plan and implementing its recommendations.

Partnership and collaboration will be the key to implementing the goals and objectives of this Comprehensive Plan. It will require ongoing work among a broad base of interested parties including citizens, business, local county/state governments, regional authorities/agencies, as well as property owners and investors.

The Action Plan includes recommendations such as projects, programs, studies and changes in policy and regulation to address community issues and concerns, plan goals and objectives, commercial development, neighborhood revitalization and strategies identified throughout the planning process and comprehensive plan elements as outlined in the plan. The Action Plan is the most important element of this Comprehensive Plan and serves as a checklist for the governing body to track accomplishments.



*Jordan Creek Greenway*



*Neffs*



*Jandl Farms*



## Chapter 1: Introduction

## CHAPTER 1: INTRODUCTION

This Comprehensive Plan update is offered to recognize the changes to the community since the adoption of the previous Plan and to reset a blueprint for the future. This Plan captures the community's character, forecasts current and future trends, and creates a framework for thoughtful action to realize a better future marked by resource stewardship and shared prosperity.

The Comprehensive Plan is one of the planning tools that municipalities use to guide development and protect the resources of its community. Comprehensive Plans generally contain specific studies of land use, housing, transportation, community facilities, natural, cultural, and historic resources, and utilities specific to the municipality and/or regional planning area. These studies typically include an inventory, goals, objectives, and implementation strategies, as well as a discussion of the interconnectedness of the plan with the county, region, and surrounding municipalities.

The Pennsylvania Municipalities Planning Code (PA MPC) outlines the minimum requirements that all Comprehensive Plans must address. These include:

- *A Statement of objectives concerning future development.*
- *A Plan for Land Use.*
- *A Plan to meet Housing Needs.*
- *A Plan for Transportation/Circulation.*
- *A Plan for Community Facilities and Utilities.*
- *A Statement of Interrelationships among the various plan's components.*
- *A Discussion of short- and long-range plan implementation strategies.*
- *A Statement that existing and proposed development is compatible with that of neighboring municipalities; and*
- *A Plan for the protection of Natural and Historical Resources.*

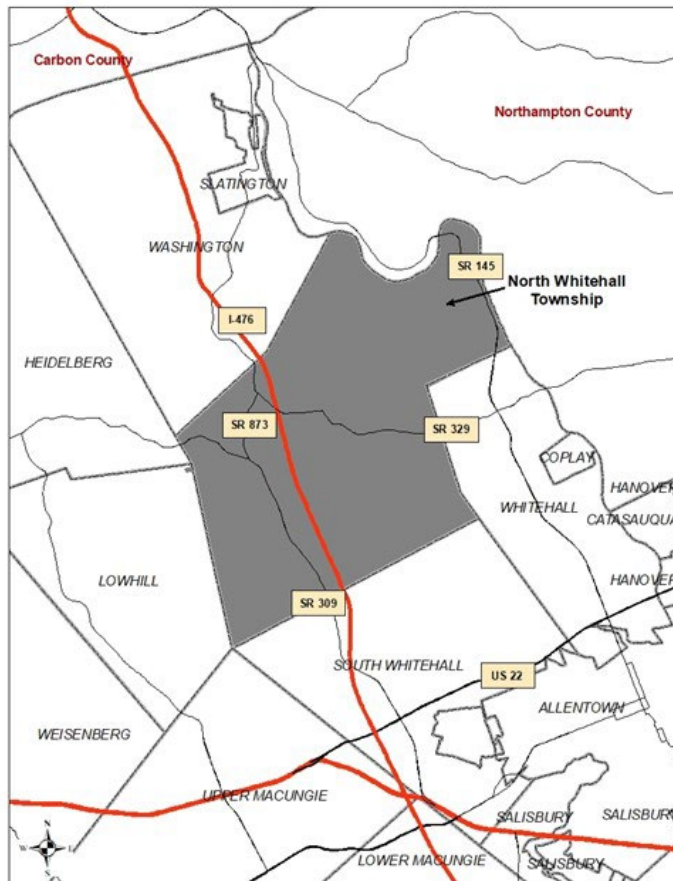


*Residential development*

In addition to outlining the requirements of a Comprehensive Plan, the PA MPC requires that such plans be reviewed at least every ten years. Recognizing a need to update the 2009 North Whitehall Township Comprehensive Plan, and in response to the region's anticipated growth, the Township undertook a program to review the existing land use patterns. In preparing the plan update, various aspects of the Township have been analyzed to determine which influences will impact the future of North Whitehall Township.



## HISTORY OF NORTH WHITEHALL TOWNSHIP



Regional Map

The Township of North Whitehall is located in the north-east corner of Lehigh County along the Lehigh River. The Township is within the greater Lehigh Valley region (see Regional Map). This region is the third most populous area in Pennsylvania and in 2010 the Lehigh Valley was ranked one of the top regions for development in the Northeast by Site Selection magazine.<sup>1</sup>

The Township of North Whitehall is bounded on the north and northeast by the Lehigh River which separates it from Northampton County, with Lehigh Township adjacent to the north and Allen Township adjacent to the northeast.

Other bordering municipalities in Lehigh County are Whitehall Township to the east, South Whitehall Township to the south, Lowhill Township and Heidelberg Township both to the west and Washington Township to the northwest. The Township's name was derived from the British when Lynford Lardner built a hunting lodge, that was a white-painted lodge in 1740 and named it "Grouse Hall".<sup>2</sup> The people of the time commonly called it "White-hall".

In November of 1810, Whitehall Township divided into North Whitehall, Whitehall, and South Whitehall. Typical of many early settlements, the Township was first established as an agricultural community. The Lehigh Valley was characterized by easily cultivated and irrigated land comprised primarily of silt loams underlain by limestone.

The farming industry that prospered in North Whitehall Township supported the growing industrial areas of the Lehigh Valley region. Agriculture was the main industry until the 1800's. Agricultural use in the Township began to decline during the Industrial Revolution as people relocated from rural areas to urban areas in search of steady employment and higher wages, and continues today as suburban development encroaches on viable farmland.

<sup>1</sup> Site Selection Magazine. "2019 Mac Conway Awards." <https://siteselection.com/issues/2019/may/2019-mac-conway-awards.cfm>

<sup>2</sup> [http://www.northwhitehall.org/geninfo\\_history.html#:~:text=Whitehall%20Township%20received%20its%20name,the%20sons%20of%20William%20Penn.](http://www.northwhitehall.org/geninfo_history.html#:~:text=Whitehall%20Township%20received%20its%20name,the%20sons%20of%20William%20Penn.)



## ADDITIONAL PLANNING DOCUMENTS

North Whitehall Township's previous Comprehensive Plan was adopted in 2009. The Plan addressed the critical topics – land use and development, population, economics, housing, community facilities, transportation and capital improvements. The Pennsylvania Municipalities Planning Code requires that the Comprehensive Plan be reviewed at least once every ten years.

The Comprehensive Plan establishes the goals and objectives of the Township with respect to natural features, land use and housing, non-residential development, open space and recreation areas, circulation, and community facilities and services. However, it is merely one of the many planning documents that North Whitehall Township has adopted and uses on a regular basis to set planning policy and procedures for the Township. The Comprehensive Plan is part of the Township's planning toolbox and works collaboratively with other adopted planning documents such as the North Whitehall Township Zoning Ordinance; the Joint Comprehensive Parks, Recreation and Open Space Plan 2009; and the Global Act 167 Stormwater Management Plan Water Quality Update 2006 (Bushkill Creek, Catasauqua Creek, Coplay Creek, Fry's Run, Hokendauqua Creek, Jordan Creek, Martins/Jacoby Creeks, Monocacy Creek, Nancy Run, Saucon Creek, Trout/Bertsch Creeks, Delaware River Sub-Basins and Lehigh River Sub-Basins Watersheds Act 167 Stormwater Management Plan). These documents should be incorporated and become part of the North Whitehall Township Comprehensive Plan.

## PUBLIC PARTICIPATION PROCESS

The importance of public input throughout the Comprehensive Plan Update cannot be stressed enough. To ensure that the Comprehensive Plan Update addresses the issues, concerns, and recommendations of everyone living in the Township, the following strategies were implemented:

- *A Comprehensive Plan Study Committee was created that consisted of members of the Planning Commission.*
- *A community survey was posted to solicit the opinions of local residents regarding current perceptions of living/working in the Township and future needs of the Township.*
- *Announcements were posted and public meetings were held to seek the public's input.*
- *A Community Visioning Session was held to solicit input and to provide a forum to discuss the concerns of residents, property owners and elected officials.*

The Township tour consisted of the following sites:

- Levans/Kolapechka parks
- Jaendl Farms
- Orefield Road/Route 309/Kernsville Road
- Shankweiler Drive-In Theater
- UNFI warehouse
- Kidspace
- Trexler Nature Preserve and LCCC
- Schnecksville Elementary/Sand Spring Apartments
- Pending Kings commercial development site
- Intersection of Route 873/Route 329/Neffs Laurys
- Crystal Springs
- Neffs fields
- Rising Sun Road
- Cove Road D&L trailhead
- Route 145 – Laurys Station area
- Laurys Firehouse Park
- Neffs Laurys Road
- Anoopam Mission
- Timber Ridge
- Portland Street
- Ironton Elementary

---

#### THE COMPREHENSIVE PLAN STUDY COMMITTEE

The public must be involved in any planning project in order to determine the needs of the Township and to identify the attributes, attitudes, beliefs and behavior of community residents. The Comprehensive Plan Study Committee is an important component of that process. The Study Committee was established to provide an opportunity for Township residents, property owners, and volunteer board members to voice their opinions and help develop a framework for the update of the existing Comprehensive Plan. The groups and organizations represented in the Study Committee included the Planning Commission and Township staff.

The first opportunity to meet with the Study Committee and gather initial viewpoints from the group was during the kickoff meeting and Township tour which was held on May 12, 2021. The consulting team met with Study Committee members to tour significant sites/areas of the Township and discuss current development proposals, opportunities for future development/redevelopment, perceived concerns and problems within the Township, and general Township facts and history.

---

#### PUBLIC OPINION SURVEY RESULTS SUMMARY

The first method utilized for garnering public involvement in the planning process for the Comprehensive Plan was a public opinion survey hosted by Survey Monkey. The survey was open for four and a half weeks from July 9, 2021 through August 11, 2021 and was advertised on the North Whitehall Township Facebook page, the Laury's Station Volunteer Fire Company Facebook page, the Parkland School District Education Foundation Facebook page, the South Whitehall Concerned Citizens: Ridge Farms, Growth and Preservation Facebook page, the official Township webpage, the Morning Call, the Lehigh Valley Press News, the Times News Online, and Nextdoor. Additionally, flyers advertising the survey were posted throughout the Township and paper copies of the survey were made available at the Township building.

It should be noted that 1,064 residents responded to the community survey. This amounts to approximately 8.3 percent of the adult population (persons 18 years and over). While this may seem like a very small percentage of the Township population, it does not mean that the results of the survey data collected is irrelevant. When conducting a survey, in order to determine an accurate measurement, it is important to have a sample that adequately represents the entire population of people being studied. Based on the Survey Monkey Sample Size Calculator, a

sample size of 633 is needed for a 99% confidence level with a 5% margin of error. A survey can still give valuable answers without having a sample size that represents the general population. Resident feedback is one type of survey that does so, regardless of whether or not you have a statistically significant sample size. Obtaining resident's input gives valuable perspectives on how the Township can improve. The results of the Township community survey are included in this document for review in Appendix C.

Based on survey results most respondents were older, long-term residents that have lived in the Township for more than five years (over 58 percent of respondents were between 41 and 65 years of age). The majority of respondents reside in the Schnecksville area (41.54 percent). It can be assumed the population of North Whitehall Township is relatively stable since over 80 percent of survey respondents have not relocated outside the Township and over 97 percent have no plans to relocate. Additionally, approximately 98 percent of respondents own their home.

People are generally satisfied with services and characteristics of the Township, and identify the quality of life in North Whitehall as good. Respondents identified open space/natural areas, quality schools, and acceptable traffic volumes and road conditions as the top three qualities of a good community with clean air and water as a very close fourth. Over 65 percent of survey respondents are satisfied/strongly satisfied with the amount of open space in the Township. Respondents also appear to be generally satisfied with the recreational amenities and programs in North Whitehall. Additionally, growth management and farmland preservation were ranked as a top priority when planning for the future of the Township followed closely by traffic and roads conditions and public schools. Other issues that ranked highly for future planning considerations include natural resource protection. Over 60 percent of respondents would support an increase in taxes for farmland and open space preservation.

Traffic congestion is generally viewed as a matter of perception – every person defines the concept of “traffic” differently. However, as per the survey results, traffic appears to be a significant concern for respondents with 37 percent saying traffic congestion occurs often within the Township and 48 percent saying traffic congestion occurs during typical morning and evening rush hours. The locations of perceived traffic

### Survey Highlights

- 58% of respondents were between 41 and 65 years of age
- 80% of survey respondents have not relocated outside the Township
- 98% of respondents own their home
- 65% of survey respondents are satisfied/strongly satisfied with the Township's availability of open space
- Growth management and farmland preservation ranked as top priorities when planning for the future of the Township
- 37% of respondents perceive traffic congestion occurring often within the Township and 48% saying traffic congestion occurs during typical morning and evening rush hours
- A strong concern for local residents noted in the survey is truck traffic and road conditions
- Respondents want more farmland preservation – over 60% of survey respondents would support a tax increase for farmland and open space preservation

congestion are typically major roads and intersections, i.e., Route 309, Route 145, Kernsville Road, Route 873, Mauch Chunk Road, Cedar Crest Boulevard, intersection of Route 145 and Rising Sun Road, and the intersection of Route 873 and Neff's Laurys Road. In addition to congestion issues, a common traffic concern noted was truck volume and its impact on road conditions.

When thinking about future development needs in the Township, survey respondents indicated the desire for more restaurants, adding recreational amenities such as a community pool, and less manufactured/mobile homes and low-income/public housing. Industrial/manufacturing uses (warehouses) was another topic respondents felt strongly about and would like to see limited in the future. Most general comments from respondents indicated dissatisfaction with the number of new developments, specifically industrial, that have been approved and constructed within the Township. Concerns ranged from truck traffic and road conditions to nuisances such as light and noise pollution.

---

## PUBLIC MEETINGS

All Comprehensive Plan meetings were open to the public and included regularly scheduled Planning Commission meetings. The first targeted public meeting was the Public Visioning session. The intent of the meeting was to solicit input from residents and property owners of the Township. The meeting was held on October 12, 2021 at the Schnecksville Fire Company. Over 100 people (in addition to Township Supervisors, Planning Commission members, and Township Staff), representing a diverse cross-section of the community attended the two-hour meeting. Draft maps showing the existing land use and aerial view of the Township were presented to the group.

For this Visioning Session, the project consulting team utilized the Nominative Group Technique. The Nominative Group Technique is a process in which the group develops answers to a series of basic questions and then vote on the top priorities within each group to determine key needs and desires regarding the Township. The key component to this technique is that each person present has a chance to offer input and their opinions are recorded. Many of the answer lists generated in response to the questions will be lengthy. Therefore, each member of the group is given a set number of votes per question. A participant can put all their votes in any combination on any of the responses (i.e., all votes on one response, or one vote each on a number of responses.) What emerges are clumps of interest and a general idea of consensus, even when outwardly, people appear to be in great disagreement. A simple vote count helps to rank the list of answers for each question.

The questions asked at the Public Visioning session were as follows:

- What do you like most about North Whitehall Township currently?
- What do you like least about North Whitehall Township currently?
- What would you want to see in North Whitehall Township in the future?
- What would you not want to see in North Whitehall Township in the future?





*Public Visioning Session*

Using this technique and the four questions above, the attendees were asked to voice their opinions in a live setting, which was written on a large sheet of paper for true transparency. Care was taken to ensure that the written response reflected the individual's exact concern. Once every member of the group had their opportunity to answer and reflect on the other responses, everyone was asked to vote on the responses which were most important to them. Once voting was completed and tabulated by the session facilitator, the selected group representative presented the top three responses to each question. All of the responses, as they were written during this session, can be found in Appendix A.

The overall reaction and responses to the questions indicated that the residents liked the current quality of life within North Whitehall Township. People liked the mix of rural character and suburban setting in the Township, and they appreciate the open space and preserved farmland. They generally feel that it is a safe place to raise a family. In correlation with this appreciation for the current quality of life many residents expressed a concern with uncontrolled development, specifically warehouse development and the impact of this on the community, i.e., loss of farmland, increased (truck) traffic and lack of capacity in infrastructure to handle this growth. There was a general feeling of mistrust in

the local government in regard to "uncontrolled commercial and industrial expansion" occurring in the Township, negatively affecting the things that residents love about living in the Township. Residents want to preserve open space and farmland, and limit high density residential and industrial development. Other responses regarding the future of North Whitehall Township include zoning updates to support proactive, innovative preservation efforts and limit/control large industrial development. The residents want zoning codes that reflect the vision of the community and encourage development at a smaller scale that supports and maintains the current character of the Township.



## Chapter 2: Demographics Analysis

## CHAPTER 2: DEMOGRAPHICS ANALYSIS

The demographics of a community, or the data that describes the local population, play a considerable role when it comes to identifying the social, economic, and land use advancements that best suit a region. Comparing past trends and future predictions can highlight the top needs in a community and help to identify opportunities and limitations. When it comes to comprehensive planning, this data reveals where a community is headed and guides planners towards the best set of recommendations to support a municipality on the road ahead.

The following demographic evaluation was prepared with the 2010 and 2019 5-Year American Community Survey (ACS) Estimates, also referenced as the 2006-2010 and 2015-2019 surveys. Population forecasts were obtained from the Lehigh Valley Planning Commission. It is important to note that the 2010 ACS was used in place of the 2010 Decennial Census data for consistency of data topic categories.

### POPULATION

In 2019, the population of North Whitehall Township was estimated at 16,278 individuals, an estimated 4% increase from the total population in 2010 and a 10.5% increase from the total population in 2000.

Table 1. Regional Population Growth, 2000 to 2019						
	2000	2010	2019 Estimates	# Change 2000-2019	% Change 2000-2019	% Change 2010-2019
Lehigh County	312,090	343,946	365,052	52,962	17.0%	6%
North Whitehall Township	14,731	15,602	16,278(1)	1,547	10.5%	4%
Lowhill Township	1,869	2,179	2,222	353	18.9%	2%
South Whitehall Township	18,028	19,047	19,778	1,750	9.7%	4%
Washington Township	6,588	6,634	6,748	160	2.4%	2%
Whitehall Township	24,896	26,496	27,567	2,671	10.7%	4%
Allen Township*	2,630	4,023	4,928	2,298	87.4%	22%
Lehigh Township*	9,728	10,472	10,411	683	7.0%	-1%
Heidelberg Township	3,441	3,406	3,510	69	2.0%	3%
(1) As of the 2020: ACS 5-Year Estimates the population of North Whitehall Township is 16,346						
* Municipalities located within Northampton County						
Source: U.S. Census Bureau 2000 Census and 2010 and 2019 ACS 5-Year Estimates Data Profiles						



The population growth experienced within North Whitehall Township is generally on average with the type of growth seen in the region. The only outlier within the region is Allen Township which has experienced significant growth (22% increase between 2010 and 2019, and 87% increase between 2000 and 2019). Population growth in Lehigh County is comparable to population growth in North Whitehall.

The Lehigh Valley Planning Commission (LVPC) prepared population forecasts for the municipalities in the Lehigh Valley Region (Lehigh and Northampton Counties) based on 10-year increments from 2020-2040. Over these two decades, Lehigh County is projected to grow by 181,794 people, a 41.8% increase.

By the year 2040, North Whitehall Township's population is projected to reach 23,973, a 25.4% growth from the 2020 estimate and a 47.3% increase from the 2019 estimate. This growth rate is generally on trend with the growth that is forecasted for the region.

Table 2. Population Forecast, 2020 to 2040					
	2020	2030	2040	# Change 2020-2040	% Change 2020-2040
Lehigh County	434,843	525,740	616,637	181,794	41.8%
North Whitehall Township	19,121	22,508	23,973	4,852	25.4%
Lowhill Township	2,511	2,884	3,178	667	26.6%
South Whitehall Township	21,079	23,208	24,818	3,739	17.7%
Washington Township	8,159	9,267	9,930	1,771	21.7%
Whitehall Township	28,780	31,695	34,261	5,481	19.0%
Allen Township*	4,770	6,151	7,061	2,291	48.0%
Lehigh Township*	10,964	11,833	12,451	1,487	13.6%
Heidelberg Township	4,024	4,413	4,621	597	14.8%
Source: Lehigh Valley Planning Commission Projections					
* Municipalities located within Northampton County					



Since the 2000 Census, North Whitehall Township has seen a consistent population increase, and will continue to see a steady growth according to population forecasts from LVPC. This Plan will provide direction to ensure that the Township will be able to accommodate this future growth and provide the required facilities to meet the needs of its residents.



## HOUSEHOLDS AND FAMILIES

Household data provides an important glimpse into who resides within a community. A household encompasses a range of housing types and can be broken into two distinct categories, family, and nonfamily households. Household definition from the U.S. Census:

*A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live with any other persons in the structure and there is direct access from the outside or through a common hall.*

*A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two major categories of households, "family" and "nonfamily".*

In 2019, North Whitehall Township was estimated to include 6,158 households, a 6% increase compared to 2010 households (5,805). This growth correlates with the population increases observed within the Township at this time. Lehigh County experienced a slightly lower increase in households from 2010 (132,879) to 2019 (138,714) of 5,835 households, a 4% growth.

The number of persons per household decreased in North Whitehall Township by 0.04 from 2010 to 2019, with 2.67 persons per household reported in 2010 and 2.63 estimated in 2019.

Table 3: Number of Households, 2010-2019						
	2010	2019	% Change	Persons per Household 2010	Persons per Household 2019	# Change
Lehigh County	132,879	138,714	4.4%	2.52	2.56	0.04
North Whitehall Township	5,805	6,158	6.1%	2.67	2.63	-0.04

Households are then split into family and nonfamily subcategories, where a family includes individuals that are directly related and live together, and nonfamily includes individuals living alone or with unrelated persons. The U.S. Census defines “family” and “nonfamily” as:

---

*A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family. Beginning with the 1980 Current Population Survey, unrelated subfamilies (referred to in the past as secondary families) are no longer included in the count of families, nor are the members of unrelated subfamilies included in the count of family members. The number of families is equal to the number of family households; however, the count of family members differs from the count of family household members because family household members include any non-relatives living in the household.*

*A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.*

---

Family households were estimated to have increased by approximately 224 households (5.1%) between 2010 and 2019 (4,401 in 2010 and 4,625 in 2019). This is similar to the County trend, which saw an increase in family households from 2010 to 2019 from 90,171 to 93,934 (4.2% increase). In 2019, family households accounted for 75.1% of occupied housing units in North Whitehall Township and 67.7% of occupied housing units in the County.

Table 4: Number of Families 2010-2019						
	2010	2019	% Change	Persons per Family 2010	Persons per Family 2019	# Change
Lehigh County	90,171	93,934	4.2%	3.06	3.09	0.03
North Whitehall Township	4,401	4,625	5.1%	3.07	3.04	-0.03

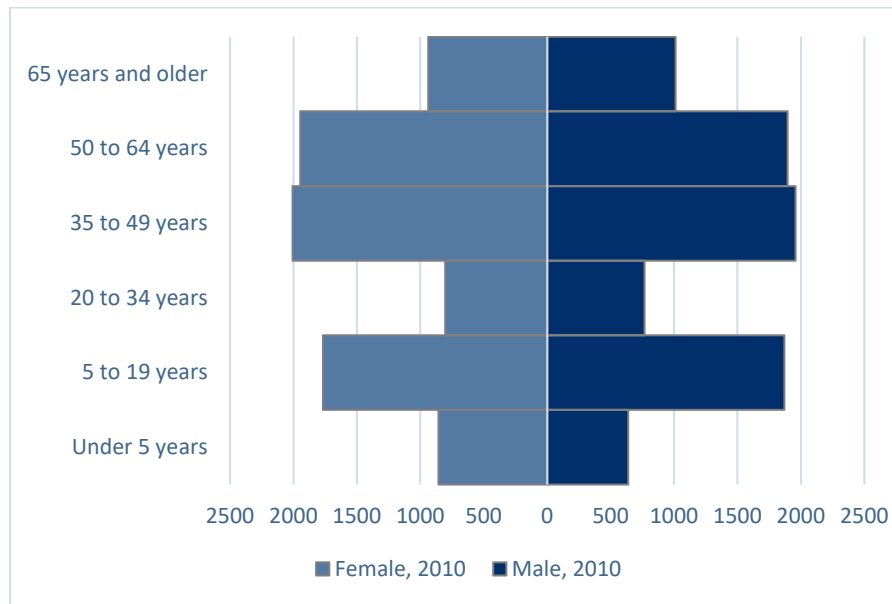
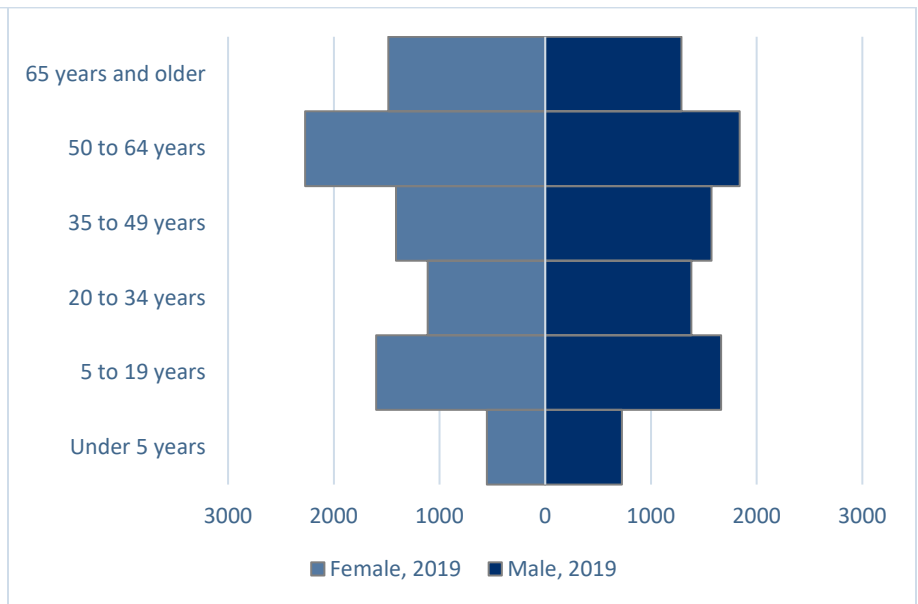
Table 5. Occupancy Characteristics 2019 Estimates North Whitehall Township			
	Occupied Housing Units	Owner-Occupied Housing Units	Renter Occupied Housing Units
<b>Occupied Housing Units</b>	6,158	5,134	1,024
<b>Household Type</b>			
<b>Family Households</b>	75.1%	86.5%	13.5%
<b>Nonfamily Households</b>	24.9%	69.7%	30.3%
<i>Source: U.S. Census Bureau 2019 ACS 5-Year Estimates</i>			

When analyzing household and family data it is important to take into consideration different family structures. The traditional family archetype is evolving and represents a valid cross-section of any community. Similar to family households, nonfamily households also saw a slight increase of approximately 129 households from 2010 and 2019 (1,404 in 2010 and 1,533 in 2019). Approximately 77% of nonfamily householders live alone, and of this group, 33% are those over the age of 65.



## AGE

A look at population age distributions in the Township provides insights into the services and housing types that residents may need now and in the future. Studying these age distributions will help guide Township policies for services and infrastructure. As an example, a younger population may require more youth recreational activities or family-oriented programming. An older population may require different housing types, transportation requirements, recreational programming, or medical services.

**Chart 1: Population Distribution by Age and Sex, 2010****Chart 2: Population Distribution by Age and Sex, 2019**

In Charts 1 and 2: Population Distribution by Age and Sex, the distribution of men and women by age in the Township is depicted. The pyramids clearly show the aging population of the Township. For example, in 2010 the largest segment of the population was aged 35 to 49 years. However, in 2019 the largest segment of the population was aged 50 to 64 years. It is also evident that the Township is seeing an increase in the population aged 65 years and older.

Additionally, the overall school aged population decreased by 14.6% between 2010 and 2019, while the age group of 20-34 years increased by over 50%. The median age has also increased from 42.5 in 2010 to 44.9 in 2019. The increase in median age combined with the increase in persons aged 65 years and older is a potential indicator that residents are choosing to age in place.

Table 6. School Aged Population for North Whitehall Township, 2000-2019				
	2000	2010	2019	2000-2019 % Change
Under 5 years	942	1,498	650	-31.0%
5 to 9 years	1,253	1,083	814	-35.0%
10 to 14 years	1,308	1,371	1,140	-12.8%
15 to 19 years	1,078	1,185	1,310	21.5%
<b>TOTAL</b>	<b>4,581</b>	<b>5,137</b>	<b>3,914</b>	<b>-14.6%</b>
<i>Source: U.S. Census Bureau 2000, 2010 and 2019 ACS 5-Year Estimates</i>				

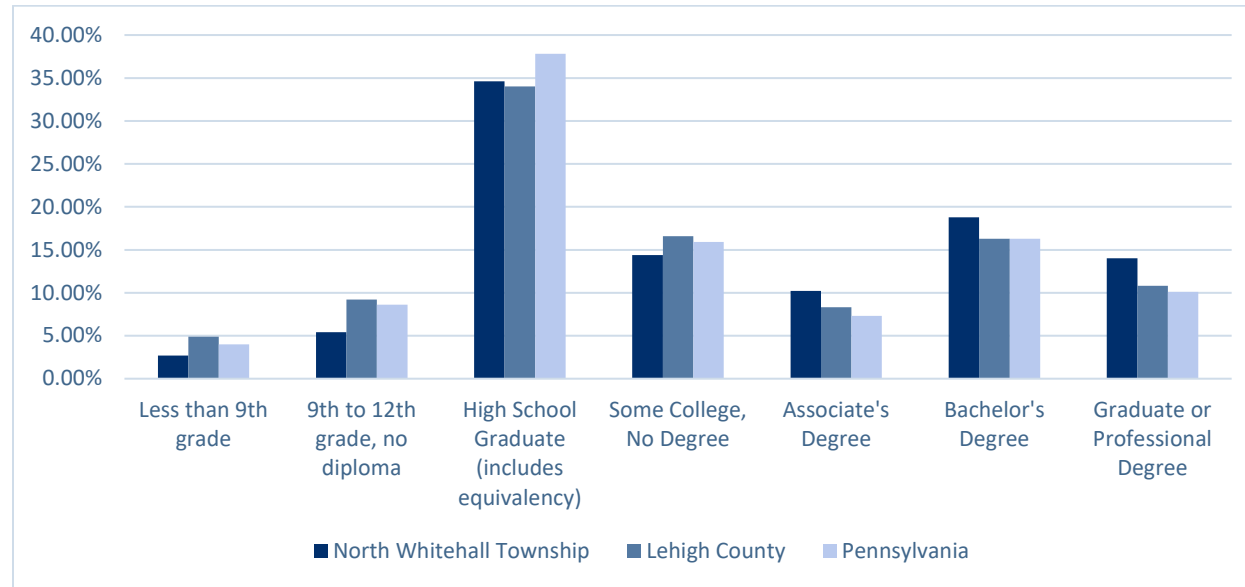
According to the 2019 Estimates, the school aged population (5 to 19 years of age) accounts for 20% of North Whitehall Township's total population. This is a decrease compared to 23% recorded in 2010. On the other hand, the elderly population (65 years of age and older) was estimated to account for 17% of the total population in 2019, a 34% increase compared to the 12% recorded in 2010. The Township has a greater percentage and increasing number of elderly residents (65 years and older) compared to a lower and decreasing percentage of school aged children (under 20 years of age). A higher elderly population correlates to a need for greater attention for the types of housing and services that are provided for this age group within North Whitehall Township

## EDUCATION

Educational attainment takes into consideration the level of schooling achieved by residents aged 25 years and over. It includes categories ranging from schooling below 9<sup>th</sup> grade to graduate or professional degrees. The trends seen within North Whitehall Township are similar to those seen within the County, with North Whitehall showing slightly higher levels of residents achieving an associate's, bachelor's, and graduate or professional degrees.

Within North Whitehall Township, 93.2% of residents aged 25 years and over have achieved an education equivalent to a high school diploma or higher education. 34% of the population has attained a high school diploma and 45% has attained an associate's degree or higher.

Table 7. Educational Attainment, 2019						
	North Whitehall Township		Lehigh County		Pennsylvania	
	Estimate	% of Total	Estimate	% of Total	Estimate	% of Total
<b>Population 25 years and over</b>	10,613	(x)	232,033	(x)	8,558,693	(x)
<b>Less than 9<sup>th</sup> grade</b>	231	2.7%	10,601	4.9%	284,062	4.0%
<b>9<sup>th</sup> to 12<sup>th</sup> grade, no diploma</b>	546	5.4%	16,858	9.2%	564,848	8.6%
<b>High School Graduate (includes equivalency)</b>	3,857	34.6%	81,976	34.0%	3,106,571	37.8%
<b>Some College, No Degree</b>	1,689	14.4%	42,196	16.6%	1,426,118	15.9%
<b>Associate's Degree</b>	1,245	10.2%	22,856	8.3%	758,348	7.3%
<b>Bachelor's Degree</b>	2,268	18.8%	44,829	16.3%	1,701,365	16.3%
<b>Graduate or Professional Degree</b>	1,580	14.0%	29,575	10.8%	1,112,920	10.1%
An '(X)' denotes that the estimate is not applicable or not available.						
Source: U.S. Census Bureau 2019 ACS 5-Year Estimates						

**Chart 3: Educational Attainment, Percent of Total 2019**

Source: U.S. Census Bureau 2019 ACS 5-Year Estimates



## INCOME AND EMPLOYMENT

Comparing past and current income and employment characteristics can convey the growth and prosperity of a community and shed light on how it might change in the near future. Evaluating income includes the comparison of past and current median household incomes and a focus on how many persons are below the poverty level within a community. Employment focuses on which industries residents are employed in.

North Whitehall Township is one of the municipalities with a higher median household income within the region. North Whitehall Township comes in almost \$17,000 higher than the county and about \$18,000 higher than the state and national median incomes in 2019. From 2010 to 2019, the median household income in North Whitehall Township increased by \$9,066, or 11.1%. This increase is relatively comparable to the surrounding area.

Table 8. Median Household Income				
	2019 Estimates	2010	# Change, 2010-2019	% Change, 2010-2018
United States	\$65,712	\$50,046	\$15,666	23.8%
Pennsylvania	\$63,463	\$49,288	\$14,175	22.3%
Lehigh County	\$65,667	\$51,729	\$13,938	21.2%
North Whitehall Township	\$82,019	\$72,953	\$9,066	11.1%
Lowhill Township	\$98,631	\$90,446	\$8,185	8.3%
South Whitehall Township	\$82,258	\$64,854	\$17,404	21.2%
Washington Township	\$72,278	\$67,411	\$4,867	6.7%
Whitehall Township	\$63,707	\$52,200	\$11,507	18.1%
Allen Township	\$80,942	\$72,230	\$ 8,712	10.8%
Lehigh Township	\$ 65,166	67,698	\$(2,532)	-3.9%
Heidelberg Township	\$ 75,536	\$73,316	\$2,220	2.9%
Source: U.S. Census Bureau, 2010 and 2019 ACS 5-Year Estimates				

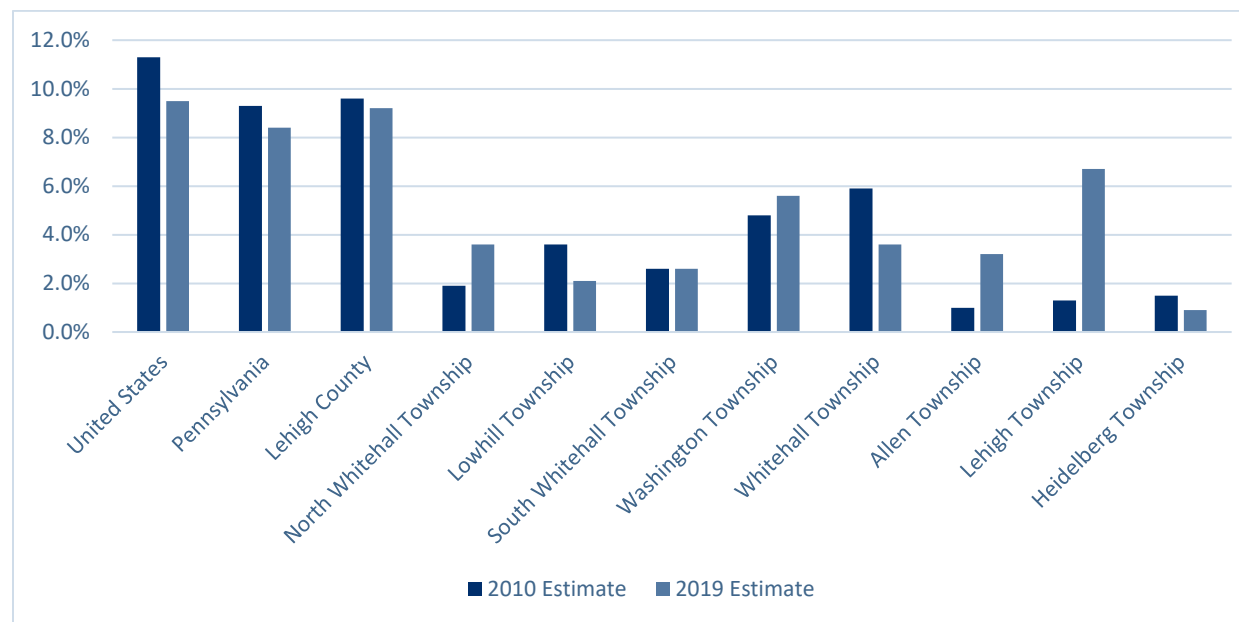
Poverty level is determined by the U.S. Census Bureau by using “a set of money income thresholds that vary by family size and composition to determine who is in poverty.” If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using the Consumer Price Index (CPI). The official poverty definition uses money income before taxes and does not include capital gains or noncash benefits (such as public housing, Medicaid, and food stamps).

Lehigh County has a similar rate of poverty to that of the state and the nation as a whole. Poverty levels in North Whitehall Township in 2019 are similar to those experienced in the surrounding municipalities. Trends in the region indicate an increase in poverty levels in North Whitehall, Washington, Allen, and Lehigh Townships while most other municipalities in the region, the county, state and nation are experiencing a decline in poverty.

An example using 2019 poverty thresholds includes:

1. \$17,196 for a two-person household with the householder under 65 years old.
2. \$15,468 for a two-person household with the householder over 65 years old.
3. \$25,926 for a family of four with two children under 18 years old.

**Chart 4: Comparison of Persons Below Poverty Level, 2010-2019**



Employment characteristics highlight the types of businesses in which Township residents are employed (industry) and the type of work they do for that business (occupation). Changes in these characteristics show trends in the overall economy of an area and changes in the types of employment available.

‘Industry’ refers to the type of business conducted by the person’s employing organization. The top three largest individual industry sectors for Township residents who work are: (1) educational services, and health care and social assistance; (2) professional, scientific, and management, and administrative and waste management services; and (3) manufacturing.

The largest industry residents are employed in is the educational services, and health care and social assistance industry, which employs 26% of working residents. It is worth noting there was a reversal in the higher employment industry between retail trade and manufacturing – in 2010 retail trade was the second largest industry employing residents of the Township with manufacturing coming in third; in 2019 manufacturing was the second largest industry employing residents of the Township with retail trade coming in third.

Table 9. Industries in which Residents are Employed				
Industry	2010 Estimates		2019 Estimates	
	North Whitehall	Lehigh County	North Whitehall	Lehigh County
Employed in Civilian Labor Force 16 years +	8,287	164,927	8,423	178,697
<i>Agriculture, Forestry, Fishing and Hunting, and Mining</i>	70	695	39	1,030
<i>Construction</i>	493	9,393	394	8,447
<i>Manufacturing</i>	959	24,454	1,193	25,364
<i>Wholesale</i>	278	5,917	333	6,426
<i>Retail trade</i>	1,176	19,209	958	20,314
<i>Transportation and warehousing, and utilities</i>	558	9,343	547	13,914
<i>Information</i>	178	4,599	175	2,863
<i>Finance and insurance, and real estate and rental and leasing</i>	480	10,115	482	8,751
<i>Professional, scientific, and management, and administrative and waste management services</i>	772	16,491	878	18,511
<i>Educational services, and health care and social assistance</i>	2,329	41,361	2,170	44,835
<i>Arts, entertainment, and recreation, and accommodation and food services</i>	442	12,532	717	16,106
<i>Other services, except public administration</i>	329	7,325	297	7,899
<i>Public administration</i>	223	3,493	240	4,237

## HOUSING

The past and current housing characteristics of a community can reveal changes in population trends and related shifts in housing demands. As of 2019, North Whitehall Township had a total of 6,351 total housing units, a 5.8% increase from 2010. Other municipalities in the region experiencing an increase in housing units include Lowhill Township (3.9%), South Whitehall Township (0.2%), Washington Township (2.5%), Whitehall Township (0.5%), and Allen Township (with the greatest increase – 33%). On the other hand, Heidelberg and Lehigh Townships saw decreases in housing units from 2010 to 2019. The growth seen in North Whitehall Township was about 2% higher than the housing unit growth observed in the County.

The vacancy rate for the Township in 2019 was 3%, which is a decrease from the 2010 vacancy rate of 7%. The vacancy rate for Lehigh County in 2019 was 5%. Vacancy rates in surrounding municipalities vary – most saw a decrease in vacant units; while Lowhill Township, Allen Township saw a significant increase in vacant units.

The number of owner-occupied housing units in Lehigh County decreased while renter-occupied housing units increased. Similarly, Heidelberg Township, South Whitehall Township, Whitehall Township and Lehigh Township also saw a decrease in owner-occupied units and an increase in renter-occupied units. North Whitehall saw increases in both owner-occupied and renter-occupied housing units. However, the increase in renter-occupied housing units was far greater than the increase in owner-occupied housing units.

Table 10. Housing Comparison 2010-2019

	North Whitehall Township	Lehigh County
<b>Total Housing Units 2019</b>	6,351	146,145
<b>Total Housing Units 2010</b>	6,005	140,965
<b># Change 2010-2019</b>	346	5,180
<b>% Change 2010-2019</b>	5.8%	3.7%
<b>Occupied Housing Units 2019</b>	6,158	138,714
<b>Occupied Housing Units 2010</b>	5,805	132,879
<b># Change 2010-2019</b>	353	5,835
<b>% Change 2010-2019</b>	6.1%	4.4%
<b>Vacant Housing Units 2019</b>	193	7,431
<b>Vacant Housing Units 2010</b>	427	8,086
<b># Change 2010-2019</b>	-234	(655)
<b>% Change 2010-2019</b>	-54.8%	-8.1%
<b>Owner-Occupied Housing Units 2019</b>	5,134	89,359
<b>Owner-Occupied Housing Units 2010</b>	5,089	91,431
<b># Change 2010-2019</b>	45	-2,072
<b>% Change 2010-2019</b>	0.9%	-2.3%
<b>Renter-Occupied Housing Units 2019</b>	1,024	49,355
<b>Renter-Occupied Housing Units 2010</b>	716	41,448
<b># Change 2010-2019</b>	308	7,907
<b>% Change 2010-2019</b>	43.0%	19.1%
<i>Source: U.S. Census Bureau, 2010 and 2019 ACS 5-Year Estimates</i>		



Table 11. Housing Comparisons 2010-2019

	Heidelberg Township	Lowhill Township	South Whitehall	Washington Township	Whitehall Township	Allen Township*	Lehigh Township*
<b>Total Housing Units 2019</b>	1375	863	7991	2695	11464	2131	4317
<b>Total Housing Units 2010</b>	1487	831	7974	2629	11412	1602	4471
<b># Change 2010-2019</b>	-112	32	17	-13	52	529	-18
<b>% Change 2010-2019</b>	-7.5%	3.9%	0.2%	2.5%	0.5%	33.0%	-3.4%
<b>Occupied Housing Units 2019</b>	1336	783	7709	2642	11091	2039	4081
<b>Occupied Housing Units 2010</b>	1431	810	7656	2555	10985	1559	4207
<b># Change 2010-2019</b>	-95	-27	53	87	106	480	-126
<b>% Change 2010-2019</b>	-6.6%	-3.3%	0.7%	3.4%	1.0%	30.8%	-3.0%
<b>Vacant Housing Units 2019</b>	39	80	282	53	373	92	236
<b>Vacant Housing Units 2010</b>	56	21	318	74	427	43	264
<b># Change 2010-2019</b>	-17	59	-36	-21	-54	49	-28
<b>% Change 2010-2019</b>	-30.4%	281.0%	-11.3%	-28.4%	-12.6%	114.0%	-10.6%
<b>Owner-Occupied Housing Units 2019</b>	1108	729	6242	2373	6841	1685	3761
<b>Owner-Occupied Housing Units 2010</b>	1310	736	6316	2280	6933	1492	3936
<b># Change 2010-2019</b>	-202	-7	-74	93	-92	193	-175
<b>% Change 2010-2019</b>	-15.4%	-1.0%	-1.2%	4.1%	-1.3%	12.9%	-4.4%
<b>Renter-Occupied Housing Units 2019</b>	228	54	1467	269	4250	354	320
<b>Renter-Occupied Housing Units 2010</b>	121	74	1340	275	4052	67	271
<b># Change 2010-2019</b>	107	-20	127	-6	198	287	49
<b>% Change 2010-2019</b>	88.4%	-27.0%	9.5%	-2.2%	4.9%	428.4%	18.1%
<i>Source: U.S. Census Bureau, 2010 and 2019 ACS 5-Year Estimates</i>							

**PLANNING IMPLICATIONS**

**Growth Rate** – North Whitehall Township has experienced a steady growth rate from 2000 to 2019 and is anticipated to continue increasing as forecasted by LVPC. Growth has implications for continued development pressure for housing construction, municipal services and facilities, transportation facilities, and school facilities. Ensuring that future growth occurs in a manner acceptable to the Township and having the least impact on its resources should be a high planning priority.

**Age of Population** – Population changes have seen a decrease in younger age groups and an increase in those aged 65 years and older. Increases in the elderly population show residents are aging in place and are likely to continue doing so. This shift should be a primary focus when it comes to planning for housing, services and facilities to ensure these support the elderly community and allow them to age within the Township.

The general trend of an aging population in the Township, County, and most of the region reflects the nationwide trend resulting from the aging of the Baby Boom generation. Nationwide, and in the Township, the median age and overall age composition is likely to continue going upward in the near future as the Baby Boomer group advances into retirement.

Millennials have surpassed Baby Boomers as the nation’s largest living generation, according to population estimates released by the U.S. Census Bureau. Millennials, whom we define as those ages 23-38 in 2019, now number 75.4 million, surpassing the 74.9 million Baby Boomers (ages 55-73). And Generation X (ages 39-54 in 2019) is projected to pass the Boomers in population by 2028.

**Education & Income** – The Township’s population exceeds the national trend<sup>3</sup> in that high school wasn’t the highest level of education completed by residents. In fact, over 33% of North Whitehall Township’s population age 25 and older have a college education (bachelor’s degree or higher). Poverty rates have increased slightly in the Township but are still significantly below the County, state, and national estimates. Alternately, the Township is one of the municipalities with the highest median household income in the region.

**Industry** – The majority of Township residents are employed in the educational services, and health care and social assistance industry; and manufacturing, which is characteristic of the county. These industries provide a range of highly skilled positions and are a backbone of the region.

**Housing** – North Whitehall Township has seen increases in housing units, and owner and renter occupied units, while vacant housing units have decreased. Both family and nonfamily households have increased, which is characteristic of the region.

---

<sup>3</sup> In the United States, as of 2019, high school was the highest level of education completed by 28.1% of the population age 25 and older and 22.5% finished four years of college. U.S. Census Bureau Educational Attainment Data. March 30, 2020. <https://www.census.gov/content/census/en/data/tables/2019/demo/educational-attainment/cps-detailed-tables.html>



## Chapter 3: Goals and Objectives

## CHAPTER 3: GOALS AND OBJECTIVES

The following goals and objectives are intended to be used as guides for the future development of North Whitehall Township.

The goals from the Township's 2009 Comprehensive Plan were used as a starting point and updated to reflect current planning philosophy and issues in the Township.

*Goals* are general statements that reflect the overall vision of the Township residents, property owners and board members as to what direction North Whitehall Township should take in the future.

*Objectives* are more specific policies which will aid the Township in fulfilling the major goals as they were compiled through the cooperation of residents, business owners, the Planning Commission, and the Board of Supervisors.

### LAND USE

Goal 1: Plan for and manage land use to provide for a balanced range of uses and meet the needs of current and future residents while preserving natural and cultural resources and community character.

---

#### *Objectives*

1. *Manage growth to create livable and sustainable development and maintain and enhance the quality of life for all Township residents.*
  2. *Provide for growth in appropriate areas, through new development and redevelopment, as supported by the necessary infrastructure.*
  3. *Accommodate a range of agricultural, residential, commercial, industrial, and institutional land uses and, through appropriate land use regulations, ensure their compatibility with the existing Township character.*
  4. *Protect agriculture, natural resources, and open space through the use of regulatory provisions.*
  5. *Promote and protect economically viable and environmentally sustainable agriculture as an important land use and industry within the community.*
  6. *Refine the existing pattern of commercial and industrial development, to complement the Township's character based on the availability of supporting infrastructure.*
  7. *Ensure regulatory controls support the land use policies of this Plan.*
  8. *Ensure that regulatory design standards for residential, commercial, industrial, and institutional development are current with accepted best practices.*
  9. *Promote sustainable land use and building practices.*
-



## HOUSING

Goal 1: Provide diverse and affordable housing options to meet the needs of all households now and into the future.

---

### *Objectives*

1. *Support the viability of existing housing stock and neighborhoods.*
  2. *Promote quality, affordable housing.*
  3. *Ensure that regulatory controls permit a range of housing types and densities to meet the diverse needs of current and future residents in a manner compatible with the overall character of the community.*
  4. *Develop design guidelines and regulations to allow developers the opportunity to explore more innovative and greener designs.*
  5. *Direct higher density housing development adjacent to areas of potential employment and services where supported by infrastructure.*
- 

## ECONOMIC DEVELOPMENT

Goal 1: Seek a balanced, diversified economy in order to maintain and enhance the quality of life of local residents.

---

### *Objectives*

1. *Direct commercial and industrial development and redevelopment along the existing commercial and industrial corridors.*
  2. *Promote adaptive reuse and redevelopment initiatives for abandoned/vacant industrial and commercial sites.*
  3. *Promote clean and green industry development in the designated commercial and industrial corridors.*
  4. *Develop design guidelines and regulations to allow developers the opportunity to explore more innovative and greener designs.*
-

**COMMUNITY FACILITIES**

Goal 1: Provide for appropriate and adequate community services and facilities within the practical fiscal limits of the Township.

---

*Objectives*

1. *Plan for future facilities and services needs of Township residents as a function of population, age, and household trends.*
  2. *Continue to provide open and clear communication between Township government and the community to ensure that residents are informed and have the opportunity to participate in important local issues.*
  3. *Continue to provide residents with access to information on Pennsylvania municipal land use laws to promote better understanding of the limiting conditions under which a township operates.*
  4. *Continually assess Township ordinances and other standards in light of increasing technology innovations, needs, and accessibility as well as growing and changing alternative energy sources.*
  5. *Continue to support fire and ambulance services that provide emergency service coverage for Township residents and businesses.*
  6. *Maintain communication with the Parkland School District concerning proposed developments to assist them in anticipating trends in future enrollments.*
  7. *Encourage the School District to maintain better communication with the Township and residents of the school district, particularly on issues relating to taxes, district facility planning, and trends.*
  8. *Assess accessibility barriers within the Township and prioritize removal of these barriers.*
-

Goal 2: Continue to maintain, enhance, and expand natural, historical, and cultural open space areas, trails, and parks and recreation opportunities for Township residents.

---

#### *Objectives*

1. *Provide sufficient publicly-owned and managed parks, recreation facilities, trails, and open space to provide a variety of active or passive recreation opportunities.*
  2. *Provide for continued maintenance and improvements to existing parks, recreation facilities, trails, and open space to ensure adequate recreational areas for residents.*
  3. *Require developers to help meet the increased demand for public recreation created by new development.*
  4. *Encourage recreation programming that serves all segments of the population.*
  5. *Pursue public and private grants and funding sources for recreation while continuing to dedicate municipal funding for recreation capital improvements, maintenance, programming, and other necessary costs.*
  6. *Encourage the preservation of critical natural, historic, and scenic resources in permanently preserved open space.*
  7. *Encourage the preservation of, and funding for, protected open space in appropriate areas by landowners, public agencies, and non-profit organizations.*
  8. *Balance the protection of resources on open space with the desire for public access and recreation.*
  9. *Ensure that open space protection efforts include planning and funding for the long-term maintenance of the property and, if needed, the restoration of the property.*
  10. *Pursue joint public-private recreation initiatives and support private and institutional entities that provide community recreation opportunities such as organized team sports, community events, active recreation areas, and school related play and athletics.*
-

**TRANSPORTATION AND INFRASTRUCTURE**

Goal 1: Provide a safe transportation system, which optimizes mobility and access, sustains quality of life, strengthens the economy, and protects the environment.

---

*Objectives*

1. *Enhance the safety of the transportation system for all users—motorized and non-motorized.*
  2. *Encourage the use of alternative non-motorized modes of transportation such as: walking, hiking, and biking.*
  3. *Promote development design and density that encourages bicycling and walking, including sidewalks or other pedestrian facilities in urban and suburban centers.*
  4. *Efficiently maintain the existing roadway network and supporting infrastructure.*
  5. *Encourage the expansion and utilization of public transportation.*
- 

Goal 2: Improve the Township's infrastructure to support future demands.

---

*Objectives*

1. *Support continued maintenance and improvement of all stormwater and storm sewer facilities.*
  2. *Support continued maintenance and improvement of the Township's Road network.*
  3. *Encourage utility companies to utilize existing rights-of-way and utility easements for the expansion and/or upgrade of service lines.*
  4. *Coordinate water and sewage facilities planning with land use planning and natural resource protection objectives, and assess the impacts of proposed sewer, water, and stormwater facilities on groundwater quality, quantity, and recharge.*
-

**NATURAL RESOURCES**

Goal 1: Protect the natural environment and conserve the natural resources of the Township while accommodating planned growth.

---

*Objectives*

1. *Protect the Township's natural resources by limiting adverse impacts into the area.*
  2. *Encourage and advocate the use and protection of native species of plants.*
  3. *Educate Township residents on the impacts associated with using non-native/invasive plant species and the effects they have on the environment.*
  4. *Ensure regulatory controls preserve and protect natural resources throughout the development process.*
  5. *Promote innovative stormwater management and wastewater disposal that emphasize the recharge of groundwater and water balance.*
  6. *Adopt sustainability policies, goals, and principles.*
-





## Chapter 4: Existing Features Analysis

## CHAPTER 4: EXISTING FEATURES ANALYSIS

## LAND USE

## RESIDENTIAL

Residential uses are the predominant land use within North Whitehall Township, amounting to almost 50 percent of land use within the Township. In 2018 building permits for approximately 28 residential units were submitted in North Whitehall Township, all of which were single-family detached units.<sup>4</sup>

The current North Whitehall Township Zoning Ordinance has provisions for several housing types: single-family detached dwellings, semi-detached (twin) dwellings, two family detached dwelling, townhouses, low rise apartment dwellings, and mobile/manufactured home units.

## AGRICULTURE

Agriculture/vacant is the second largest use of land within the Township amounting to 30 percent of the total land area. The Township has a farmland and open space preservation program. Voters elected to approve a 0.1 mill increase to the property tax to be used for farmland and open space preservation.<sup>5</sup> The referendum was passed in May 2019. The funds that are raised from this tax assessment are placed in a separate restricted account that may not be used for other Township purposes. The money is allocated by the Board of Supervisors to purchase Farm Preservation Easements or Open Space. The dedicated millage has yielded \$140,000 since 2020 (first year of collection). The projected revenue for 2021 is \$145,000. The Farmland Preservation Committee has set up a website and begun to formulate a plan for preservation of farmland and open space. Currently, no expenditures are projected in 2021.<sup>6</sup>



*Single-family attached dwelling units*

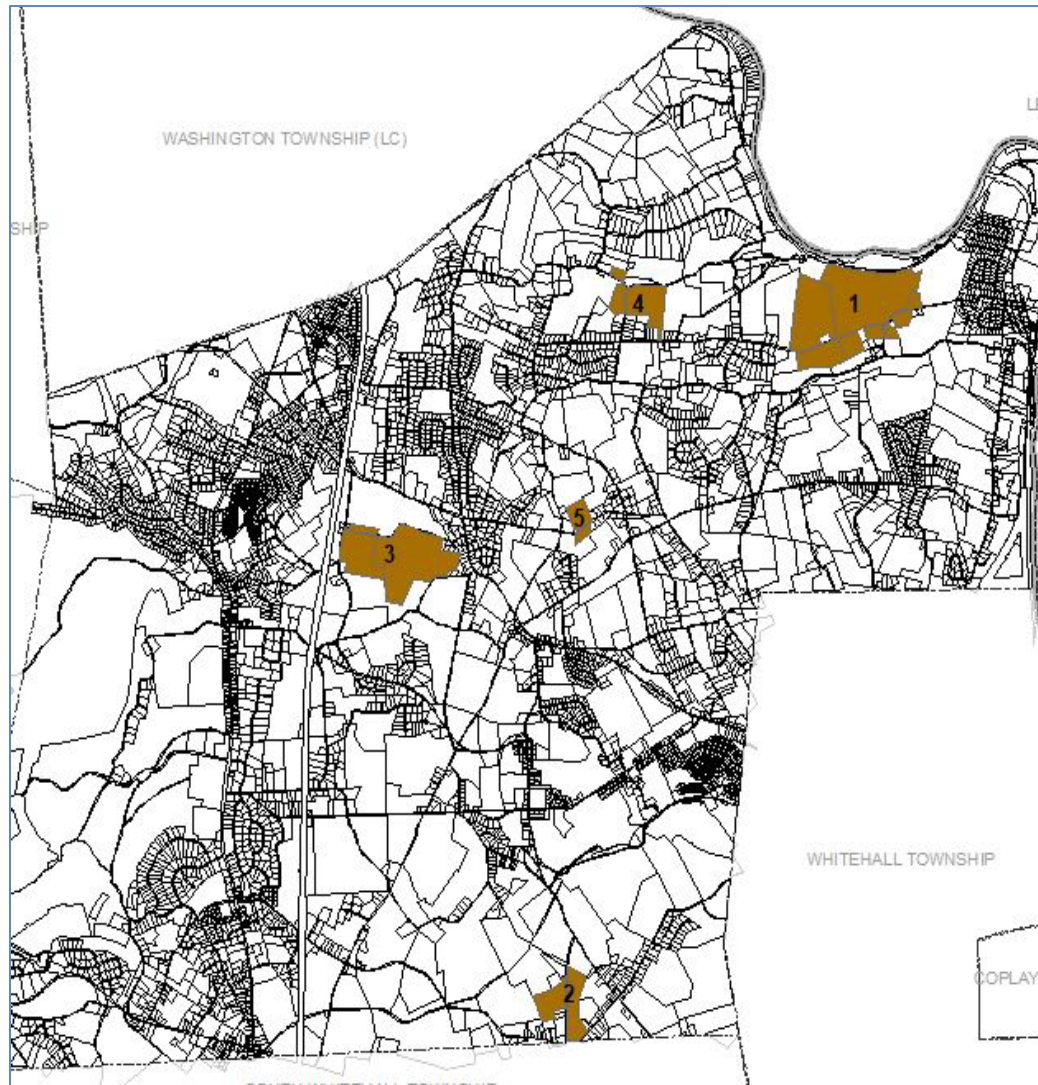
<sup>4</sup> Lehigh Valley Planning Commission. "BuildLV 2018 Annual Development Report". Released March 28, 2019.

<https://lvpc.org/pdf/2019/BuildLV/BuildLV%20plan%20Final.pdf>

<sup>5</sup> North Whitehall Township. <http://www.northwhitehall.org/openspace.html>

<sup>6</sup> North Whitehall Township. *Final 2021 Budget Summary*. December 8, 2020. <http://www.northwhitehall.org/forms/2021budget.pdf>





Within North Whitehall Township there are currently five agricultural properties which are preserved:

- Mantz tract (#1) – 190.55 acres
- Peischler tract (#2) – 48.35 acres
- Semmel tract (#3) – 145.06 acres
- Schmidt tract (#4) - 50.2 acres
- Gardner tract (#5) - 17.17 acres



*Agricultural land*

---

### COMMERCIAL AND OFFICE

Commercial and office uses account for less than 2 percent of the land area in the Township. The majority of commercial land uses are concentrated along the major road corridors – Route 309, Route 873, and Route 145. Other commercial uses can be found sporadically throughout the Township along Old Post Road, Mauch Chunk Road, and Independence Drive. Some of these commercial areas are primed for development/redevelopment.

---

### INDUSTRIAL

Industrial land uses make up about 6 percent of land area in North Whitehall Township. Industrial uses are mostly concentrated in the southern portion of the Township around Levans Road, Coffeetown Road, Quarry Street, and Kernsville Road. Industrial uses diversify a community's economic base, accounting for local jobs and tax revenues. Some of these properties are similarly primed for development/redevelopment.

---

### OTHER LAND USES

Public and quasi-public uses land include Township owned properties, schools, churches, and recreational uses such as the gun club and amounts to almost 4 percent of land area in the Township. Parks and other outdoor recreational facilities amount to approximately 8 percent of land area in the Township. This is mostly public recreation areas. Approximately 1 percent of Township land is used for transportation and utility purposes.



*Office use*



*Industrial use*

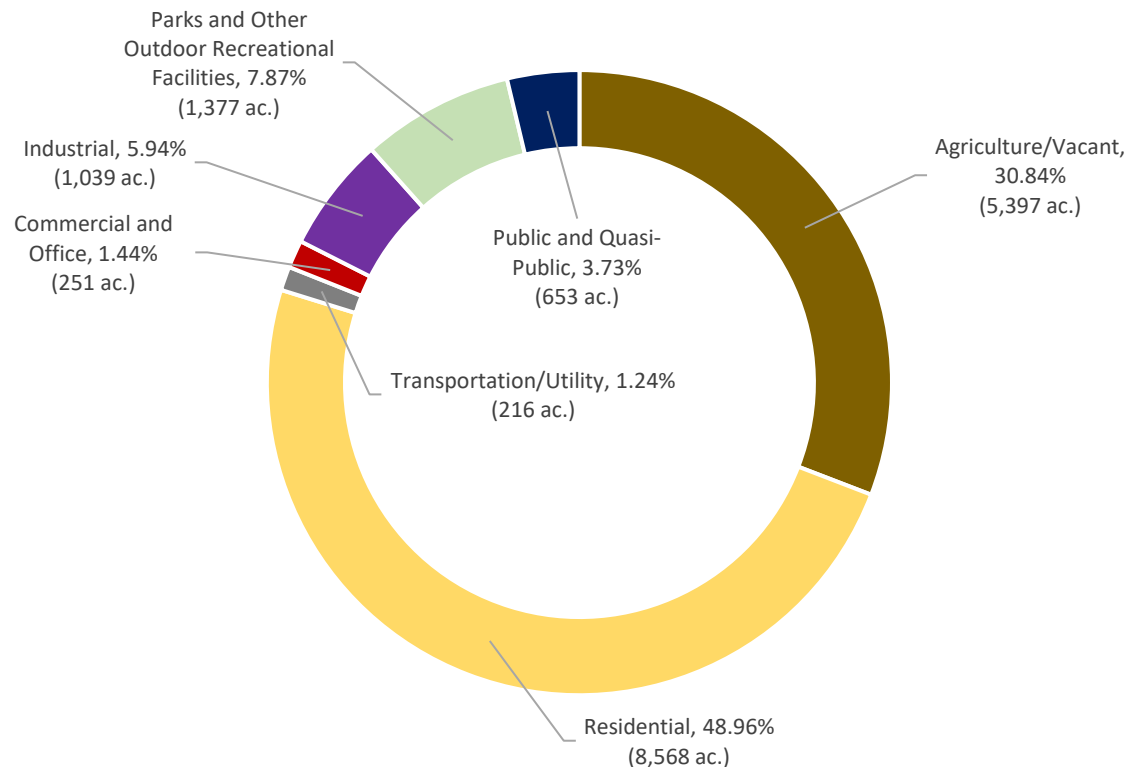
## LAND USE REGULATIONS

The two principal regulatory documents guiding land use in North Whitehall Township are its Zoning Ordinance (adopted 2002) and its Subdivision and Land Development Ordinance (adopted 1999). These ordinances are the primary tools available to the Township for implementing the future land use related objectives of the Comprehensive Plan.

Generally, the Zoning Ordinance governs the density and location of land uses, as well as dimensional requirements such as setbacks, heights, area and bulk standards. The Subdivision and Land Development Ordinance establishes minimum requirements for building lot layout and design, as well as for necessary development-related improvements such as water supply, road access, stormwater management, and sewage disposal. These two regulatory ordinances are not static; the Township continues to amend them from time to time to ensure that overall land use goals are being met in the best way possible.

The 2009 Comprehensive Plan recommended several changes to land use regulations. Only the Kernsville-309 area was rezoned to be consistent with the 2009 Comprehensive Plan. This plan update will re-evaluate those previous recommendations and presents others based on changed circumstances and community desires.

Chart 5: Percentage of Land Use





Source: Lehigh Valley Planning Commission



LEHIGH TOWNSHIP

NORTH WHITEHALL TOWNSHIP  
**COMPREHENSIVE PLAN**

ALLEN TOWNSHIP

**Legend**

- County Boundary
- Municipal Boundary
- Parcels

**Land Use**

- Agriculture / Vacant
- Commercial
- Industrial
- Office
- Parks and Outdoor Recreation Facilities
- Public / Quasi Public
- Residential
- Transportation / Communication / Utilities

NORTH WHITEHALL TOWNSHIP  
**EXISTING LANDUSE MAP**

NORTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA



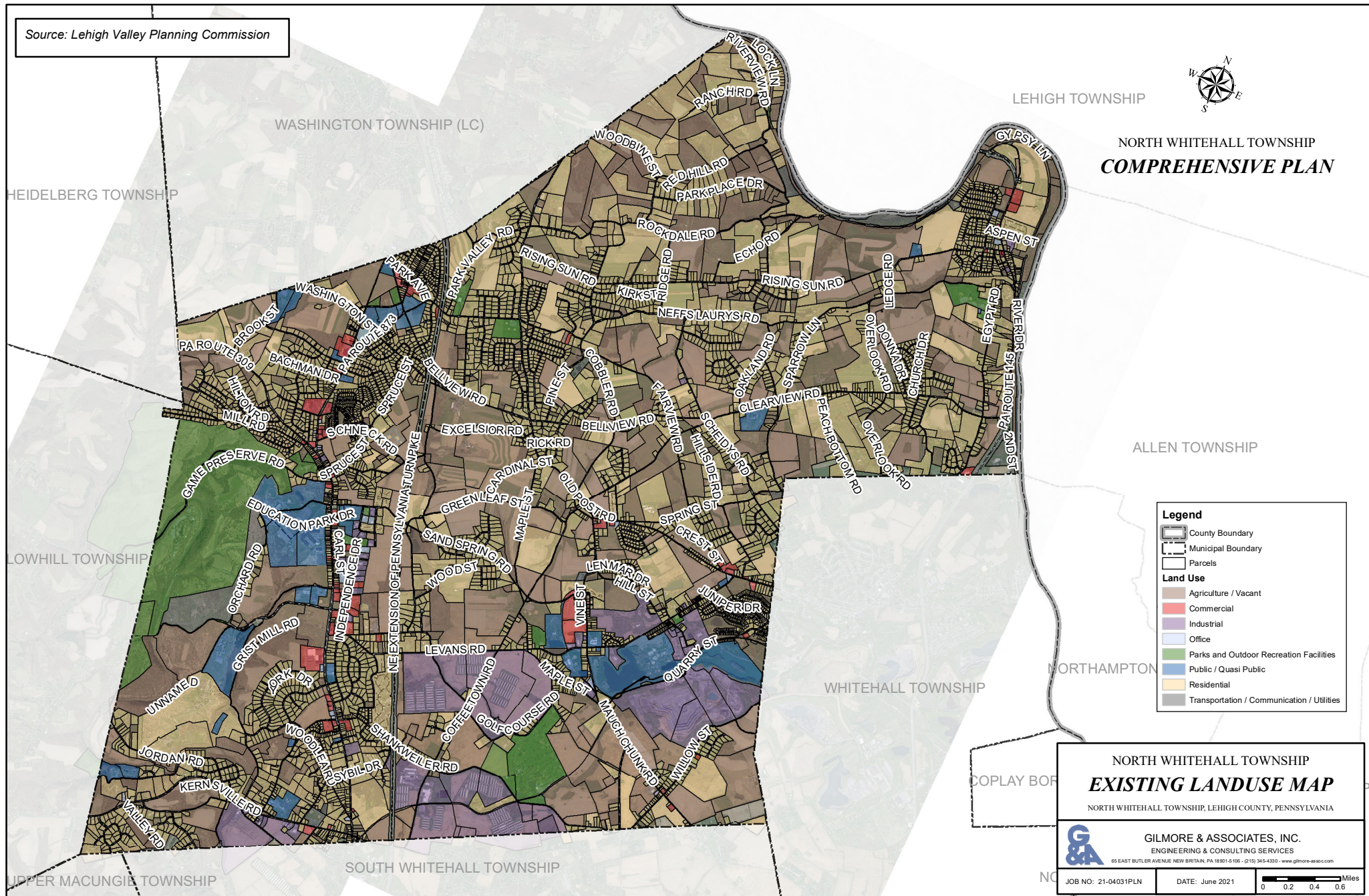
GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

66 EAST BUTLER AVENUE NEW BRITAIN, PA 18901-5106 • (215) 345-4330 • www.gilmore-assoc.com

JOB NO: 21-04031PLN

DATE: June 2021

0 0.2 0.4 0.6 Miles





Source: North Whitehall Township, 2019



LEHIGH TOWNSHIP

NORTH WHITEHALL TOWNSHIP  
**COMPREHENSIVE PLAN**

HEIDELBERG TOWNSHIP

WASHINGTON TOWNSHIP (LC)

LOWHILL TOWNSHIP

ALLEN TOWNSHIP

WHITEHALL TOWNSHIP

NORTHAMPTON BOROUGH

COPLAY BOROUGH

UPPER MACUNGIE TOWNSHIP

SOUTH WHITEHALL TOWNSHIP

**Legend**

- County Boundary
- Municipal Boundary
- Parcels

**ZONING DISTRICTS**

- Agricultural-Residential
- Institutional Option
- Livestock Option
- Suburban Residential
- Village Residential
- Village Center
- Conservation Residential
- Planned Commercial
- Commercial
- Commercial, Development
- Light Industrial
- Mineral Extraction General Industrial

NORTH WHITEHALL TOWNSHIP  
**ZONING DISTRICTS MAP**

NORTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA



GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

66 EAST BUTLER AVENUE NEW BRITAIN, PA 18901-5106 • (215) 345-4330 • www.gilmore-assoc.com

JOB NO: 21-04031PLN

DATE: June 2021

0 0.2 0.4 0.6 Miles

## HOUSING TRENDS

North Whitehall Township's residential units are primarily single-family (1-unit) detached homes. This dwelling unit type comprises almost three-quarters of the entire housing stock in North Whitehall Township. Mobile homes and single-family attached dwellings (twin units) comprise a relatively even percentage of housing units within the Township with mobile homes at 10 percent and single-family attached units at almost 9 percent. An interesting change within the Township is the increase of almost all categories of multi-family dwellings except multi-family dwellings (10-19 units), specifically multi-family dwellings of 20 or more units increased by over 50 percent.

The number of housing units totaled 6,351 in 2019, according to ACS Estimates. Total housing units increased by approximately 6 percent from 2010 to 2019.

The Township experienced a significant surge in housing stock between 1970 and 1999, and then a steep decline in new construction of housing units since 1999. New construction has continually tapered off but is starting to increase again. Housing age is detailed in Table 13.

Table 12: Housing Units in Structure, 2010-2019

Housing Type	2019 Estimates	Percent	2010 Estimates	Percent	# Change	% Change
<i>Total housing units</i>	6,351	(x)	6,005	(x)	346	5.76%
<i>1-unit, detached</i>	4,613	72.60%	4,445	74.00%	168	3.8%
<i>1-unit, attached</i>	561	8.80%	483	8.00%	78	16.1%
<i>2 units</i>	106	1.70%	37	0.60%	69	0.0%
<i>3 or 4 units</i>	214	3.40%	164	2.70%	50	30.5%
<i>5 to 9 units</i>	140	2.20%	125	2.10%	15	12.0%
<i>10 to 19 units</i>	0	0.00%	50	0.80%	(50)	-100.0%
<i>20 or more units</i>	79	1.20%	51	0.80%	28	54.9%
<i>Mobile home</i>	638	10.00%	650	10.80%	-12	-1.8%

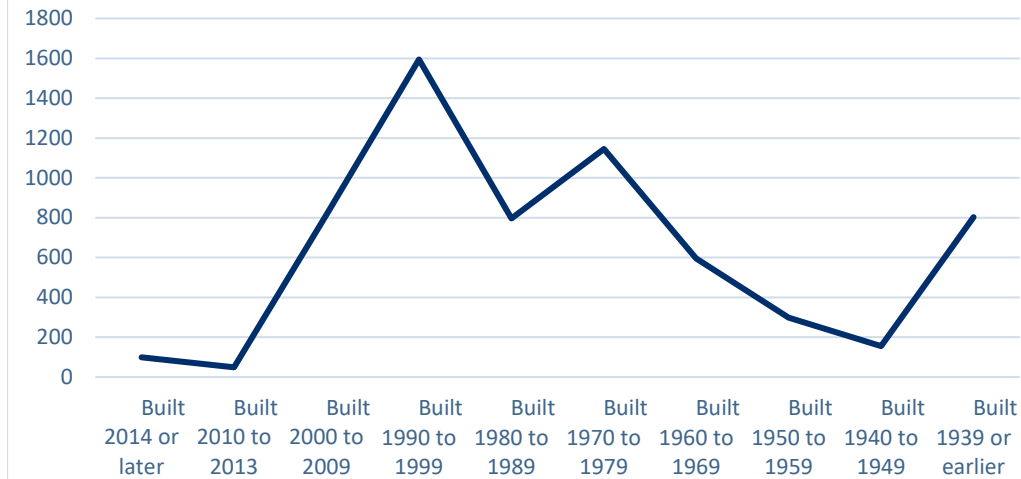
**Source: 2019 and 2010 American Community Survey: 5-Year Estimates**

Table 13: Housing Age, North Whitehall Township

Year Built	Number	Percent
<i>Built 2014 or later</i>	99	1.6%
<i>Built 2010 to 2013</i>	49	0.8%
<i>Built 2000 to 2009</i>	815	12.8%
<i>Built 1990 to 1999</i>	1,594	25.1%
<i>Built 1980 to 1989</i>	797	12.5%
<i>Built 1970 to 1979</i>	1,145	18.0%
<i>Built 1960 to 1969</i>	596	9.4%
<i>Built 1950 to 1959</i>	298	4.7%
<i>Built 1940 to 1949</i>	156	2.5%
<i>Built 1939 or earlier</i>	802	12.6%
<i>Total housing units</i>	6,351	100%

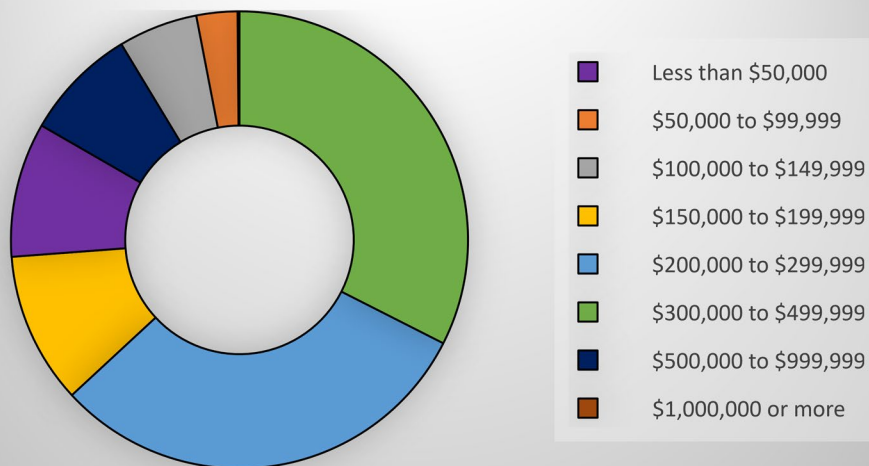
**Source: 2019 American Community Survey: 5-Year Estimate**

Chart 6: Number of Homes Built by Year Category

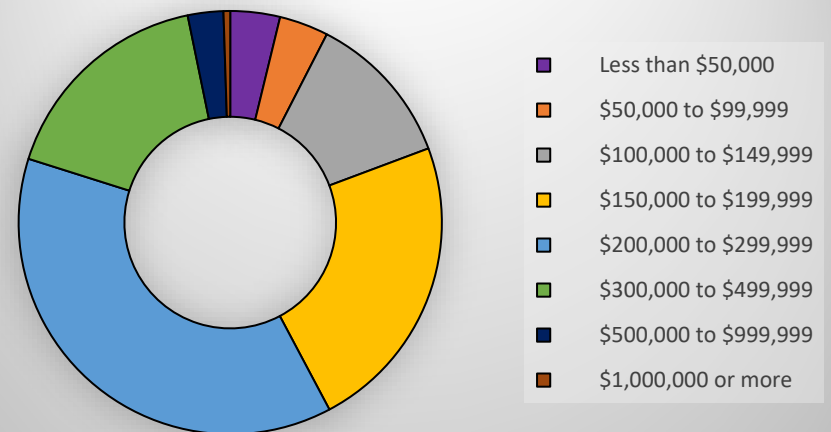


In 2010 the median housing value was \$261,700. By 2019 the median housing value increased to \$268,000; an increase of \$6,300 or 2.4 percent. The housing value increase experienced in North Whitehall Township is typical of the immediate region. Most of the adjacent municipalities demonstrated an increase in housing value between 2010 and 2019 with the exception of Whitehall Township and Lehigh Township which both experienced a decrease. Housing value in North Whitehall Township is fairly close to the average in the region (\$240,375) with Lowhill Township being at the upper end (\$327,900) and Whitehall Township being at the lower end (\$187,700). Additionally, in the year 2019, North Whitehall Township was above the County median housing value of \$208,200 by approximately \$59,800.

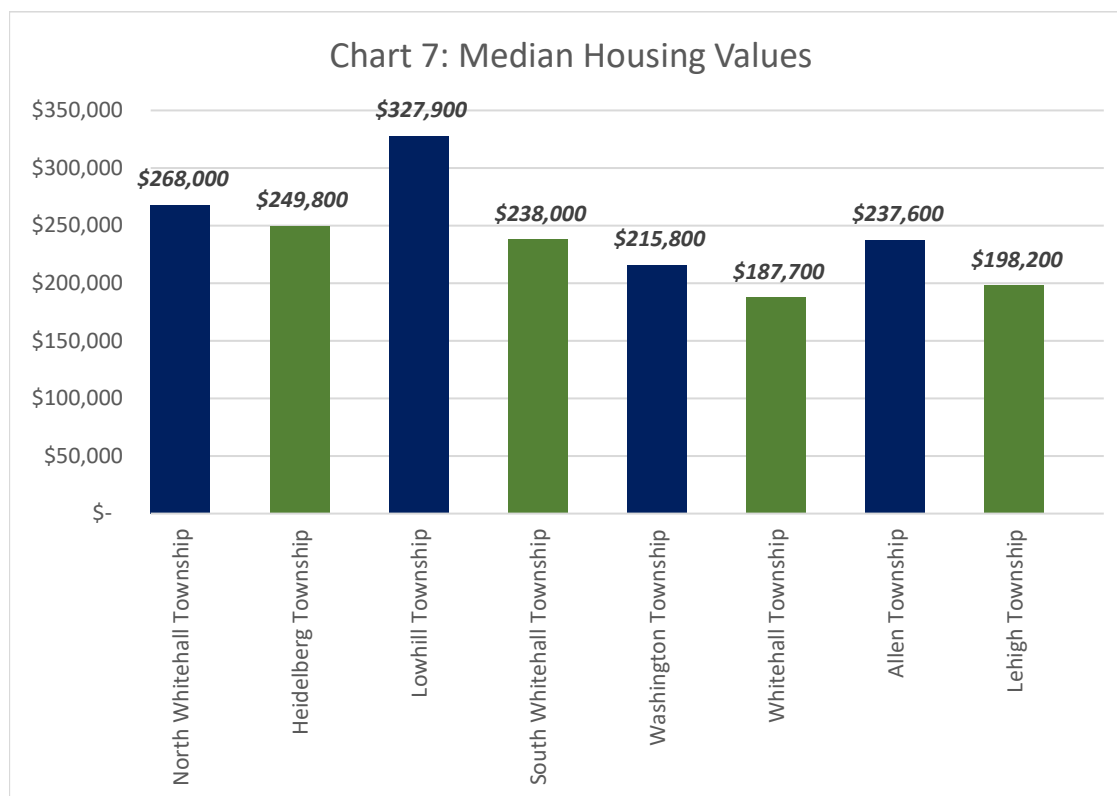
Housing Values Breakdown  
North Whitehall Township, 2019



Housing Values Breakdown  
Regional, 2019



As per the LVPC Housing Sales + Rental Data 2019-2020, median prices for housing is further broken out by housing type. The median price for single-family detached units in 2020 was \$315,000; the median price for single-family attached units was \$200,250; the median price for multi-family units was \$185,000; and the median price for mobile homes was \$125,000.<sup>7</sup>



Source: 2019 American Community Survey: 5-Year Estimate

Population growth rates are projected to continue for the foreseeable future. This growth will likely lead to the need for additional housing within the Township. This may put pressure on agricultural and/or open space uses within the Township to be converted to residential uses. Ensuring that future growth occurs in a manner acceptable to the Township and having the least impact on its resources must continue to be a high Township planning priority.

Housing affordability is a growing issue for the population in the Township, surrounding area, and County overall, an issue that is likely to continue within the timeframe of this Comprehensive Plan. With the consistent increase in housing prices from 2010 to 2019 in the Township, region and County, housing affordability continues to be a concern for many Lehigh County residents and communities. The Township must continue to provide a variety of housing choices at varying prices to accommodate changing housing demands and needs.

<sup>7</sup> Lehigh Valley Planning Commission. "Housing Sales + Rental Data 2019-2020" March 25, 2021  
<https://lvpc.org/pdf/2021/annualreport/2019%202020%20Housing%20Sales%20+%20Rental%20Data%20Document.pdf>



## COMMUNITY FACILITIES AND SERVICES

Community facilities serve the public and are necessary for public health, safety, and welfare. Some of these are quite visible, such as police and emergency services, schools, and township parks. Others are less obvious, such as sewer and water infrastructure. They all make up the foundation of a municipality and have a direct bearing on residents' quality of life.

This Chapter identifies and examines community facilities and services available in North Whitehall Township, and provides direction for the continued provision of adequate facilities and services. The availability of adequate community facilities is also important to the local economy, since businesses, as well as residents, are more likely to locate near an area with adequate facilities and services.

---

### ADMINISTRATION

The Township Administration is responsible for directing the daily operations and achieving the established goals and objectives of the governing body. The administrative department employs numerous staff including a manager, a zoning officer, director of public works, and various administrative positions. Staffing appears to be adequate to meet current needs.

The staff in the administrative departments often interact with Township residents and business owners on a daily basis. The Township's municipal complex is located at 3256 Levans Road.



*North Whitehall Township Administrative Building*

---

### EMERGENCY SERVICES

There are four fire companies which service North Whitehall Township – Laurys Station Company #1, Neffs Fire Company, Community Fire Company #1, and Tri Clover Fire Company. All four of these fire companies are volunteer organizations.

- Laurys Station Company # 1  
5314 Egypt Road, Laurys Station Pa. 18059
- Neffs Fire Company – Services the village of Neffs and surrounding areas of North Whitehall and Washington Townships  
3755 Park Avenue, Neffs Pa 18065
- Community Fire Company #1 – Services portions of North Whitehall, Lowhill, and Heidelberg Townships

**Schnecksville Fire Company**

4550 Old Packhouse Road Schnecksville, Pa 18078

- Tri Clover Fire Company – Services parts of North and South Whitehall and Lowhill Townships

4801 Kernsville Road Orefield, Pa 18069

The Township receives police services from Troop M of the Pennsylvania State Police located out of Bethlehem. Emergency medical services are provided by Northern Valley Ambulance Service located in the village of Ormrod.

---

**PUBLIC WORKS**

The mission of the Public Works Department is to maintain, repair, and improve the infrastructure of the Township. The Department handles the care and maintenance of approximately 120 miles of roads (paving, potholes, plowing and salting), maintenance of Township buildings and Township-owned vehicles, upkeep of Township parks and trails, and replacement and maintenance of street signs and pavement markings.



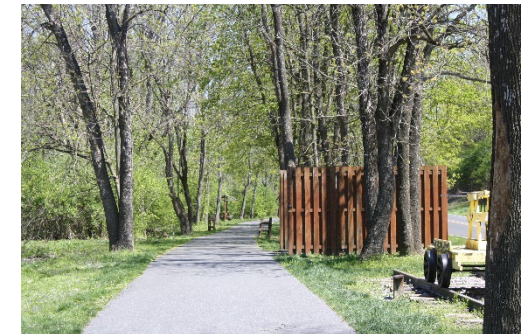
*Community Fire Company No. 1*

## PARKS AND RECREATION

North Whitehall Township has a six-member Recreation Board which meets quarterly to evaluate and make recommendations for Township facilities. These facilities include seven parks and the Ironton Rail Trail.

Table 14: Inventory of Existing Recreational Township-Owned Properties

Site	Facilities	Acreage	Location
<b>Laurys Firehouse Park</b>	Features an oversized field area for lacrosse or soccer, full-size baseball/softball fields, two basketball courts, playground equipment and fitness trail	32 acres	5328 Egypt Road
<b>Kolapechka Park</b>	Features playground equipment, baseball/softball fields, and walking path which connects to Levans Park	22 acres	4075 Coffeetown Road
<b>Levans Park</b>	Features soccer/lacrosse fields and walking path connecting to Kolapechka Park	10 acres	3421 Levans Road
<b>Independence Park</b>	Features playground equipment, lacrosse/soccer/baseball/softball fields, sand volleyball courts, horseshoe courts, walking path, and pavilions	9 acres	4400 Independence Drive
<b>Township Recreation Park</b>	Features baseball/softball (two fields), and basketball (three lighted courts)	18 acres	3256 Levans Road
<b>Johnsons' Pond Wildlife Park</b>	Passive recreation amenities	20 acres	4375 Coplay Creek Road
<b>Neffs Valley Park</b>	Features disc golf course	15 acres	3545 Neffs Laurys Road
<b>Ironton Rail Trail</b>	Multi-use trail	NA	Multi-municipal

*Laurys Firehouse Park**Ironton Rail Trail*

Private recreation facilities used by residents include Ormrod Playground and ballfields, Iron Lakes golf course, Orchard View pool, and multiple rod and gun clubs. Privately owned recreation facilities contribute to the community's quality of life. While not responsible for the operation and maintenance of these facilities, the Township should maintain an open dialogue with facility owners to be aware of use trends and future planning. Zoning regulations, conservation easements, and/or obtaining a right of first refusal would help preserve the long-term use of these facilities as community recreation assets.

---

#### EDUCATIONAL FACILITIES

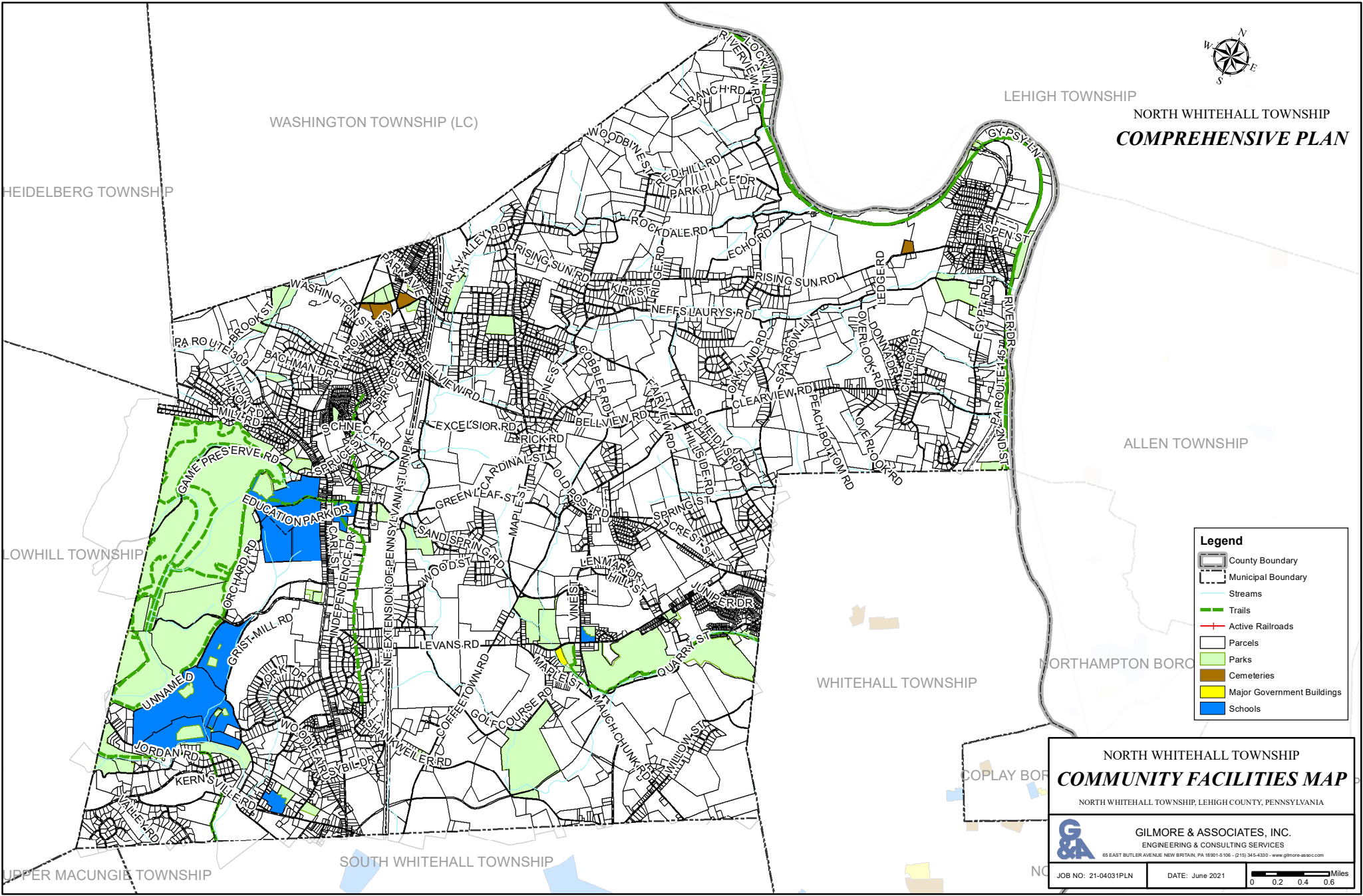
North Whitehall Township is part of the Parkland School District along with South Whitehall and Upper Macungie Townships. The Parkland School District is comprised of twelve schools, including one high school, two middle schools, and nine elementary schools. According to the 2020-2021 District Profile, the district serves approximately 9,572 students. Ironton Elementary, Kernsville Elementary and Schnecksville Elementary are located within North Whitehall Township.

Community facilities and services determine, to some extent, the quality of life experienced in North Whitehall Township. Issues concerning community facilities and services generally include staffing, funding, and ongoing maintenance to ensure that adequate services are provided well into the future. Therefore, planning for these facilities and services should be interrelated and consistent with land use planning in the comprehensive plan.



*Elementary school*






LEHIGH TOWNSHIP  
NORTH WHITEHALL TOWNSHIP  
**COMPREHENSIVE PLAN**

- Legend**
- County Boundary
  - Municipal Boundary
  - Streams
  - Trails
  - Active Railroads
  - Parcels
  - Parks
  - Cemeteries
  - Major Government Buildings
  - Schools

NORTH WHITEHALL TOWNSHIP  
**COMMUNITY FACILITIES MAP**  
NORTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA

 **GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES  
85 EAST BUTLER AVENUE NEW BRITAIN, PA 18901-5106 • (215) 345-4330 • www.gilmore-assoc.com

JOB NO: 21-04031PLN      DATE: June 2021      0 0.2 0.4 0.6 Miles



## TRANSPORTATION AND CIRCULATION

The function of the transportation system is to provide for the movement of people and goods between places. The adequacy of this system is directly influenced by the type and size of the population growth and land development that occur along the network.

Proper land use planning is critical to prevent adverse effects on the transportation network due to improper development. Conversely, when transportation improvements are designed, it is important to address the needs of the general public, individual property owners, and neighborhoods. Where appropriate, transportation improvements should be designed as multiple-use facilities that provide for pedestrians, bicycles, public transit, and motor vehicles. As the Township maintains and upgrades its roads, a balance among parking needs, local vehicle movements, and emergency vehicle movements must be upheld.

### ROAD SYSTEM

Roadways are generally classified by its function. Each function class is based on the type of service the road provides to the vehicular movement. Accordingly, design standards are tied to function class, i.e., each class has a range of allowable lane widths, shoulder widths, curve radii, etc. The Federal Highway Administration (FHWA) provides for four major road function classifications: interstates, arterials, collectors, and local roads.

Many of the Township streets are local roads, owned by the Township and maintained by the Public Works Department (approximately 120 miles of roads). All of the arterials and a few of the collectors are owned and maintained by Pennsylvania Department of Transportation (PennDOT).

- Interstates
  - Highest level of mobility
  - Highest speeds (usually between 55 and 75 mph)
  - Longest uninterrupted distance
- Arterials
  - Includes freeways, multi-lane highways, and other important roadways that supplement the interstate system
  - Generally, connect principal urbanized areas, cities, and industrial centers
  - Posted speed limits range between 50 and 70 mph
- Collectors
  - Connect local roads and streets with arterials
  - Balance mobility with land access
  - Posted speed limits range between 35 and 55 mph
- Local Roads
  - Limited mobility
  - Access to residential areas, businesses, farms, and other local areas
  - Posted speed limits range between 20 and 45 mph
  - Majority of roads in the U.S.

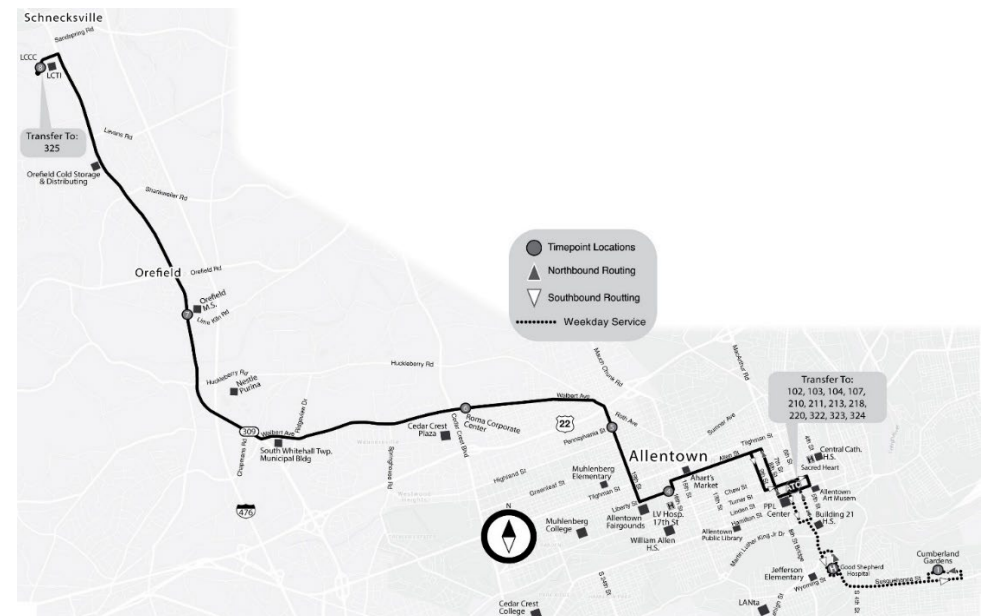
## North Whitehall Street Hierarchy:

- Expressways (Interstates)
  - PA Turnpike (I-476)
- Major Arterials
  - Route 145
  - Route 309
  - Route 873
- Minor Arterials
  - Route 329
  - Mauch Chunk Road
  - Cedar Crest Boulevard
- Major Collectors
  - Kernsville Road
  - Sand Spring Road
  - Levans Road
  - Old Post Road
  - Old Packhouse Road
- Minor Collectors
  - Scheidys Road
  - Clearview Road
  - Rising Sun Road
  - Coffeetown Road
  - Shankweiler Road
  - Schneck Road
  - Neffs-Laurys Road
  - Coplay Creek Road
  - Quarry Street
  - Willow Street
- Local Roads
  - All other roads

## PUBLIC TRANSPORTATION

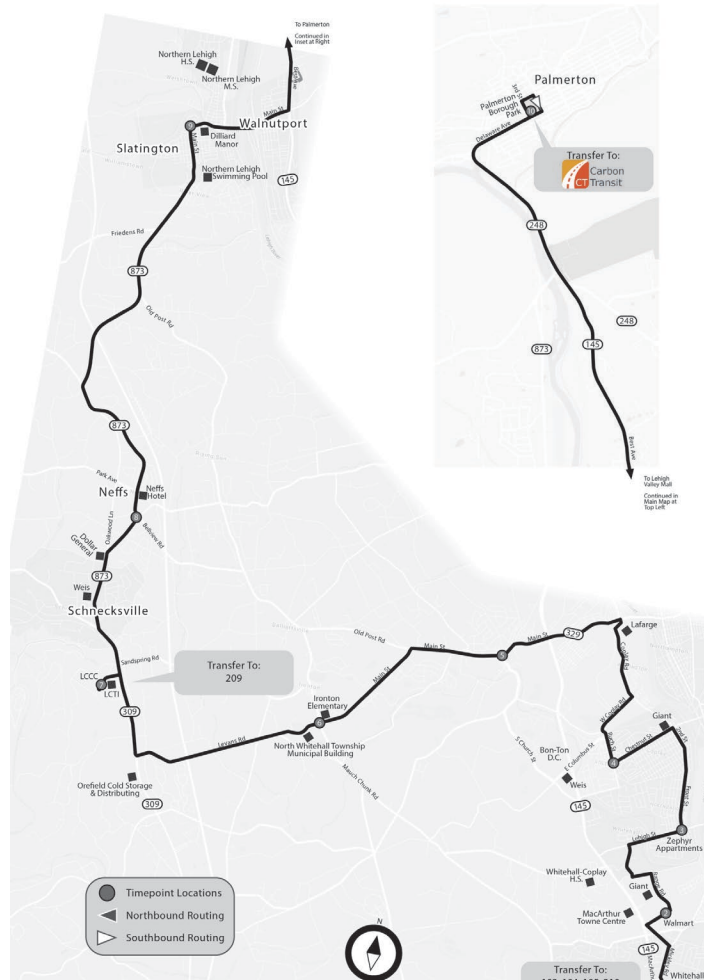
North Whitehall Township is served by LANTA bus service. The Lehigh and Northampton Transportation Authority (LANTA) is charged with operating a "public transportation system for public use in the metropolitan area consisting of the Counties of Lehigh and Northampton." LANTA operates the LANTaBus system, a network of 30 fixed bus routes throughout the Lehigh Valley providing daily, later evening, Saturday, and Sunday services. Two designated LANTaBus routes operate within North Whitehall Township: Route 209 and Route 325.

The Route 209 bus runs from Cumberland Gardens in Allentown to Lehigh Carbon Community College in Schnecksville with stops at Good Shepherd Hospital, the Allentown Transportation Center, Roma Office Center/Crest Plaza and Orefield Middle School.



LANTA Route 209

The Route 325 bus runs from Palmerton Borough Park to the Lehigh Valley Mall with stops at Slatington, Neffs National Bank on Route 873, Lehigh Carbon Community College in Schnecksville, Ironton Elementary, Egypt, Coplay, Hokendauqua and the Whitehall Shopping Center – Walmart.



**LANTA Route 325**

### PEDESTRIAN CIRCULATION

Providing a walkable environment is essential to efficient ground transportation. Every trip begins and ends with walking. Walking remains the cheapest form of transportation, and a walkable community provides the most affordable transportation system any community can plan, design, construct, and maintain. Due to the Township's rural nature the availability of sidewalks throughout the Township is limited. Additionally, the Subdivision and Land Development Ordinance does not require the installation of sidewalks on local streets where lot sizes exceed 1 acre.

There are several trails located in North Whitehall. The Trexler Nature Preserve has over 18-miles<sup>8</sup> of trails for various users. A portion of the Delaware and Lehigh National Heritage Corridor (D&L Trail) runs along the Lehigh River on the North Whitehall Township side. The Ironton Rail Trail is a 9.2-mile trail that connects North Whitehall to Coplay Borough and is considered a spur of the D&L Trail<sup>9</sup>.

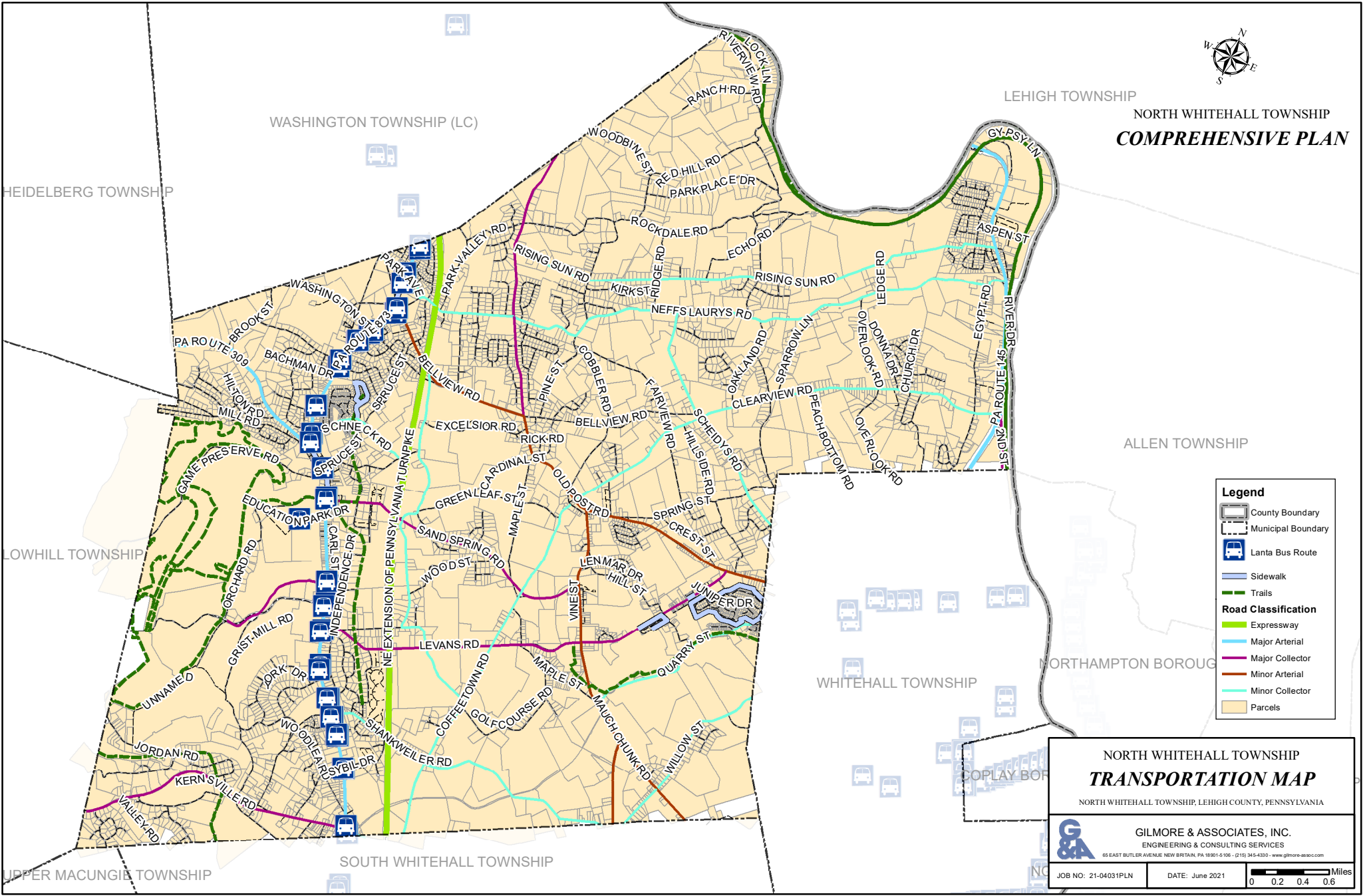


*Pedestrian connections*

Transportation planning must maximize the interrelationship and coordination between all modes of travel to achieve an appropriate balance that serves all Township residents. This includes seeking ways to alleviate traffic congestion and improve travel times, planning for road improvements specifically those that may encourage mode-sharing, and identifying areas in need of connections.

<sup>8</sup> Discover Lehigh Valley. <https://www.discoverlehighvalley.com/listing/trexler-nature-preserve/2360/>

<sup>9</sup> Ironton Rail Trail. <https://www.irontonrailtrail.org/index.html>



NORTH WHITEHALL TOWNSHIP  
**COMPREHENSIVE PLAN**

**Legend**

- County Boundary
- Municipal Boundary
- Lanta Bus Route
- Sidewalk
- Trails

**Road Classification**

- Expressway
- Major Arterial
- Major Collector
- Minor Arterial
- Minor Collector
- Parcels

NORTH WHITEHALL TOWNSHIP  
**TRANSPORTATION MAP**  
NORTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA

**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES  
66 EAST BUTLER AVENUE NEW BRITAIN, PA 18901-5106 • (215) 345-4330 • www.gilmore-assoc.com

JOB NO: 21-04031PLN      DATE: June 2021      0 0.2 0.4 0.6 Miles



## HISTORIC AND CULTURAL RESOURCES

The Township's historic, cultural and natural resources contribute to its character and fabric. These resources also hold potential as an economic development and revitalization tool that can spur retail activity, the arts and tourism. If these resources were to be demolished, inappropriately modified, or neglected, the Township's heritage would be diminished.

---

## HISTORIC AND CULTURAL RESOURCES

Under the Pennsylvania History Code and the National Historic Preservation Act, the Pennsylvania Historical and Museum Commission (PHMC), the Commonwealth's official history agency, is designated as the State Historic Preservation Office (SHPO).

---

*The SHPO administers all official state historic preservation programs and activities. These include:*

- *Maintaining the Commonwealth's cultural resource inventory*
  - *Preparing a state preservation plan*
  - *Nominating properties to the National Register of Historic Places*
  - *Reviewing state and federal undertakings for effects on cultural resources*
  - *Assisting in certifying historic building rehabilitation projects seeking federal tax incentives*
  - *Conducting archaeological investigations*
  - *Overseeing the designation of historic districts under municipal ordinances*
  - *Advising local governments on preservation issues*
  - *Providing grants to restore historic buildings*
  - *Conducting cultural resource surveys*
  - *Assisting Certified Local Governments with local historic preservation programs*
- 

PHMC now hosts PA-SHARE a Geographic Information Systems (GIS) and online project management system for documenting historic and cultural resources throughout Pennsylvania. As per this program, there are numerous historic and cultural resources within North Whitehall Township. As per PA-SHARE there are 68 resources which are archaeological sites, either native American archaeological sites or historic archaeological sites. There are no designated historic markers within the Township.



### HISTORIC PRESERVATION IN THE TOWNSHIP

North Whitehall Township does not have an official historical society or group. There are several villages within the Township that are integral to the history of North Whitehall – Ballietsville, Ironton and the Ironton Railroad, Laurys Station, Neffs, Schnecksville and Siegersville. The North Whitehall Township Zoning Ordinance and Subdivision and Land Development Ordinance have provisions for historic preservation as part of its site planning guidelines. However, these provisions are fairly generic and do not have any real “teeth” to protect these resources.

New development often poses a potential threat to valued and unique historic assets. It is necessary to plan for historic and cultural resource protection and preservation. Changes in land use and development can alter or obscure the context of a historical resource. Therefore, consideration should be given to strengthening and enhancing the preservation and zoning tools that can be used by the township to protect and showcase historic and cultural resources.



## ENVIRONMENTAL AND NATURAL RESOURCES

Natural resources are defined as geology, topography, slopes, water resources, soils, flora, fauna, and significant natural areas, all of which have economic, recreational, aesthetic, and educational benefit, which can be depleted if resources are not protected. These resources contribute to the character of a place and can enhance a community's quality of life. Understanding the importance of these resources is crucial in order to guide land use planning and future development responsibly.

---

*The basis for protecting natural and environmental resources is found in the Commonwealth's Constitution, in judicial decisions, and in the Pennsylvania Municipalities Planning Code (MPC). The Constitution states in Article 1, Section 27:*

*"The people have a right to clean air, pure water, and to the preservation of the natural, scenic, historic, and aesthetic values of the environment. Pennsylvania's public natural resources are common property of all people, including generations yet to come."*

---



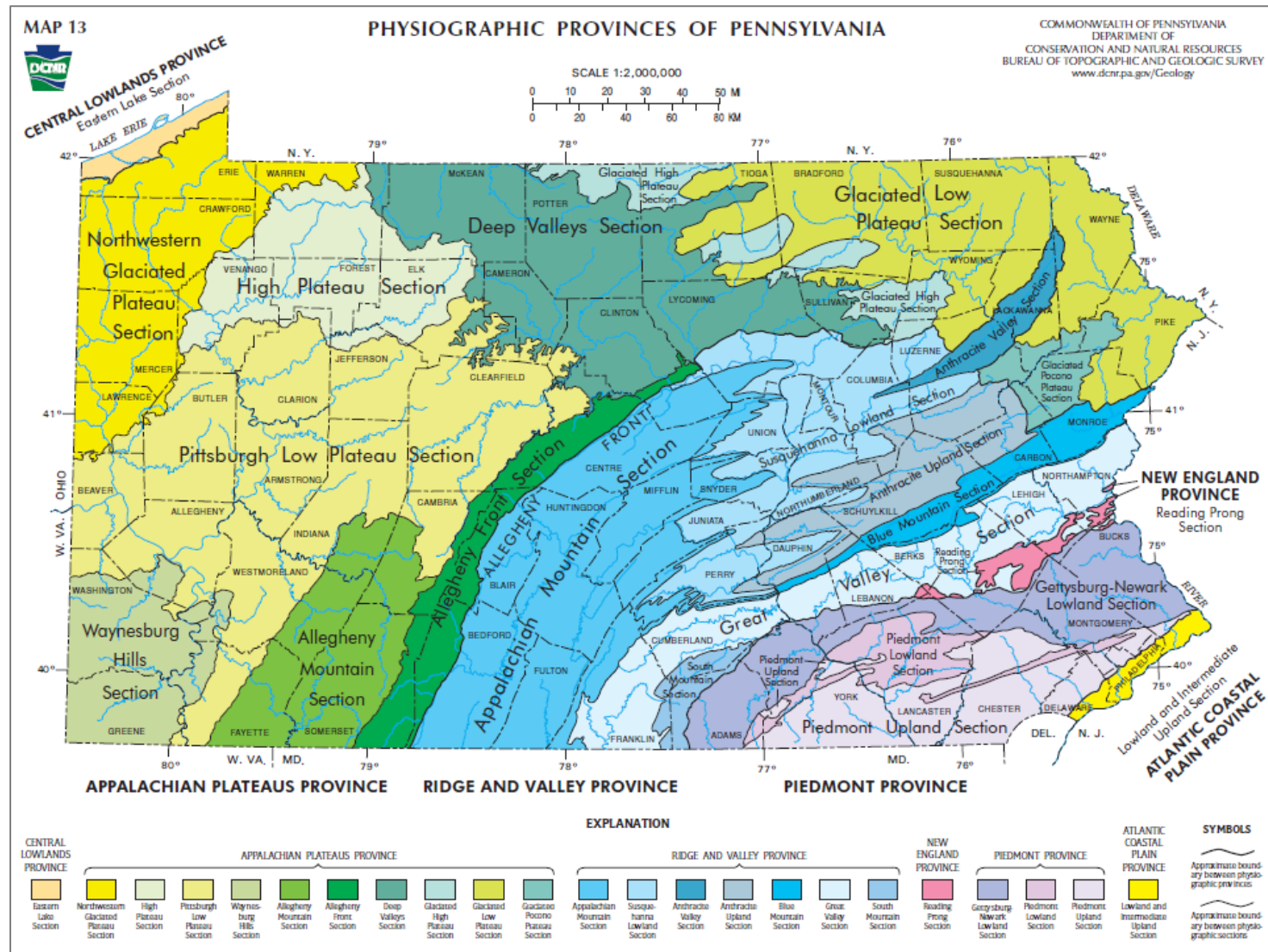
The MPC charges local governing bodies with the responsibility of protecting citizens' health, safety, and welfare through comprehensive planning and land use ordinances. The code permits local governing bodies to regulate the use of land, watercourses, and bodies of water not only by area requirements and lot sizes, but also by the determination of densities and the location and amount of open space. In addition, Section 605(2) of the MPC specifically requires local officials to regulate, restrict, or prohibit land uses and structures at or near...(ii) natural or artificial bodies of water, (iii) places of relatively steep slope or grade...(vii) floodplain areas and other places having a special character or use affecting or affected by their surroundings. Through comprehensive planning, the township has the power to adopt conservation goals and development guidelines, which protect environmentally sensitive areas and are implemented through the township's various ordinances.

---

## GEOLOGY AND TOPOGRAPHY

Geology is the foundation of the natural features of a community. Underlying bedrock has an influence on the type of soil formed, and in conjunction with the hydrologic cycle, is responsible for the changes in elevation, steep slopes, locations of streams, and groundwater supply.





North Whitehall Township is located within the Great Valley physiographic section of the Piedmont Province. The dominant topographic form associated with this section is “very broad valley” characterized by low to moderate relief (approximate minimum elevation 140 feet; maximum elevation 1,100 feet).

The underlying rock type of the Great Valley section is shale, sandstone and slate in the northwest half, and limestone and dolomite in the southeast half.<sup>10</sup> Slopes are generally protected by the Township Zoning Ordinance by excluding these areas from the lot area.

---

## SOILS

Soils are usually red and are often have a visually striking contrast to the green of vegetation. North Whitehall Township has large tracts of prime farmland classification. Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air, and slope ranges mainly from 0 to 6 percent.

Other farmland classifications include farmland of statewide importance or farmland of local importance. Farmland of statewide importance is land other than prime or unique farmland that has been designated by the State Rural Development Committee as being of statewide importance for the production of food, feed, fiber, forage, or oilseed crops. In Pennsylvania, land in capability Classes 1, 2, or 3,<sup>11</sup> that is not prime or unique farmland, is considered farmland of statewide importance. Farmland of local importance is land other than prime or unique farmland or farmland of statewide importance that has been designated by concerned local agencies (NRCS county offices, county conservation districts) as being important for the production of food, feed, fiber, forage or oilseed crops.



*Trexler Nature Preserve*

---

## HYDROLOGIC FEATURES

A watershed is an area of land within which water from rain or snow drains into a body of water, such as a river, lake or ocean. The drainage of water resources through a watershed includes both groundwater and surface water. Watersheds encompass more than one municipality, so their boundaries, rather than municipal boundaries, are the basis for managing and protecting water resources. Planning for and providing regulations on a watershed basis

---

<sup>10</sup> Pennsylvania Department of Natural Resources. "Physiographic Map of Pennsylvania."

<sup>11</sup> Land capability class definitions area as follows: Class I contains soils having few limitations for cultivation and are deep, nearly level, well to moderately-well drained, and subject to no more than slight erosion; Class II contains soils having some limitations for cultivation such as gentle slope, slight erosion, or moderate wetness that reduce the choice of plants or require moderate conservation practices; Class III contains soils having severe limitations for cultivation and may require very careful management, special conservation, or both. [https://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/technical/nra/?cid=nrcs143\\_014040](https://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/technical/nra/?cid=nrcs143_014040)

help ensure that downstream and downhill areas are protected from adverse impacts such as flooding, excessive groundwater withdrawals, and pollutant releases. North Whitehall Township is located within the Jordan Creek Watershed and the Coplay Creek Watershed.



*Jordan Creek*

Floodplains are relatively flat or low-lying areas adjacent to surface waters that experience or are susceptible to being inundated with water. Floodplains comprise the floodway, which consists of the stream channel and adjacent areas that carry flood flows, and the flood fringe, which is the adjacent area covered by flood water. Floodplain and floodplain soils are areas adjoining streams, ponds, or lakes that are subject to 100-year recurrence interval flood.

Floodplain areas are associated with the Jordan Creek in the western half of the Township, the Coplay Creek in the central area of the Township, a tributary of Mill Creek in the northwest area of the Township, and the Lehigh River and a few of its tributaries to the east of the Township. These areas are vital as the interface between the land and water and are crucial for the protection of water quality and aquatic life. The natural vegetation supported by floodplains helps trap sediment from upland surface runoff, stabilizes stream banks for erosion control, and provides shelter for wildlife and stream conditions beneficial for aquatic life. Development on floodplains restricts flooded

rivers from draining properly, displacing flood waters that then flow farther inland, damaging communities and forcing more water downstream.

The Pennsylvania Floodplain Management Act (Act 166 of 1978) requires that municipalities adopt regulations with National Flood Insurance Program (NFIP) standards as a minimum and encourages planning and development in floodplains that is consistent with sound land use practices. Municipalities are required to adopt zoning regulations to control development in floodplains in order to participate in the NFIP. The North Whitehall Township Zoning Ordinance has provisions for areas subject to flooding.

---

## VEGETATION

Woodland resources serve multiple purposes. They moderate environmental conditions, support wildlife as habitat and provide recreational opportunities. They also have significant aesthetic value.

The environmental functions of woodlands are particularly important. Trees and shrubs anchor soil and reduce erosion and sedimentation in streams. The vegetative cover softens the impact of falling rainwater, enables groundwater recharge and reduces the volume and rate of runoff. Woodlands also play a role in filtering air pollutants and moderating microclimates. Additionally, woodlands provide visual and sound buffering.

North Whitehall Township is not heavily wooded. Most wooded areas are found adjacent to waterways and floodplain areas, and in recreation areas. The Zoning Ordinance has provisions for the preservation of trees and forests.



The natural features of the landscape contribute to the quality of life in the Township. If these features are to remain assets, land-use decisions must consider protection of specific natural resources. Development practices that include concern for natural limitations of the land often benefit both the builder and the community.

Source: Lehigh Valley Planning Commission



LEHIGH TOWNSHIP

NORTH WHITEHALL TOWNSHIP

## COMPREHENSIVE PLAN

ALLEN TOWNSHIP

### Legend

- County Boundary
- Municipal Boundary
- Parcels
- Streams
- Major Rivers
- Lakes
- Woodlands
- A: Special Flood Hazard Areas inundated by 100-year flood
- AE: Special Flood Hazard Areas inundated by 100-year flood
- AE\_FW: Floodway areas in Zone AE
- X500: Areas of 500-year flood
- Wetlands
- Steep Slope 15-25%
- Steep Slope >25%
- Agricultural Easements
- Agricultural Security Areas

NORTH WHITEHALL TOWNSHIP

## NATURAL FEATURES MAP

NORTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA



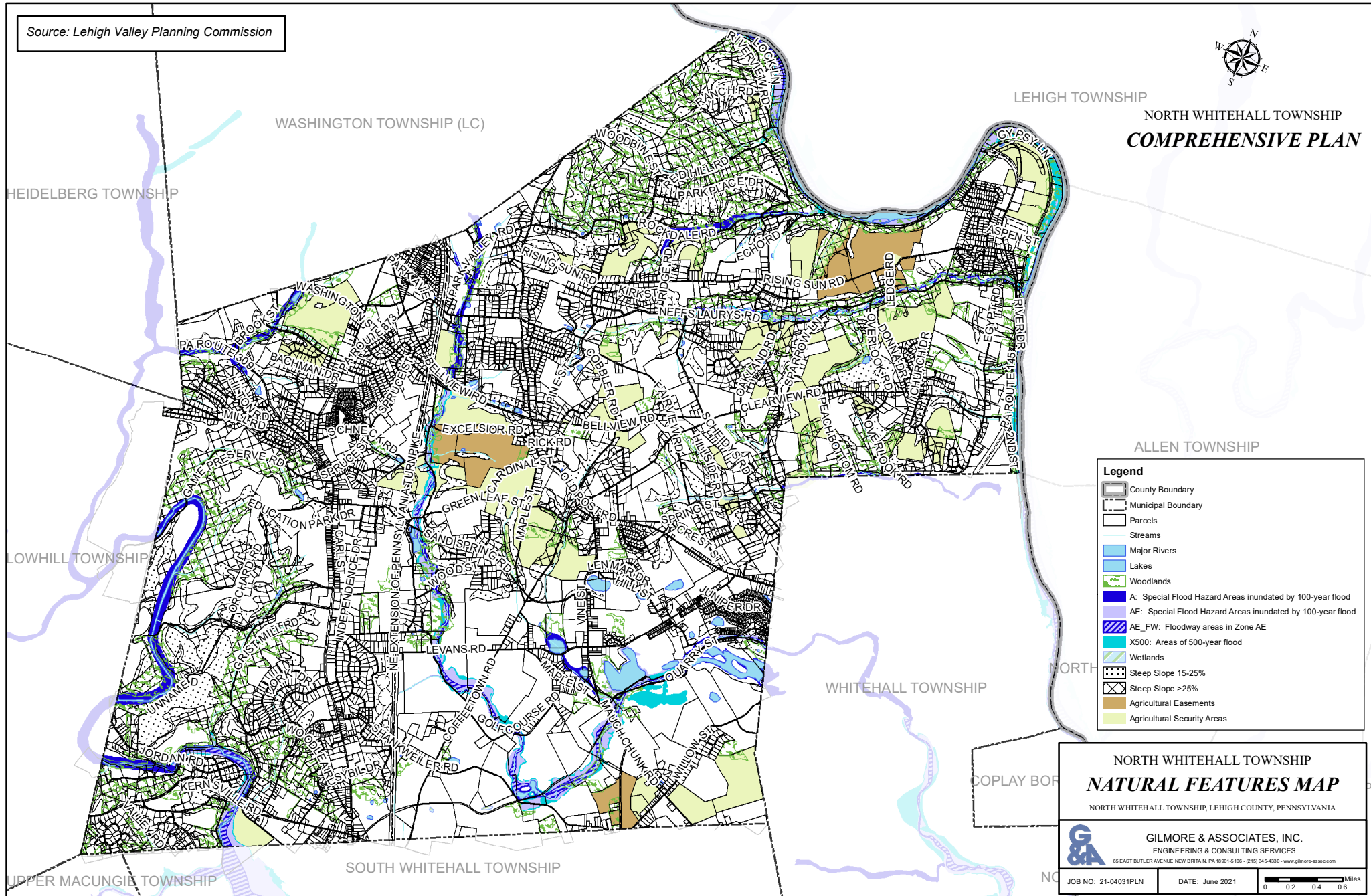
GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

66 EAST BUTLER AVENUE NEW BRITAIN, PA 18901-5106 • (215) 345-4330 • www.gilmore-assoc.com

JOB NO: 21-04031PLN

DATE: June 2021

0 0.2 0.4 0.6 Miles





## Chapter 5: Future Conditions



## CHAPTER 5: FUTURE CONDITIONS

### FUTURE LAND USE PLAN

Land use planning recommends an overall future land use pattern for the Township for the next 10 to 20 years and provides suggestions for how best to achieve that pattern. Township policy goals in Chapter 3 and the other Plan chapters provide guidance in directing land use planning and are factored into recommendations.

The Future Land Use Plan and Map serves as a guide for future decisions about zoning, development, and infrastructure investments. It describes intended use and character attributes for future development throughout the Township and is related to zoning but serves a different purpose. It does not replace or supersede the Township Zoning Map. It is not a mandate for development or redevelopment, and it does NOT change property rights allowed by zoning currently in place.

This Comprehensive Plan provides the 'why' underpinning land use recommendations. The Zoning Ordinance and Map regulate 'where' uses may occur on a parcel specific level. The Future Land Use Map provides a neighborhood-level bridge between the two.

---

*Section 301.a.2 of the Pennsylvania Municipal Planning Code requires that the land use component of the Comprehensive Plan provide:*

*“A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, floodplains and other areas of special hazards and other similar uses.”*

---

Future land use categories were developed based on relevant issues that emerged during the Comprehensive Plan update process. The following outline these primary considerations:

- Existing land use patterns.
- Location and functioning of local and regional transportation network.
- Location of existing and proposed community facilities and services.
- Location and types of businesses/industries and economic need for these uses.
- Accommodating housing for estimated population growth and addressing future housing needs.
- Implementing Township policy goals and objectives for land use and related topics.
- Consistency with the LVPC Comprehensive Plan, Future LV and adjacent municipal comprehensive plans.



The primary purpose of implementing a Land Use Plan is growth management. North Whitehall Township is a fairly well-balanced community in terms of land uses. However, there are several factors which could potentially threaten the rural/suburban character of the Township.

1. The availability of agricultural and vacant lands which are prime for development.
2. The Township's location in the "fastest-growing corridor for warehousing and logistics" and its relative proximity to major roadways accessing this corridor.
3. The potential for redevelopment of underdeveloped properties.

North Whitehall Township has been divided into eight future land use categories: Agricultural/Rural Residential, Industrial Agriculture, Mid Density Residential, Mixed Use, Commercial, Institutional, Industrial, and Open Space as shown in the Future Land Use Map.

---

#### AGRICULTURAL/RURAL RESIDENTIAL

The Agricultural/Rural Residential land use category consists primarily of agricultural lands, larger lot single-family detached dwellings, and areas of environmental resources that potentially limit development such as steep slopes. A large portion of the Agricultural/Rural Residential land use category is located within the current Agricultural-Rural Residential (AR) and the Conservation Residential (CR) zoning districts. These districts require a larger minimum lot size – approximately 25,000 square feet (when served by central sewer and public water) to two-acre minimum lot for single-family detached development. This is consistent with the intent of the Agricultural/Rural Residential land use category.

Smaller areas of the Agricultural/Rural Residential land use category can be found in the current Agricultural-Rural Residential-Livestock (AR-L) District, Village Residential (VR) District and the Suburban Residential (SR) District. The Agricultural/Rural Residential land use category is generally consistent with the intent of these districts.



*Agricultural land*

---

## INDUSTRIAL AGRICULTURE

Industrial Agriculture is a category which includes areas of more intensive agriculture which may include, but is not limited to, feedlots, confinement livestock, or poultry operations taking place in structures or closed pens. The Industrial Agriculture land use category is within the current Agricultural-Rural Residential-Livestock zoning district. As per the current North Whitehall Zoning Ordinance the intent of this district is to “...provide appropriate locations for substantial concentrations of intense livestock uses.”

---

## MID-DENSITY RESIDENTIAL

The Mid Density Residential future land use category comprises a variety of housing types including single-family detached dwellings and attached dwellings such as twin or duplex. The density of this land use category is typically 1 to 8 units per acre.

Those areas identified as Mid Density Residential are predominantly within the current Agricultural-Rural Residential (AR) District, the Suburban Residential (SR) District, and the Village Residential (VR) District. The minimum lot area/density requirements for these districts are generally consistent with the recommended density for the Mid Density Residential land use category.



*Village residential*

Some areas designated Mid Density Residential located along Route 309 at the southern end of the Township are within the current Light Industrial (LI) District and the Planned Commercial (PC) Districts. As per the Zoning Ordinance, those uses permitted in the Village Residential (VR) District are also permitted in the Planned Commercial (PC) District. However, residential uses are not permitted in the Light Industrial (LI) District. This plan recommends rezoning the area to be consistent with the residential use designations.

---

## MIXED USE

North Whitehall Township is a community of several small village/mixed use areas located at prominent crossroads and/or along major roadways. The Future Land Use Map identifies approximately nine areas that have been designated Mixed Use. The intent of the Mixed-Use category is to promote infill development, encourage redevelopment, and provide more flexibility in design regulations.

The Mixed-Use category would permit a mix of residential and nonresidential uses, including retail, service businesses, office and institutional (either horizontally or vertically), promote walkability and serve as a community gathering destination. The Mixed-Use category is located in the current Village Center (VC) District, Commercial (C and C-2) District, Village Residential (VR) District, Suburban Residential (SR) District, Light Industrial (LI) District, and Planned Commercial (PC) District. A mix of uses could be provided throughout the Mixed-Use area in a variety of ways. For instance, individual parcels

could contain a mix of uses or an individual use. Mixed-Use could also pertain to a mix of buildings on a property with different uses or to a mix of uses within one building, similar to the way in which the original villages developed over time. This plan recommends amending the Zoning Ordinance to include a new “mixed-use building” use which would permit residential and nonresidential uses within a single structure, such as retail or personal services on the first floor with apartment(s) above.

---

## COMMERCIAL

The Commercial future land use category is concentrated along Route 309 and the area around the intersection of Mauch Chunk Road and Cedar Crest Boulevard. The land use composition of this area includes a wide variety of commercial uses, office and institutional uses, residential uses, some light industrial uses and agricultural and/or vacant parcels.

The overall purpose of this future land use category is to provide for a variety of retail and personal service business uses. While the designated Mixed-Use future land use category may be geared toward more local neighborhood shopping and service experiences, the Commercial future land use category should be attractive as a “community” destination.

The areas specified for Commercial are generally consistent with the Township’s zoning. The Commercial future land use category is within the current C Commercial District, the PC Planned Commercial District, and a portion of the LI Light Industrial District.



*Commercial retail*



---

## INSTITUTIONAL

North Whitehall Township is home to many institutional buildings and uses scattered throughout the Township. Such uses include municipal buildings and facilities, hospitals and similar health facilities, libraries, community centers and clubs, and religious and educational facilities.

It is the Township's policy to maintain the established institutional land use patterns in areas where they currently exist. Such institutional uses are currently permitted in multiple zoning districts.

---

## INDUSTRIAL

The Industrial future land use category is predominantly located in the southern portion of the Township with access to major arterial roadways and major collector roadways. Current uses in this area include industrial, commercial, agricultural and vacant properties. The Industrial future land use category corresponds to the current Agricultural-Rural Residential-Livestock (AR-L), Light Industrial (LI) and Mineral Extraction/Industrial (ME/I) Districts.

Future development and/or redevelopment of the Industrial area should consist of high-quality, well-planned, appropriately sized, well-landscaped industrial/business facilities while minimizing land use impacts on surrounding areas. Future development and/or redevelopment of the Industrial area should strive to satisfy regional market preferences, minimize the generation of through traffic, and be required to include substantial setbacks and buffers to mitigate the impact on existing residential uses.



*LCCC*



*Warehouse – Independence Drive*



---

## OPEN SPACE

Areas designated as Open Space include existing recreational areas, both private and public. The intent of the future land use plan is to preserve existing open space areas within the Township.



---

### *Future Land Use Implementation Strategies and Recommendations*

---

- *Maintain the commercial and industrial corridors within the Township.*
- *Direct appropriate economic development on undeveloped parcels.*
- *Direct appropriate economic development/redevelopment and adaptive reuse of existing buildings and lots.*
- *Review and amend the current Zoning Ordinance to be consistent with the Future Land Use Plan.*
- *Coordinate with the surrounding municipalities to ensure consistency with land use patterns across municipal borders.*
- *Conduct a windshield survey to identify areas suitable for redevelopment and/or infill development and create incentives for brownfields versus greenfields development.*

Base Mapping: Lehigh Valley Planning Commission



LEHIGH TOWNSHIP

NORTH WHITEHALL TOWNSHIP  
**COMPREHENSIVE PLAN**

ALLEN TOWNSHIP

**Legend**

- Parcels
- Future Land Use**
  - Agricultural/Rural Residential
  - Industrial Agriculture
  - Mid Density Residential
  - Mixed Use
  - Commercial
  - Institutional
  - Industrial
  - Open Space
- County Boundary
- Municipal Boundary

WHITEHALL TOWNSHIP

NORTHAMPTON

COPLAY BOR

NORTH WHITEHALL TOWNSHIP  
**FUTURE LANDUSE MAP**  
NORTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA



GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

85 EAST BUTLER AVENUE NEW BRITAIN, PA 18901-5106 - (215) 345-4330 - www.gilmore-assoc.com

JOB NO: 21-04031PLN

DATE: May 2022

0 0.2 0.4 0.6 Miles

HEIDELBERG TOWNSHIP

LOWHILL TOWNSHIP

UPPER MACUNGIE TOWNSHIP

WASHINGTON TOWNSHIP (LC)

SOUTH WHITEHALL TOWNSHIP

## HOUSING PLAN

Access to transportation, commuting patterns, access to services and education, and consumption of energy and other natural resources are all important factors in determining the value and desirability of housing. By creating a range of housing choices, communities can mitigate the environmental costs of auto-dependent development, use infrastructure more efficiently, ensure an adequate jobs-housing balance, and generate a strong foundation of support for transit, commercial centers, and other services.

---

*Sections 301.a.2.1 and 604.4 of the Pennsylvania Municipalities Planning Code require that the housing component of the Comprehensive Plan provide:*

*“A plan to meet housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.” and*

*“To provide for the use of land within the municipality for residential housing of various dwelling types encompassing all basic forms of housing, including single family and two-family dwellings, and a reasonable range of multifamily dwellings in various arrangements, mobile homes and mobile home parks, provided, however, that no zoning ordinance shall be deemed invalid for the failure to provide for any other specific dwelling type.”*

---

As per the 2020 Decennial Census there are 6,137 housing units, which is an increase of approximately 2.3 percent from the 2010 Decennial Census (6,000 housing units). The LVPC estimates that population will grow by 4,852 people between 2020 and 2040. Using the average household size of 2.63 persons per household from the 2019 ACS Estimates, this translates to over 1,800 new housing units. Between 2010 and 2021, the Township received land development plans for residential activity amounting to over 300 residential units in total. Projecting housing demand can be difficult because of unknown factors such as the state of the economy, interest rates, accuracy of population projections and changes to household size; however, it provides estimates that are useful for long range planning.

One significant trend that may have an impact on housing demand into the near future is the aging population. As shown in the age pyramids in Chapter 2, the largest cohort of Township residents is between 50 to 64 years of age, and between 2010 and 2019 there has been an increase in residents aged 65 years and older. This is indicative of persons looking to age in place. In the coming decades, increasing life expectancy, a declining birth rate, and the aging of the baby boom generation will dramatically increase the number and proportion of the U.S. population over the age of 65. Most seniors indicate that they would prefer to age in place, either staying in their current home or choosing from a range of affordable, age-appropriate housing options within their community. A 2010 AARP survey found that 88 percent of respondents over age 65 wanted to remain in their homes for as long as possible, and 92





percent said they wanted to remain in their communities.<sup>12</sup> Providing affordable housing and diverse housing types encourage aging in place. This demographic benefits from pedestrian-friendly communities, transit access, neighborhood retail and services, and public spaces for social interaction.

The Township has several zoning districts which permit varying types of housing. The Conservation Residential (CR) District permits larger lot single-family detached dwellings and cluster developments; the Agricultural Rural Residential (AR) District, the Agricultural Rural Residential Institutional Option (AR-I) District and the Agricultural Rural Residential Livestock (AR-L) District also permits single-family detached dwellings and cluster developments; the Suburban Residential (SR) District permits single-family detached dwellings, semi-detached dwellings (twins), cluster developments, and townhouses; and the Village Residential (VR) District permits single-family detached dwellings, semi-detached dwellings (twins), cluster developments, low-rise apartments, manufactured/mobile home parks and townhouses. Additionally, the Village Center (VC) District and the Commercial (C) District permit residential development including single-family detached dwellings, semi-detached dwellings (twins), two-family dwellings, low-rise apartments and townhouses.

---

### ***Housing Implementation Strategies and Recommendations***

---

- *Continue to encourage a variety of housing types at appropriate densities and scale through land use and adaptive re-use provisions.*
- *Periodically review land use ordinances to ensure that housing choices continue to be provided for all types of living units and arrangements.*
- *Monitor zoning to ensure that it continues to support mixed-uses in commercial and higher density areas while protecting the quality of residential life and neighborhood character.*
- *Support public and private efforts to rehabilitate and maintain housing stock, including, but not limited to, disability-adaptive improvements, rehabilitation of owner-occupied and rental properties, and historic preservation.*
- *Conduct certificate of occupancy inspections and other building, health, and safety code enforcement.*

<sup>12</sup> Teresa A. Keenan. 2010. "Home and Community Preferences of the 45+ Population." AARP Public Policy Institute.



## ECONOMIC DEVELOPMENT PLAN

*Economic redevelopment opportunities**Industrial development*

Economic development is the manifestation of a community's fiscal, social, and physical resources as part of a long-term planning process aimed at preserving and improving its overall quality of life. Economic development focuses on important aspects of a community that are provided by the private sector—employment opportunities, businesses serving residents, a stable and growing tax base, and business involvement as corporate citizens in a community's activities and decision-making. Understanding the demographics of those who live and work in North Whitehall Township as well as local and regional retail markets helps to identify potential economic development opportunities.

Vibrant and attractive commercial districts are an integral component of a successful residential suburb. Traditionally centered on public transit nodes, along heavily traveled streets or at prominent intersections, suburban commercial districts are a natural extension of their immediate residential neighborhoods and provide locations for the day-to-day services and operations necessary for modern life, such as grocery stores, restaurants, dry cleaners, florists, and offices. The Township's various commercial areas are essentially the "downtown" of their respective neighborhoods, places where residents can conduct business, gather, or informally socialize. Because of their prominent locations along major roadways, the visual appearance of non-residential districts often defines the identity of the neighborhood which it represents.

The Future Land Use Plan for North Whitehall Township identifies several "mixed-use" areas. These areas are meant to consist of a variety of residential uses and a variety of commercial and institutional uses in smaller traditional-style buildings. Promoting economic development in these mixed-use areas should focus on flexibility in design standards and infill or adaptive reuse of existing structures.

The Township has a sufficient supply of land designated for commercial activities to serve local needs and support the local tax base. No net increase in commercial areas is recommended, but it is recommended that there be no

further loss of commercial land area to non-commercial land uses. North Whitehall Township will continue to attract residential development so care should be taken to ensure that areas currently designated for commercial land use remain commercial and that commercial areas evolve to serve community needs.

An emerging trend in the Lehigh Valley region is the development of “mega” warehouses. These warehouse developments are designed to accommodate the continuing growth of e-commerce and one-day delivery. The Lehigh Valley serves as a prime location for these new warehouse distribution centers with the accessibility of I-78 and other highways and the proximity to major metropolitan areas along the East Coast, along with a readily available workforce. North Whitehall Township is primed to experience this surge in warehouse development and should plan proactively to manage the impacts of such development. One step the Township has taken to address warehouse development in the area is the recent adoption of an amendment to the zoning ordinance regulating such uses. The amendment clarifies the definition of warehouses and establishes area and dimensional regulations based on the size of the facility. Additionally, the zoning districts in which such uses are permitted were reevaluated and updated. The Township needs to continue proactively planning for these types of facilities in order to meet demand while also acting in the interest of Township residents. This includes anticipating and tackling needed infrastructure improvements, road accessibility issues, and traffic impacts.

---

### ***Economic Development Implementation Strategies and Recommendations***

---

- *Evaluate the feasibility of implementing physical improvements (i.e., façade improvements, landscaping, signage) and improving access within the commercial corridors.*
- *Market vacant spaces within the commercial areas for appropriate uses.*
- *Promote regional activities (e.g., recreation, entertainment, and retail events) to benefit the local and regional economy.*
- *Examine existing off-street parking requirements and develop regulations which minimize impervious coverage while still meeting parking demand.*
- *Promote mixed-use opportunities in the village areas which are consistent with the character of these villages and provide for both residential and nonresidential development.*
- *Balance economic development with infrastructure limitations while also minimizing environmental/ natural resource impacts.*

## COMMUNITY FACILITIES PLAN

Community facilities and services are necessary for public health, safety, and welfare. These facilities include police, fire protection, emergency services, medical and healthcare facilities, schools, libraries, other municipal services provided by the Township (e.g., public works, and solid waste and recycling) and utilities. Many of these community facilities tie into other elements of this Comprehensive Plan such as the promotion of historic and cultural resources, and the preservation of natural resources. Community facilities and services help determine the quality of life experienced in North Whitehall Township and involve such matters as staffing, funding, on-going maintenance, and capital project needs to ensure that adequate services are provided well into the future.

---

*Section 301.a.4 of the Pennsylvania Municipalities Planning Code requires that the community facilities component of the Comprehensive Plan provides:*

*“A plan for community facilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals and other similar facilities or uses.”*

---

Planning for utilities is a critical component of municipal planning. The Township Code of Ordinances includes Chapter 342 Sewers and Sewage Disposal, Chapter 363 Stormwater Management, and Chapter 407 Water. Most of the Township is serviced by on-site sewage systems. A few higher density developments are served by privately owned sewage treatment plants, and around the village of Ormrod and Laurys Station there are some homes/developments served by public sewer. The Township’s Stormwater Management Ordinance was adopted in 2007 and is intended to reduce runoff and improve water quality through the implementation of regulatory tools and best management practices. The Whitehall Township Authority (WTA), the Lehigh County Authority (LCA) and the Northampton Borough Municipal Authority (NBMA) all provide water service to North Whitehall Township. Those areas not served by public water are served by on-lot wells.

While North Whitehall Township has been affected by natural and man-made disasters in the past, Township staff and emergency management personnel are more prepared than ever to protect life and property from these hazards. Township officials also recognize the potential impacts of disasters and the need to support proactive mitigation efforts to prevent or reduce



*Recreational area*

the impacts of hazards. Investing in mitigation planning and practices now will significantly reduce the need for future recovery efforts and costs associated with recovery, repair, and reconstruction.

Township finances and budgeting are an important part of the comprehensive planning process. To carry out the goals and objectives of this Comprehensive Plan, the Township must be in good financial shape. Moreover, decisions about how funds are spent reflect the Township's priorities, making it essential to link what the Township wishes to do with the available funds.

Each year an annual budget is submitted as required by local and state ordinances. The budget for each fiscal year reflects as nearly as possible the estimated revenues and expenses for budget and calendar year. The budget is intended to meet Board goals and objectives, set service priorities, make clearer the operational service demands and establish base funding available. The budget encompasses capital equipment and projects and continues allocating resources to reserve and emergency funds to ensure the financial stability of the Township in the future. The budget is a public document and is available for review. The maintenance, continuation and update of existing community facilities is essential to the Township's ability to provide its residents with needed services which is a major contributor to the quality of life and safety within North Whitehall.



---

***Community Facilities and Services Implementation Strategies and Recommendations***

---

- *Prepare and implement a comprehensive greenway and trail network study to identify where connections can be made within the Township and to neighboring municipalities, and ensure these facilities are designed to provide safe measures for its users.*
- *Identify potential improvement projects (e.g., trail construction, signage/crosswalks/trail markers, and information kiosks) and potential funding sources for their implementation.*
- *Collaborate with adjacent municipalities to provide regional trail connections.*
- *Continue to work with other organizations in the development of facilities to maximize the use of public and quasi-public buildings or recreation space.*
- *Continue to monitor resident needs to evaluate demand for service and facilities expansion that may arise.*
- *Cooperate with State, County, and adjacent municipalities to ensure that adequate provision of regional services such as fire services, ambulance services and medical services are provided for the Township's residents.*
- *Establish a long-range, strategic plan that closely monitors the response times and needs of emergency services and ensure that the police and fire services have sufficient capabilities and are efficiently meeting the needs of the current and future Township residents. If necessary, and when appropriate, such services should be expanded.*
- *Continue to manage the rate, volume and quality of storm runoff.*
- *Coordinate with sewer and water utility providers to ensure systems are working adequately and explore the potential for extensions and/or improvements to failing systems while also protecting environmental resources.*

## TRANSPORTATION PLAN

The function of the transportation system is to provide for the movement of people and goods between places. The adequacy of this system is directly influenced by the type and size of the population growth and land development that occur along the network.

---

*As per Section 301.a.3 of the Pennsylvania Municipalities Planning Code requires that the transportation component of the Comprehensive Plan provide:*

*“A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities and other similar facilities or uses.”*

---

Proper land use planning is critical to prevent adverse effects on the transportation network due to improper development. Conversely, when transportation improvements are designed, it is important to address the needs of the general public, individual property owners, and neighborhoods. Where appropriate, transportation improvements should be designed as multiple-use facilities that provide for pedestrians, bicycles, public transit, and motor vehicles.

An effective and efficient multi-modal transportation system is critical if North Whitehall Township is to continue to thrive as a desirable place to live and work. Transportation issues within the Township are a result of the continuous congestion along major traffic corridors, truck volumes accessing industrial areas within the Township, the lack of a comprehensive mass transit system and the need for a more pedestrian friendly transportation network.

Transportation access and traffic issues are a great concern to the residents of North Whitehall Township. To fully understand traffic issues within the Township we must analyze data, patterns and trends. Traffic count data is readily available for interpretation and analysis.

---

### VEHICULAR TRAFFIC COUNT DATA

Traffic count data collects vehicle volume on roadways and expresses the data as Annual Average Daily Traffic (AADT). AADT represents an estimate of all traffic during a 24-hour period at the location indicated for the year in which it was collected. Traffic information is critical in transportation decision making related to highway funding, traffic engineering, highway design, planning, programming, and air quality analysis. Table 15 provides actual AADT data for several arterial and major collector roads in the Township.

Table 15: Traffic Counts for Road Segments, North Whitehall Township				
Road Name	Location	Segment	Date	AADT
Route 145	600 ft north of Canterbury Dr	0290	August 2019	16,114 (truck volume 1,079)
Route 145	0.3 miles north of Second St	0260	August 2019	17,142 (truck volume 950)
Neffs Laurys Rd	725 ft east of Sparrow Ln	0210	August 2018	413 (truck volume 15)
Neffs Laurys Rd	200 ft west of Cider Press Rd	0140	June 2020*	2,123
Route 329	200 ft west of Old Post Rd	0030	July 2019	3,876 (truck volume 175)
Route 329	0.5 miles north of SR 1017	0070	July 2018	4,621
Levans Rd	400 ft north of Hill St	0060	July 2018	3,792
Route 309	0.4 miles north of Welby Rd	0390	June 2020*	5,054 (truck volume 366)
Route 873	Between Crestwood Dr and Washington St	0020	July 2020*	11,810 (truck volume 574)
Route 309	400 ft south of SR 873	0370	August 2018	20,714 (truck volume 869)
Route 309	Between Old Packhouse Rd and Levans Rd	0350	September 2020*	20,030 (truck volume 1,208)
Shankweiler Rd	0.5 miles east of Coffeetown Rd	0040	June 2018	2,268
Coffeetown Rd	0.25 miles north of Shankweiler Rd	0020	April 2017	4,233
Kernsville Rd	100 ft northeast of Old Mile Hill Rd	0180	May 2019	6,488
Main St (Mauch Chunk Rd)	800 ft south of Cedar Crest Blvd	0110	August 2017	9,553 (truck volume 376)
Mauch Chunk Rd	Oswald Ln – Penn St	0140	July 2018	10,965
Mauch Chunk Rd	0.35 miles south of Levans Rd	0130	April 2017	12,715
*Traffic volumes may be lower than normal due to the COVID-19 pandemic. Source: PENNDOT Traffic Information Repository (TIRE)				

## TRANSPORTATION PROJECTS

The State Transportation Improvement Plan (STIP) and the TIP are the first four years of the Twelve-Year Program (TYP), which outline the multimodal transportation improvements spanning a four-year period. The STIP covers the entire state and includes 23 individual TIPs representing the Metropolitan and Rural Planning Organizations (MPO/RPO). The TIPs feed into the statewide STIP. Federal law requires TIPs to be updated at least every three years.



Walbert Avenue to Shankweiler Road.<sup>13</sup>

The MPO for the Lehigh Valley region is the Lehigh Valley Planning Commission (LVPC). Transportation projects identified on the TIP are multi-modal; that is, they include bicycle, pedestrian, Intelligent Transportation Systems (ITS), and freight related projects, as well as the more traditional highway and public transit projects.

There are currently several projects listed on the TIP within North Whitehall Township - the resurfacing of MacArthur Road from Grape Street to Route 329, the rehabilitation of historic Geiger's Covered Bridge (currently underway), the replacement/rehabilitation of the Kernsville Road bridge over Jordan Creek, the resurfacing of Route 873 from segment 10 to segment 130 through North Whitehall Township, Washington Township and Slatington Borough, and the resurfacing of Route 309 from



For a project to receive funding in the TIP it must align with the vision of FutureLV: The Regional Plan, and its 25-year Long-Range Transportation Plan (LRTP). The final list of Long-Range Transportation Plan projects was adopted by Lehigh Valley Transportation Study on October 2, 2019. The following projects in North Whitehall Township are listed on the Long-Range Transportation Plan:

- 
- *State Route 309 Resurface – includes pavement restoration from Walbert Avenue to Shankweiler Road, and reconstruction of Orefield Road and Route 309 intersection to accommodate truck turning movements and signal replacement. Classified as short range (2019-2022) and included as part of the TIP as noted above.*
  - *State Route 309 Resurfacing – Sand Spring Road to State Route 100. Classified as long-range (2031-2045).*
  - *State Route 145 Bridge Replacement – over Fells Creek. Classified as long range (2031-2045).*
  - *Coffeetown Road Bridge Replacement – over Coplay Creek. Classified as long range (2031-2045).*
- 



<sup>13</sup> LVPC. Transportation Improvement Program 2021-2024. <https://lvpc.org/2021-2024-tip.html>



Future LV: The Regional Plan acknowledges projects and programs submitted for consideration onto the Long-Range Transportation Plan which have not been included. This is due to the fiscal constraints of the long-range plan. These projects and programs are categorized as unmet needs. Within North Whitehall Township the following are unmet needs:

- 
- *MacArthur Road (State Route 145) Betterment Project – from Center Street to Clearview Road.*
  - *State Route 309 Betterment Project – from Chapmans Road to State Route 873/Main Street.*
  - *State Route 309 Betterment Project – from State Route 873/Main Street to State Route 100.*
  - *MacArthur Road (State Route 145) Betterment Project – from Clearview Road to Cove Road.*
  - *Rex's Covered Timber Bridge Rehabilitation – bridge carrying Jordan Road over the Jordan Creek.*
- 

Other potential projects to be recommended for the long-range transportation plan include the widening of Coffeetown Bridge over Coplay Creek and intersection improvements at the juncture of Route 873, Route 329 and Neffs Laurys Road.

Throughout the Comprehensive Plan process there has been continuous concern vocalized regarding traffic along roads classified as arterials and collectors. Specifically, the ability of these roads to adequately accommodate truck volumes. The Township should consider pursuing a transportation study that includes an assessment of needs or a traffic impact analysis (Act 209) which permits the Township to collect impact fees to be used toward off-site improvements.

---

#### ALTERNATIVE TRANSPORTATION OPTIONS

Planning for public transit, pedestrian walkability, and bikeway systems is crucial for meeting the needs of the community and can potentially alleviate strain on the roadway system. LVPC adopted an active transportation plan, *Walk/Roll LV*, in May 2020<sup>14</sup>.

The Township does not have a current trail plan, and until an official plan is prepared, the regional active transportation plan should be incorporated as part of this Comprehensive Plan. According to *Walk/Roll LV*, there are significant gaps in sidewalk connections throughout the Township. To promote a more walkable community these gaps should be completed especially connecting residential neighborhoods to destinations, i.e., shopping, schools, parks, etc.

---

<sup>14</sup> Lehigh Valley Planning Commission. *Walk/Roll LV: An Active Transportation Plan*. May 30, 2020. <https://lvpc.org/pdf/2020/WalkRoll/WalkRoll%20Reduced.pdf>

The long-range transportation plan also includes transit projects. There are no noted projects specific to North Whitehall Township. However, general transit projects that may impact the Township include:

- Transit vehicle maintenance and replacement
- Enhancements to bus/bus rapid transit
- Intelligent transportation systems and security

---

### ***Transportation Implementation Strategies and Recommendations***

---

- *Prepare a transportation study/traffic impact analysis to assess current traffic concerns and recommend improvements.*
- *Compile listing of all existing truck route signage and determine the appropriateness of existing routes and need for additional truck signage.*
- *Maintain and improve streets to ensure the safety of residents, pedestrians, and motorists and the livability of neighborhoods while maintaining the connectivity of the Township's street pattern.*
- *Develop policies regarding traffic calming, including the participation of any neighborhood that could be affected by the addition of traffic calming measures.*
- *Work with LANTA to ensure that the public transportation needs of residents are being met.*
- *Improve the pedestrian circulation system through improvements to the sidewalk system and pedestrian crossings at street intersections.*
- *Identify gaps in the pedestrian/bicycling network and recommend specific improvements needed to fill these gaps in the system.*
- *Provide pedestrian and bike trail connections to schools, parks, community facilities, and public transportation hubs/stops.*
- *Review and update the Township's street hierarchy map.*

### **Walk/Roll LV Goals**

- **Safety and Accessibility** – Reduce crashes and improve personal security for people who walk, roll, bicycle or use public transit. Eliminate barriers for people with disabilities. Provide supportive education, enforcement and public engagement programming.
- **Convenience and Connectivity** – Make it easier for people of all ages and abilities to get to where they want to go by walking, rolling, bicycling and using public transit.
- **Seamless Multimodal Integration** – Provide seamless integration between trails, sidewalks, roads and public transit.
- **Regional Coordination** – Foster regional coordination to improve pedestrian and bicycle conditions and develop a connected regional bicycle network.
- **Culture** – Make walking, rolling, bicycling and public transit use key elements of regional transportation.
- **Equity** – Provide equal access to high-quality, low-stress walking, rolling, bicycling and public transit networks for everyone in the Lehigh Valley.
- **Air Quality and Climate** – Improve air quality and mitigate the impact of the transportation system on climate change.
- **Emerging Technologies** – Leverage emerging technologies to increase the safety, comfort, and convenience of walking, rolling, bicycling and public transit use.

**HISTORIC AND NATURAL RESOURCES PROTECTION PLAN**

North Whitehall Township's historic and natural resources are a significant part of the community's fabric and character. There are many historic and culturally significant properties in the Township. If these resources were to be demolished, inappropriately modified, or neglected, the Township's heritage would be diminished. Natural resources play an important role in the ecology of a community and region. These resources include waterways, floodplains, open space, wetlands, riparian vegetation, steep slopes, and woodlands. The natural areas present in North Whitehall Township support a rich diversity of native vegetation and wildlife, indicating a healthy living environment for people, plants, and animals. Both historic and natural resources also carry economic, recreational, aesthetic, and educational benefits which can be depleted if resources are not protected.

---

*Section 301.a.6 of the Pennsylvania Municipalities Planning Code requires that this component of the Comprehensive Plan provide:*  
*"A plan for the protection of natural and historic resources, to the extent not pre-empted by federal or state law. This clause includes, but is not limited to, wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land, flood plains, unique natural areas and historic sites."*

---

The importance of protecting natural resources has been recognized by the Pennsylvania Constitution, which guarantees the rights of all citizens to clean air and pure water. While Federal and Commonwealth regulations provide some broad-brush protection for certain natural resources such as wetlands, municipal regulations are necessary to preserve and protect the majority of a community's natural heritage. North Whitehall Township recognizes the importance of protecting natural resources and has provisions in the zoning ordinance for preserving them. Additionally, North Whitehall Township actively works toward the preservation of open space and agricultural land through acquisition.

#### Duties of the North Whitehall Township Farmland Preservation/Open Space Committee

- Recommending plans, policies and programs for the promotion and retention of open space and land preservation within the Township to the Board of Supervisors.
- Reviewing, evaluating and ranking applications for the preservation of farmland and/or open space submitted to the Township.
- Advising the Board of Supervisors on the uses of open space and preserved lands.
- Initiating outreach with property owners regarding the impacts of development and promoting land preservation.



The North Whitehall Township Farmland Preservation/Open Space Committee is a group of twelve members including Townships Supervisors and staff, as well as Township residents working towards preserving open space and farmland within North Whitehall.

The Township is also in the process of updating and adopting a Comprehensive Park, Recreation, and Open Space Plan. This plan will include an inventory of existing facilities and will address future needs of the community.

Climate change has also become a serious problem with substantial impacts such as extreme weather events, flooding and runoff problems, increased risk of respiratory disease, and changes to farming. Planning for the conservation of energy and moving toward the future of alternative sources of energy to reduce dependence on non-renewable resources is an element of this Comprehensive Plan and includes various actions that will contribute to a comprehensive approach to a sustainable energy future.

---

#### ***Historic and Natural Resources Implementation Strategies and Recommendations***

---

- *Undertake a historic survey to identify potential additions, deletions, or modifications to the Township's historic resources.*
- *Consider identifying key resources with historic or cultural markers.*
- *Continue seeking funding sources for historic and cultural resources in need of preservation and rehabilitation.*
- *Continue to promote site development practices that are sensitive to the natural features of the site.*
- *Conduct an assessment of existing riparian areas and establish appropriate standards to protect water quality and habitat of North Whitehall Township's waterbodies.*
- *Continue to provide enforcement of existing regulations providing natural resources protection.*
- *Encourage conservation design standards which offer flexible and innovative approaches to site development, which enhance environmental features of the site and minimize impacts on natural resources.*
- *Continue to encourage flexible and innovative approaches to site development such as reductions of unnecessary impervious coverage and replacement with open space, landscaping, or pervious materials.*
- *Promote, through educational material and social media, energy conservation and efficiency practices to residents and businesses. Implement practices that reduce energy consumption, increase efficiency, and increase use of alternative and renewable energy sources.*
- *Continue to protect agriculture, natural resources, and open space through regulatory controls, land acquisition, and other creative solutions.*





## Chapter 6: Action Plan

## CHAPTER 6: ACTION PLAN

An Action Plan provides a ‘blueprint’ guide for carrying out Comprehensive Plan policy. It lists the Goals and Objectives as described in previous Plan chapters, and outlines ‘when’, and ‘how’ planning efforts should be implemented.

The action plan is an effort to itemize the goals and objectives to be addressed by the Township. Goals and objectives, as well as action items are not binding, and may be modified, deleted or added to, as circumstances require. Plan recommendations should be re-evaluated on a regular basis to ensure they are still valid, appropriate, and current.

Together, the set of goals and objectives, and this plan for action address the Township’s planning vision. It should be noted that, to date, the Township has addressed and successfully undertaken some of the key recommendations from its 2009 Comprehensive Plan. While there are outstanding but still relevant recommendations from the 2009 Plan that are carried forward into this 2022 Plan update, it also includes updated and new recommendations.

## Recommendation Priorities

A key component of the Action Plan is setting an anticipated timeline to pursue and complete specific recommendations.

Each recommendation is assigned a ‘priority’ – high, medium, low.

- High Priority is to be completed within the next year
- Medium Priority is to be completed within the next two to five years
- Low Priority is to be completed between five and ten years
- Ongoing is actively underway

## LAND USE

**Goal 1:** Plan for and manage land use to provide for a balanced range of uses and meet the needs of current and future residents while preserving natural and cultural resources and community character.

Objective		Action Item		Priority	Responsible Entity
1	Manage growth to create livable and sustainable development and maintain and enhance the quality of life for all Township residents.	1.1	Create a Township sustainability planning advisory committee including representatives from the Planning Commission, Recreation Board, community volunteers, and other relevant committees.	High	BOS, PC and Township staff
		1.2	Develop a Township-wide Sustainability Plan as an implementation component of the Township Comprehensive Plan.	Low	BOS, PC and Township staff
		1.3	Develop Township measures to promote and	Medium	BOS and Township staff

			recognize sustainable practices of residents and businesses in the Township.		
		1.4	Conduct windshield survey to identify areas suitable for redevelopment and/or infill development and create incentives for brownfields versus greenfields development.	High	Township staff
2	Provide for growth in appropriate areas, through new development and redevelopment, as supported by the necessary infrastructure.	2.1	Update zoning and subdivision/land development ordinances to incentive infill development and redevelopment/adaptive re-use efforts.	Medium	BOS and Township staff
		2.2	Permit smaller-scale, neighborhood-serving commercial and office use clusters so they complement and provide convenient access from nearby residential areas.	On-going	BOS, PC and Township staff
3	Accommodate a range of agricultural, residential, commercial, industrial, and institutional land uses and, through appropriate land use regulations, ensure their compatibility with the existing Township character.	3.1	Review and revise local codes to permit/incentivize appropriate and flexible design options.	On-going	BOS, PC and Township staff
		3.2	Update sign ordinance.	High	PC, Township staff
		3.3	Create a clear and concise policy and procedure for code enforcement.	On-going	BOS, PC and Township staff
		3.4	Incentivize area beautification and community identity through context sensitive building and site design principles through signage regulations, and attractive landscaping regulations.	On-going	BOS and Township staff
		3.5	Coordinate with surrounding municipalities to ensure consistency with land use patterns across municipal borders.	On-going	BOS, Township staff and representatives from adjacent municipalities
4	Protect agriculture, natural resources, and open space through the use of regulatory provisions.	4.1	Review and evaluate current ordinance provisions.	High	BOS, PC and Township staff
		4.2	Preserve land through purchase of land and/or easements.	On-going	BOS and Township staff
5	Promote and protect economically viable and environmentally sustainable agriculture as an important land use and industry within the community.	5.1	Permit appropriate agriculture operations as a source of locally grown food i.e., farmers market, roadside stands.	On-going	BOS and Township staff
6	Refine the existing pattern of commercial and industrial development, to complement the Township's character based on the availability of supporting infrastructure.	6.1	Permit compatible commercial uses near employment areas.	On-going	BOS
		6.2	Plan for industrial areas with convenient access to state highways where appropriate.	On-going	BOS and Township staff



		6.3	Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.	High	BOS, PC and Township staff
7	Ensure regulatory controls support the land use policies of this Plan.	7.1	Incentivize land uses and site designs that do not harm natural systems and resources.	On-going	BOS, PC and Township staff
		7.2	Require appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.).	High	BOS and Township staff
		7.3	Require appropriate building design, and landscaping elements to buffer, screen, beautify, and integrate commercial, industrial, and parking lots into existing neighborhoods.	On-going	BOS, PC and Township staff
8	Ensure that regulatory design standards for residential, commercial, industrial, and institutional development are current with accepted best practices.	8.1	Permit/incentivize and support mixed-use areas that provide the benefits of being able to live, shop, dine, play, and work in close proximity, thereby reducing vehicle trips, and enhancing overall livability and sustainability.	On-going	BOS and Township staff
		8.2	Regularly review and revise existing codes to reflect the latest best practices.	On-going	BOS, PC and Township staff
9	Promote sustainable land use and building practices.	9.1	Require pedestrian circulation plans to ensure safety and convenient access across large commercial and mixed-use developments.	High	BOS and Township staff
		9.2	Incentivize LEED certification for new building construction and existing building redevelopment.	Medium	BOS and Township staff
		9.3	Develop regulations which permit/incentivize solar, geothermal, and other alternative energy sources.	High	BOS, PC and Township staff



## HOUSING

**Goal 1:** Provide diverse and affordable housing options to meet the needs of all households now and into the future.

Objective		Action Item		Priority	Responsible Entity
1	Support the viability of existing housing stock and neighborhoods.	1.1	Regularly monitor property tax revenue and vacancy rates in the rental and ownership market.	On-going	Township staff
		1.2	Elevate and enhance the quality and connectivity of residential site and subdivision planning through regulations and incentives.	On-going	BOS and Township staff
		1.3	Pursue funding options to assist property owners with upkeep and revitalization.	Medium	Township staff
		1.4	Provide existing regulations to property owners regarding property maintenance.	High	Township staff
		1.5	Continue to update Township website to serve as a resource clearinghouse for residents (i.e., local contractors, retailers, etc.)	On-going	Township staff
		1.6	Support public and private efforts to rehabilitate and maintain housing stock, including, but not limited to disability adaptive improvements, rehabilitation of owner-occupied and rental properties, and historic preservation.	High	BOS and Township staff
2	Promote quality, affordable housing.	2.1	Review and amend land use ordinances, as necessary, to provide incentives for affordable housing through design flexibility or density bonuses.	Low	BOS and Township staff
		2.2	Recognize the needs and cultural norms of various demographic populations in the Township and provide opportunities for quality affordable housing options accessible to these residents.	On-going	BOS and Township staff

		2.3	Periodically review policies and procedures for inspection of rental properties related to health, safety, and welfare protections.	Medium	BOS and Township staff
3	Ensure that regulatory controls permit a range of housing types and densities to meet the diverse needs of current and future residents in a manner compatible with the overall character of the community.	3.1	Align local ordinances with the policies of the Comprehensive Plan to reflect the community's desires for various types, sizes, and designs of residential neighborhoods.	High	BOS and Township staff
		3.2	Regularly assess permitting activity and work to encourage a mix of housing types.	On-going	Township staff
		3.3	Maintain a range of residential land use designations that allow diverse lot sizes, housing types, and densities.	High	BOS and Township staff
		3.4	Regularly monitor local codes and ordinances to ensure compliance with state and federal laws such as the Fair Housing Act	On-going	BOS and Township staff
		3.5	Permit/incentivize a variety of housing types that meet the needs, preferences, and financial capabilities of the Township's present and future residents.	High	BOS and Township staff
4	Develop design guidelines and regulations to allow developers the opportunity to explore more innovative and greener designs.	4.1	Develop design criteria that permit the construction of accessory dwelling units and micro homes where appropriate.	High	BOS and Township staff
		4.2	Incorporate green design standards into the land use ordinances.	High	BOS and Township staff
		4.3	Research and pursue opportunities for Leadership in Energy and Environmental Design (LEED) projects in the Township.	Medium	Township staff
		4.4	Incentivize development and/or redevelopment of housing that meets LEED, Energy Star, or other 'Green' building standards.	Medium	BOS and Township staff
		4.5	Permit/incentivize energy efficiency improvements and alternative energy installations.	Low	Township staff
5	Direct higher density housing development adjacent to areas of potential employment and services where supported by infrastructure.	5.1	Review and amend zoning ordinance provisions to permit appropriate residential density around core nonresidential areas.	High	BOS, PC and Township staff

## ECONOMIC DEVELOPMENT

**Goal 1:** Seek a balanced, diversified economy in order to maintain and enhance the quality of life of local residents.

Objective		Action Item		Priority	Responsible Entity
1	Direct commercial and industrial development and redevelopment along the existing commercial and industrial corridors.	1.1	Review and update Zoning Map to be generally consistent with the Comprehensive Plan.	High	BOS, PC and Township staff
		1.2	Provide incentives for the adaptive re-use of vacant and/or abandoned or underutilized commercial and industrial properties/structures.	High	BOS and Township staff
		1.3	Establish and maintain relationships with existing businesses and industry groups to determine present and future needs.	On-going	BOS and Township staff
		1.4	Evaluate the feasibility of implementing physical improvements (i.e., façade improvements, landscaping, signage) and improving access within commercial corridors.	Medium	Township staff
2	Promote adaptive reuse and redevelopment initiatives for abandoned/vacant industrial and commercial sites.	2.1	Remove requirements for large minimum tract sizes and open space design development to allow for infill development on smaller tracts.	High	BOS, PC and Township staff
		2.2	Establish methods to support the business community by drafting an Economic Development Plan in partnership with the Greater Lehigh Valley Chamber of Commerce.	Medium	BOS, Township staff, and the Greater Lehigh Valley Chamber of Commerce
		2.3	Connect businesses with local, state, regional, and federal resources for incentives, resources, and opportunities.	On-going	BOS and Township staff
3	Promote clean and green industry development in the designated commercial and industrial corridors.	3.1	Incorporate green design standards into the land use ordinances.	High	BOS and Township staff
		3.2	Research and pursue opportunities for Leadership in Energy and Environmental Design (LEED) projects in the Township.	Medium	Township staff
		3.3	Examine existing off-street parking requirements and develop regulations which minimize impervious coverage while still meeting parking demand.	High	BOS, PC and Township staff

4	Develop design guidelines and regulations to allow developers the opportunity to explore more innovative and greener designs.	4.1	Incorporate green design standards into the land use ordinances.	Medium	BOS and Township staff
		4.2	Prepare/provide educational information to developers, realtors and design professionals to encourage the use of green designs.	Medium	Township staff
		4.3	Examine current off-street parking requirements and develop regulations which more accurately reflect parking demands and more easily permit reserve spaces.	High	BOS, PC and Township staff

## COMMUNITY FACILITIES

**Goal 1:** Provide for appropriate and adequate community services and facilities within the practical fiscal limits of the Township.

Objective		Action Item		Priority	Responsible Entity
1	Plan for future facilities and services needs of Township residents as a function of population, age, and household trends.	1.1	Evaluate comprehensive impacts of growth and consider Master Plans and Strategic Plans in all land use decisions (e.g., traffic impacts, school enrollment, and parks).	High	BOS
		1.2	Ensure that regulations and plans permit/incentivize desired development and land use patterns.	On-going	BOS and Township staff
		1.3	Protect investments in existing public facilities (water, sewer, streets, fire, police, etc.) by ensuring extension of services by new development is in the best interest of the Township.	On-going	BOS and Township staff
		1.4	Plan and budget for the appropriate expansion of Township facilities, services, staff, and other resources to keep up with demand and established levels of service.	On-going	BOS and Township staff
2	Continue to provide open and clear communication between Township government and the community to ensure that residents are informed and have the opportunity to participate in important local issues.	2.1	Review Township commission and committee purposes to ensure there are clear and defined functions.	High	BOS and Township staff
		2.2	Maintain a current social media presence.	On-going	Township staff



3	Continue to provide residents with access to information on Pennsylvania municipal land use laws to promote better understanding of the limiting conditions under which a township operates.	3.1	Actively engage with Township leadership and community members to explore the idea, process, and potential impacts of implementing districts, subareas, neighborhood association areas, or similar concepts.	High	BOS and Township staff
		3.2	Prepare articles/information pamphlets/media blasts which highlight and explain specific land use policies and processes.	On-going	BOS and Township staff
4	Regularly assess Township ordinances and other standards in light of increasing technology innovations, needs, and accessibility as well as growing and changing alternative energy sources.	4.1	Review and update ordinances as required.	On-going	BOS and Township staff
5	Continue to support fire and ambulance organizations that provide emergency service coverage for Township residents and businesses.	5.1	Coordinate with emergency service providers to determine what support can be provided by the Township.	On-going	Township staff
6	Maintain communication with the Parkland School District concerning proposed developments to assist them in anticipating trends in future enrollments.	6.1	Assist Parkland School District in identifying potential future school sites, by providing information about anticipated future land uses, utilities, transportation infrastructure and entitlements.	On-going	BOS and Township staff
		6.2	Support construction of multi-use facilities that can be used by both schools and the community.	Low	BOS
		6.3	Invite Parkland School District staff to pre-application meetings with potential developers and discuss school siting and access needs.	On-going	Township staff
		6.4	Work with Parkland School District to connect schools to safe and accessible walking, bicycle, transit, and automobile routes.	On-going	BOS and Township staff
7	Encourage the School District to maintain better communication with the Township and residents of the school district, particularly on issues relating to taxes.	7.1	Develop a relationship with a contact at the school district for a single point of contact.	On-going	Township staff
		7.2	Coordinate with the school district regarding current methods for disseminating information to the public.	On-going	Township staff
		7.3	Post information received from the school district onto Township social media outlets.	On-going	Township staff

8	Assess accessibility barriers within the Township and prioritize removal of these barriers.	8.1	Conduct a Township-wide survey of existing facilities to determine accessibility issues.	High	BOS, PC and Township staff
		8.2	Create a ranked improvement plan to address identified accessibility barriers.	Medium	BOS, PC and Township staff

**Goal 2:** Continue to maintain, enhance, and expand natural, historical, and cultural open space areas, trails, and parks and recreation opportunities for Township residents.

	Objective		Action Item	Priority	Responsible Entity
1	Provide sufficient publicly-owned and managed parks, recreation facilities, trails, and open space to provide a variety of active and/or passive recreation opportunities.	1.1	Evaluate developer impact fee to align with Capital Improvement Plan (CIP) requests and current park land level of service.	Medium	BOS, Recreation Board and Township staff
		1.2	Continue to find and purchase additional land for future park development where level of service is below threshold.	On-going	BOS, Township staff and Recreation Board
		1.3	Look for opportunities to add parks and pathways in new growth areas.	On-going	BOS, Township staff and Recreation Board
		1.4	Prepare and implement a comprehensive greenway and trail network study to identify where connections can be made within the Township and to neighboring municipalities, and ensure these facilities are designed to provide safe measures for its users.	High	BOS, PC and Township staff
2	Provide for continued maintenance and improvements to existing parks, recreation facilities, trails, and open space to ensure adequate recreational areas for residents.	2.1	Identify desired sports facilities or complexes and establish partnerships that foster their development.	Medium	Township staff and Recreation Board
		2.2	Continue to explore partnerships with alternative providers, such as schools, to increase level of service.	On-going	Township staff and Recreation Board
3	Require developers to help meet the increased demand for public recreation created by new development.	3.1	Evaluate impact fees for public open space to ensure development is paying the full allowable fee.	High	BOS and Township staff
		3.2	Plan for and encourage neighborhoods that provide reasonable pedestrian and bicycle access to services like healthcare, daycare, grocery stores, and recreational areas.	On-going	BOS and Township staff
4	Encourage recreation programming that serves all segments of the population.	4.1	Explore additional partnership opportunities as well as build on existing partnerships with focus on low-service areas.	Medium	Township staff and Recreation Board

		4.2	Enhance and improve internal and external communication regarding recreation activities and services using social media and mobile tools.	On-going	Township staff and Recreation Board
		4.3	Plan for programming needs for all ages and abilities when adding new components to existing parks or when developing new parks.	On-going	BOS, Township staff and Recreation Board
		4.4	Continue to monitor recreational trends to stay current with programming and demand.	On-going	Township staff and Recreation Board
5	Pursue public and private grants and funding sources for recreation while continuing to dedicate municipal funding for recreation capital improvements, maintenance, programming, and other necessary costs.	5.1	Increase special event and activities sponsorships.	On-going	Township staff and Recreation Board
		5.2	Implement a cost recovery and pricing policy to determine a consistent method of pricing Parks and Recreation activities.	Medium	BOS and Township staff
6	Encourage the preservation of critical natural, historic, and scenic resources in permanently preserved open space.	6.1	Identify waterways, wetlands, other natural resources, viewsheds, and natural features of topographic interest for preservation.	High	BOS and Township staff
		6.2	Create an environmental advisory committee.	Medium	BOS and Township staff
		6.3	Improve and protect creeks and other natural waterways throughout commercial, industrial, and residential areas.	Medium	BOS and Township staff
7	Encourage the preservation of, and funding for, protected open space in appropriate areas by landowners, public agencies, and non-profit organizations.	7.1	Prepare an Open Space Action Plan.	On-going	BOS and Township staff
		7.2	Coordinate with Farmland Preservation Committee to identify key properties within the Township for preservation.	On-going	BOS, Township staff and Farmland Preservation Committee
		7.3	Review and update Township codes to include provisions for required open space as part of development.	High	BOS, PC and Township staff
8	Balance the protection of resources on open space with the desire for public access and recreation.	8.1	Evaluate open space and amenity requirement and criteria for consistency with community needs and values.	On-going	Township staff
9	Ensure that open space protection efforts include planning and funding for the long-term maintenance of the property.	9.1	Work with residents and homeowner associations to maintain and take pride in their common areas and landscaping along public rights of way and other areas visible to the public.	On-going	BOS and Township staff
		9.2	Encourage volunteerism within the community by identifying and organizing activities and projects.	High	Township staff
		9.3	Evaluate impact fees for public open space to ensure development is paying the full allowable fee.	Medium	BOS and Township staff

10	Pursue joint public-private recreation initiatives and support private and institutional entities that provide community recreation opportunities such as organized team sports, community events, active recreation areas, and school related play and athletics.			On-going	BOS, Township staff, Recreation Board, Parkland School District
----	--	--	--	----------	---

## TRANSPORTATION AND INFRASTRUCTURE

**Goal 1:** Provide a safe transportation system, which optimizes mobility and access, sustains quality of life, strengthens the economy, and protects the environment.

	Objective	Action Item	Priority	Responsible Entity
1	Enhance the safety of the transportation system for all users—motorized and non-motorized.	1.1 Coordinate with planning partners, neighboring municipalities and appropriate stakeholders during the planning, design, and implementation of transportation improvements.	On-going	BOS, Township staff, LVPC, PennDOT
		1.2 Create an Official Map to delineate desired location, and to extent possible, the character of roadways, public transit amenities, and pedestrian and bicycle facilities in the Township.	High	BOS and Township staff
		1.3 Implement traffic mitigation strategies along major roadways.	On-going	BOS, LVPC, PennDOT
		1.4 Provide pathways, crosswalks, traffic signals and other improvements that encourage safe, physical activity for pedestrians and bicyclists.	On-going	BOS
		1.5 Prepare an Act 209 Study to implement traffic impact fees.	High	BOS
2	Encourage the use of alternative non-motorized modes of transportation such as: walking, hiking and biking.	2.1 Review land use controls to ensure roadway, sidewalk, and trail standards are current.	High	BOS and Township staff
		2.2 Improve pedestrian and bicycle facilities along major roadways.	Medium	BOS, LVPC and PennDOT
		2.3 Plan for and create pedestrian connections to serve recreational and commuter purposes either as a part of private development or capital projects.	High	BOS, PC, Recreation Board and Township staff
		2.4 Evaluate current conditions and develop a specific bicycle and pedestrian plan.	Medium	BOS and Township staff



3	Promote development design and density that encourages bicycling and walking, including sidewalks or other pedestrian facilities in appropriate areas.	3.1	Update land use ordinances to permit/incentivize a mix of land uses, densities, and site plans that support alternative modes of transportation.	Medium	BOS and Township staff
		3.2	Improve the 'bikeability' of roads throughout the Township.	Medium	BOS, Township staff and PennDOT
		3.3	Prepare a study/map of sidewalk and trail availability and gaps within a ten minute (or ½ mile) walk to parks, schools, community facilities, food establishments, and retail and personal services.	High	Township staff
4	Efficiently maintain the existing roadway network and supporting infrastructure.	4.1	Plan, fund, and implement transportation improvements including, but not limited to, ordinance updates, public/private partnerships, and design/build delivery methods.	High	BOS, Township staff and LVPC
		4.2	Implement municipal capital projects to address identified transportation needs.	On-going	BOS
		4.3	Advance priority roadway, bicycle, pedestrian, and public transportation projects.	High	BOS and Township staff
		4.4	Seek funding from traditional and nontraditional sources and alternative local funding source options for transportation improvement projects.	On-going	Township staff
		4.5	Evaluate and update traffic light synchronization along major corridors.	Medium	BOS, Township staff and PennDOT
5	Encourage the expansion and utilization of public transportation.	5.1	Work with LVPC to encourage the use of and distribute information regarding alternate modes of transportation.	Medium	BOS, Township staff and LVPC
		5.2	Maintain open communication with LANTA including obtaining input on transit access accommodations in large commercial, industrial and residential developments.	On-going	BOS, Township staff and LANTA
		5.3	Evaluate the need for a share bus ride system, i.e., LANTaVan	Low	BOS, Township staff and LANTA

**Goal 2:** Improve the Township's infrastructure to support future demands.

Objective		Action Item		Priority	Responsible Entity
1	Maintain and improve all stormwater and sewer facilities.	1.1	Review the Act 537 Plan and update, as necessary, to accommodate new technologies.	On-going	BOS and Township staff
		1.2	Assess flood resiliency of critical infrastructure located in flood zones.	On-going	BOS and Township staff
2	Maintain and improve the Township's road network.	2.1	Employ various planning tools to plan, fund, and implement transportation improvements including, but not limited to, PennDOT Transportation Improvement Program (TIP), ordinance updates, public/private partnerships, and design/build delivery methods.	On-going	BOS and Township staff
		2.2	Implement municipal capital projects to address identified transportation needs.	On-going	BOS and Township staff
		2.3	Address access management issues to ensure safe and efficient traffic flow along major corridor.	High	BOS
		2.4	Require new developments to study and address traffic impacts via road improvements, signals and/or right-of-way dedication.	On-going	BOS
		2.5	Require developers to plan for access to adjacent properties, provide for pedestrian circulation, and align new with existing facilities.	On-going	BOS
		2.6	Identify traffic problem areas and develop improvements to be planned and constructed by the Township, State and/or private developers.	On-going	BOS, Township staff, LVPC and PennDOT
3	Encourage utility companies to utilize existing rights-of-way and utility easements for the expansion and/or upgrade of service lines.	3.1	Coordinate with utility companies to create a comprehensive map of utility easements.	Medium	BOS and Township staff
4	Coordinate water and sewage facilities planning with land use planning and natural resource protection objectives, and assess the impacts of proposed sewer, water, and stormwater facilities on groundwater quality, quantity, and recharge.	4.1	Require or incentivize best management practices (BMPs) to protect soil from erosion and reduce sedimentation into waterways.	High	Township staff

## NATURAL RESOURCES

**Goal 1:** Protect the natural environment and conserve the natural resources of the Township while accommodating planned growth.

Objective		Action Item		Priority	Responsible Entity
1	Protect the Township’s natural resources by limiting adverse impacts into the area.	1.1	Apply existing regulations and/or establish new protection standards for natural resources.	On-going	BOS and Township staff
		1.2	Update and implement geology, slopes, and soils protection standards based on current mapping.	High	BOS and Township staff
		1.3	Create, through regulation, incentives or capital projects, a Township-wide network of riparian buffers and promote restoration and maintenance of riparian buffers along streams, ponds, lakes, and where appropriate, wetlands.	High	BOS and Township staff
		1.4	Undertake a historic survey to identify potential additions, deletions or modifications to the Township’s historic resources.	Low	Township staff
		1.5	Identify key resources with historic and cultural markers.	Medium	BOS
		1.6	Pursue funding sources for historic and cultural resources in need of preservation and rehabilitation.	On-going	BOS and Township staff
2	Encourage and advocate the use and protection of native species of plants.	2.1	Update land use regulations to include provisions requiring the planting of native species and the removal of non-natives.	High	BOS and Township staff
		2.2	Provide a sample garden that allow residents to see what a native plant garden looks like.	Low	Township staff
		2.3	Pursue potential grant opportunities to establish a demonstration project for the Township.	Low	BOS and Township staff
3	Educate Township residents on the impacts associated with using non-native/invasive plant species and the effects they have on the environment.	3.1	Produce a pamphlet that describes and depicts invasive plants to educate Township residents.	High	BOS and Township staff
		3.2	Promote community-based volunteer initiatives that encourage the public to experience the outdoors.	Medium	BOS and Township staff
4		4.1	Review and update natural resource protection provisions in the local ordinances.	On-going	BOS and Township staff

	Ensure regulatory controls preserve and protect natural resources throughout the development process.	4.2	Adopt tree disturbance and tree protection regulations to protect woodlands and individual trees during development.	High	BOS and Township staff
5	Promote innovative stormwater management and wastewater disposal that emphasize the recharge of groundwater and water balance.	5.1	Protect public health and watersheds through adequate treatment and disposal of wastewater.	On-going	BOS and Township staff
		5.2	Develop a source water protection plan and/or a wastewater resource recovery plan.	Low	BOS and Township staff
6	Adopt sustainability policies, goals and principles.	6.1	Prepare a sustainability assessment which evaluates municipal facilities and operations relative to conserving resources, saving money and implementing policies and procedures that advance the environment, economy and social equity.	On-going	BOS and Township staff
		6.2	Evaluate the benefits of the Sierra Club's Ready for 100 campaign and consider joining the movement.	High	BOS and Township staff





## Chapter 7: Community Context

## CHAPTER 7: COMMUNITY CONTEXT

The MPC requires that the adopted Comprehensive Plan be compatible with the existing and proposed development and plans of neighboring municipalities, and consistent with the goals and objectives of the County Comprehensive Plan. In preparing the North Whitehall Township Comprehensive Plan Update, the comprehensive plans of neighboring municipalities and the Lehigh Valley Planning Commission Regional Plan were considered to facilitate sound regional planning.

---

*Section 301.a.5 of the Pennsylvania Municipalities Planning Code requires that this component of the Comprehensive Plan provide:*

*“A statement indicating the relationship of the existing and proposed development of the municipality to the existing and proposed development and plans in contiguous municipalities, to the objectives and plans for development in the county of which it is a part, and to regional trends.”*

---

## COUNTY COMPREHENSIVE PLAN

As part of the Lehigh Valley region, Lehigh County is included in *Future LV*, the region’s comprehensive plan. Adopted in 2019, *Future LV: The Regional Plan* establishes a single, innovative comprehensive plan for the Lehigh Valley region which “merges the land use, community, economic, natural resources, agricultural, historic preservation, housing, utilities and community facilities planning of the Lehigh Valley Planning Commission (LVPC) with the transportation planning and investment of the Lehigh Valley Transportation Study (LVTS).”

## County Goals

The North Whitehall Township Future Land Use Plan and the zoning ordinance are both generally consistent with the regional General Land Use Plan. Other objectives that are consistent between the two comprehensive plans include:

- Preserve natural areas and farmland by managing growth and development.
- Maintain character by preserving environmental, historic, cultural, scenic and agricultural assets.
- Develop a mixed-transportation network to encourage alternative travel options.
- Provide a safe, well-maintained transportation network to move people and goods efficiently.
- Encourage enhanced transit connections to improve mobility and job access.
- Preserve farmland to maintain rural character and provide open space.
- Provide a variety of attainable housing.
- Create community spaces that promote physical and mental health.

Goals of the Regional Comprehensive Plan include efficient and coordinated development pattern; connected mixed-transportation region; protected and vibrant community; competitive creative and sustainable region; and safe, healthy, inclusive and livable communities.

As per the General Land Use Plan, a large portion of North Whitehall Township, specifically to the east of I-476, is characterized as Farmland Preservation. The types of uses recommended include agriculture and related housing and businesses, parks and open space, and housing not related to agriculture on a very limited scale.

The area to the west of I-476 is a combination of Preservation Buffer, Exurban, Character-Defining Area and Farmland Preservation. Preservation Buffer are areas where factors may be present and capable of accommodating additional development, while conversely, these are areas where farming may be the existing land use, and it may be appropriate to preserve these areas for agriculture or to maintain rural uses. Exurban areas have few or none of the factors necessary for development and should remain in rural uses, including agriculture and related businesses, and parks and open space. Housing in or adjacent to rural crossroads villages or at low densities is also compatible. Character-Defining Areas represent the natural and scenic character of the Lehigh Valley as a simplified version of the Natural Resources Plan, with highest elevation areas representing scenic resources. The types of uses recommended are parks and open space, woodlands, agriculture, and low-intensity, limited scale development that preserves natural and scenic resources.

Three areas of Development are identified on the General Land Use Plan – along the eastern Township boundary south of Old Post Road, the southern portion of Route 145, and the northern portion of Route 145 (Laurys Station). These areas have most or all of the factors needed to support growth, such as sewer and transportation infrastructure capacity and contiguity to existing development, and are capable of accommodating a substantial amount of additional development. These areas are appropriate for a variety of uses, including major commercial, residential and industrial development.

In addition to these Development areas, the County Plan identifies four Centers and one Corridor within North Whitehall. Centers are opportunities for mixed-use areas that are a focal point of social, cultural and economic activity. The goal for these areas is to offer a variety of housing prices and types close to shops, restaurants and jobs. Corridors (Route 309) are opportunities for linear mixed-use districts that connect centers with high quality roads, trails and mass transit lines. Each corridor contains a variety of uses and development types that help to support a variety of transportation modes.

## ADJACENT MUNICIPAL PLANS AND ORDINANCES

Municipalities adjacent to the Township and an overview of their existing land uses and development patterns are briefly described as follows:

---

### ALLEN TOWNSHIP

Allen Township is located to the east of North Whitehall, across the Lehigh River. The Township is primarily a mix of Agricultural, Vacant, Conservation and Rural land, with some Residential and a small area of Commercial and Industrial uses. The Allen Township Comprehensive Plan 2017, Future Land Use Plan indicates RC-Rural Conservation and High-density Residential (R3), with a small area of Agricultural Security District in lands adjacent to North Whitehall

Township. The North Whitehall Future Land Use Map designates the area adjacent to Allen Township as Agricultural/Rural Residential which is generally consistent with the Allen Township Comprehensive Plan.

---

#### HEIDELBERG TOWNSHIP

Heidelberg Township is located to the northwest of North Whitehall, with a small area of the Township bordering the municipality. The area adjacent to North Whitehall is zoned Agricultural Preservation, which is consistent with the Agricultural/Rural Residential designation as shown on the North Whitehall Future Land Use Map.

---

#### LEHIGH TOWNSHIP

Lehigh Township is bordered to the north with the adjacent land area zoned General Commercial and Agricultural/Rural Residential, across the Lehigh River from the Township. The Lehigh Township Comprehensive Plan had been recently updated as of December 2021. This draft indicates some changes from General Commercial to Agricultural/Rural Residential along the border of North Whitehall. North Whitehall has designated the area along the border with Lehigh as Agricultural/Rural Residential.

---

#### LOWHILL TOWNSHIP

Lowhill Township is bordered to the west with the adjacent land area zoned Rural Conservation and Rural. The Multi-Municipal Comprehensive Plan for the Northern Region of Lehigh County, dated November 2004, Existing Land Use Map indicates parks and other outdoor recreation and Rural Residential uses along the border of the municipality. One of the future land use objectives of this plan is to retain the rural character of existing rural areas. This is reflected in the future land use map which indicates public, quasi-public & other outdoor Recreation along with environmental protection areas and rural conservation along the border of the municipalities.

---

#### SOUTH WHITEHALL TOWNSHIP

South Whitehall Township is bordered to the south with the adjacent land area zoned Rural Residential 2, Rural Residential 3, along with Low Density Residential and with smaller areas of Neighborhood Commercial located at the intersections of Route 309 and at the intersections of Cedar Crest Boulevard. *The Future Character Areas and Land Use Plan* from the South Whitehall Township Comprehensive Plan, dated July 2009, indicates the areas bordering the Township, consist of Suburban Neighborhood, Suburban to Urbanized Neighborhood & Villages, Rural Landscape/Open Fields & Woodlands/Parks, and some areas of Natural Landscapes where Jordan Creek crosses the border.



---

#### WASHINGTON TOWNSHIP

Washington Township is located northwest of North Whitehall Township. The major trend in Washington Township is residential purposes, though there are some significant rural and vacant areas still undeveloped. The bordering area is zoned Residential and Rural Village and the *Existing Land Use Map*, of the Multi-Municipal Comprehensive Plan for the Northern Region of Lehigh County, dated November 2004, indicates much of the bordering area as Agricultural and vacant with some areas of single family detached residential. *The Future Land Use Map* indicates mostly Environmental Protection, with some areas of Rural Conservation and Agricultural Preservation and a small area of Residential bordering the township.

---

#### WHITEHALL TOWNSHIP

Whitehall Township is located directly southeast of North Whitehall Township. It has a mix of land uses with adjacent land area zoned Open Space-Residential/Agricultural, very low density residential, medium density residential, low to medium density residential, open space-limited Industrial, and low density residential. Farming, open space, quarrying, and lower density residential uses are the primary trend in the northern and western parts of Whitehall township. *The land use map* of the Whitehall Township Comprehensive Plan dated August 2005 indicates adjacent areas of Quarry/Limited Business, medium density residential, medium-High Density Residential, Low Density Residential, and steep slopes along the Spring Creek in the northern boundary of the municipality.



## Appendix A

## APPENDIX A

## PUBLIC VISIONING SESSION RESPONSES

NORTH WHITEHALL TOWNSHIP COMPREHENSIVE PLAN PUBLIC VISIONING MEETING RESULTS			
<b>QUESTION #1: Currently, what do you like most about North Whitehall Township</b>			
<b>GROUP 1 RESPONSES</b>	<b># OF VOTES</b>	<b>GROUP 3 RESPONSES cont.</b>	<b># OF VOTES</b>
<b>Rural character</b>	<b>41</b>	Sense of community	13
Low Township tax	9	Rural setting close to amenities	0
Excellent emergency services	6	Country views	3
Mix of rural and suburban	6	Mix of residential and retail	0
<b>Balance of open space and residential development</b>	<b>13</b>	Low taxes comparable	12
Familiarity of area	0	Safety and security	0
<b>Parks and recreational facilities</b>	<b>13</b>	<b>Safe place to raise family</b>	<b>14</b>
Close knit community feel	0	Recycling center	0
Good school district	8	<b>Rural suburban setting</b>	<b>22</b>
Community sports programs	0	Close to hospitals	0
<b>GROUP 2 RESPONSES</b>	<b># OF VOTES</b>	Low crime	0
<b>Open space and farmland</b>	<b>38</b>	The people	0
Uncluttered	0	<b>GROUP 4 RESPONSES</b>	<b># OF VOTES</b>
<b>Low taxes</b>	<b>29</b>	<b>Rural character</b>	<b>37</b>
Quietness	1	School district	4
<b>Parks and recreation facilities</b>	<b>8</b>	Open spaces	1
Open space and lack of high density people	7	Proximity to other amenities	2
Low traffic road (except 309)	2	Lack of congestion	1
Local farms, produce and products	5	<b>Limited number of warehouses</b>	<b>21</b>
Convenient shopping	1	Parks	0
Farmland	0	Vistas	3
State police as police force	5	<b>Preserved farmland</b>	<b>16</b>
<b>GROUP 3 RESPONSES</b>	<b># OF VOTES</b>	State police	1
<b>Open space</b>	<b>19</b>	No big box stores	2
Farming	12	Rail trail	0
Mix farming and residential	4	Moderately low taxes	0
Parks and recreation	0	Streams/Creeks	12
Accessibility very convenient	5		
Parks and schools	2		
Township services	1		

NORTH WHITEHALL TOWNSHIP COMPREHENSIVE PLAN PUBLIC VISIONING MEETING RESULTS			
<b>QUESTION #2: Currently, what do you like least about North Whitehall Township</b>			
<b>GROUP 1 RESPONSES</b>	<b># OF VOTES</b>	<b>GROUP 3 RESPONSES cont.</b>	<b># OF VOTES</b>
<b>Amount and type of traffic</b>	<b>22</b>	Water treatment dumping into creek	4
<b>Too much commercial development</b>	<b>22</b>	Poor zoning development related to infrastructure roads	13
Too much trucking warehouses	5	Aggressive driving	1
Drainage problems/issues	7	Lack of community center	7
Too many post offices	4	Lack of planning for water resources and stormwater	1
Lack of transparency specific to development	10	Speeding	1
Aging infrastructures (roads) ability to support traffic	0	New people coming in wanting resources	2
Volume of traffic on 309	7	<b>GROUP 4 RESPONSES</b>	<b># OF VOTES</b>
<b>Dangerous intersections</b>	<b>11</b>	<b>Lack of ordinances to control commercial expansion</b>	<b>18</b>
Noisiness impacting residential areas	4	Lack of Township communication	1
Lack of safe walking and biking on secondary roads	4	Conflicts of interest with leadership	9
<b>GROUP 2 RESPONSES</b>	<b># OF VOTES</b>	Lack of planning	0
Increasing development	2	Light pollution	4
<b>Warehousing</b>	<b>40</b>	Traffic on 309 and Maunch Chunk Rd.	8
Congestion on 309	2	<b>Warehouses</b>	<b>16</b>
<b>Inadequate infrastructure to support growth of Township, incl. roads</b>	<b>28</b>	Not enough places to eat	2
Lack of a local police force	2	Lack of traffic management	3
Development that doesn't take pedestrian travel into account	4	Lack of accountability & term limits on Township Boards & Commissions	3
Lack of facilities for local youth organizations	5	Tractor-trailers in residential developments	10
<b>Truck traffic on county roads</b>	<b>12</b>	Tractor-trailers in cul-de-sacs	0
<b>GROUP 3 RESPONSES</b>	<b># OF VOTES</b>	<b>Government not representing the majority of taxpayers</b>	<b>15</b>
All development housing warehouses	5	Bias towards developers	6
<b>Warehouses</b>	<b>22</b>	Corruption	1
<b>Traffic</b>	<b>16</b>	Lack of a good website	2
The roads are not big enough	0	Over development	2
Dwindling civic responsibility	0	Bad traffic outside of rush hour	0
Lack of accessibility to retail, etc.	0		
<b>Poor zoning</b>	<b>19</b>		
Significant commercial enterprise development	6		



NORTH WHITEHALL TOWNSHIP COMPREHENSIVE PLAN PUBLIC VISIONING MEETING RESULTS			
<b>QUESTION #3: What would you want to see in North Whitehall Township in the future?</b>			
<b>GROUP 1 RESPONSES</b>	<b># OF VOTES</b>	<b>GROUP 3 RESPONSES cont.</b>	<b># OF VOTES</b>
<b>Controlled development planned appropriately and proactively</b>	<b>13</b>	Reduce bottlenecks Rt. 309 and Cedar Crest	10
<b>Farmland preservation</b>	<b>20</b>	Improved intersection - Neff Church	5
<b>5-member Board of Supervisors</b>	<b>18</b>	Community center	4
Balance between land uses	0	<b>Preservation of open space</b>	<b>20</b>
More community events	2	Farm preservation programs	7
Community center	4	More parks	3
Gym	0	Oakwood Lane one-way	0
<b>Proactive innovative preservation effort</b>	<b>18</b>	Curbside yard waste recycle	1
Decreased density	0	Community pool	8
Planned stormwater drainage system	5	<b>Zoning codes that reflect the vision of the community</b>	<b>23</b>
More walking and biking trails	7	Outdoor venues/summer concerts	5
Improved traffic system	0	Garbage removal - Township contract	0
Property maintenance code and enforcement	1	<b>GROUP 4 RESPONSES</b>	<b># OF VOTES</b>
Development with less traffic impact	1	<b>Preservation and protection of Jordan Creek</b>	<b>12</b>
Reduce development of commercial and industrial uses	7	Local police force	0
<b>GROUP 2 RESPONSES</b>	<b># OF VOTES</b>	<b>Less commercial and industrial</b>	<b>30</b>
<b>Preserved farmland</b>	<b>30</b>	Less truck traffic Township-wide	11
More pedestrian and bike access throughout Township	9	More advanced notice of future development	3
Clarification at Supervisors/all meetings in plain english	8	More restaurants	2
Small family-owned businesses	3	<b>Preservation of open space and farmland</b>	<b>20</b>
<b>Zoning updates that support same growth</b>	<b>17</b>	Community gym and pool	8
Transparency of infrastructure evaluations to support growth within the Township	7	Better planning	0
Indoor facilities for youth programs	2	More recycling options	4
<b>Keep taxes resonable</b>	<b>18</b>	More stringent commercial zoning	7
<b>GROUP 3 RESPONSES</b>	<b># OF VOTES</b>	No more high density housing	1
One-lane bridge expanded - Coffeetown Rd.	0	Light and noise mandates for commercial	0
<b>Farming preserved</b>	<b>12</b>		
Local policing	2		

NORTH WHITEHALL TOWNSHIP COMPREHENSIVE PLAN PUBLIC VISIONING MEETING RESULTS			
<b>QUESTION #4: What would you not want to see in North Whitehall Township in the future?</b>			
GROUP 1 RESPONSES	# OF VOTES	GROUP 3 RESPONSES cont.	# OF VOTES
<b>Don't want more industrial development</b>	<b>25</b>	Don't want taxpayers voices not heard	1
<b>No more development without infrastructure improvements</b>	<b>30</b>	Don't want to see higher taxes	4
No more big box/chain commercial development	5	No interstate expansion	2
No large, gated residential developments/communities	1	Infrastructure unable to support planned growth	15
Stricter zoning codes and enforcement	4	No state prison	0
No warehouses	4	<b>Don't want loss of farmland</b>	<b>19</b>
Do not want to be reactive	0	No more traffic	0
<b>Don't want development of farmland</b>	<b>14</b>	<b>Allowing developers to get variances by paying off Township</b>	<b>23</b>
Don't want increase in crime	0	GROUP 4 RESPONSES	# OF VOTES
Don't want excessive cul-de-sacs	4	More warehouses	7
Do not rezone farmland/agriculture properties	7	More high density housing	6
GROUP 2 RESPONSES	# OF VOTES	Traffic improvements to accommodate development	12
Stop influential people with money from building warehouses/bringing in tractor trailers	7	<b>Large warehouses</b>	<b>37</b>
<b>Stop sale of farmland for commercial use</b>	<b>16</b>	Loss of open space due to development	1
Development that does not take environmental degradation into account when approved	9	Rapid development	0
<b>No big box stores or chain restaurants</b>	<b>10</b>	<b>North Whitehall looking like Whitehall</b>	<b>16</b>
<b>Uncontrolled commercial and industrial expansion (warehouses) which affects open space</b>	<b>43</b>	Institutional housing	2
No personal helicopter pads	1	Sewage treatment plant	7
<b>No low income housing</b>	<b>10</b>	<b>Low-income housing</b>	<b>16</b>
GROUP 3 RESPONSES	# OF VOTES		
<b>No more warehouses or high density housing</b>	<b>35</b>		
Don't want Rt. 309 to look like McArthur Rd.	3		



## Appendix B

## APPENDIX B

## FUNDING OPPORTUNITIES

Funding in the form of grants and loans are provided through local, state and national organizations year-round. Below is a list of potential funding sources that should be pursued for the planning, design and construction of the recommendations made in the North Whitehall Township Comprehensive Plan.

---

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The *PA Department of Community and Economic Development (DCED)* provides funds for Housing rehabilitation, public services, community facilities, infrastructure improvements, development and planning through the Entitlement program which provides annual funding to designated municipalities. Competitive program is also available to all municipalities that are not direct federal recipients of CDBG funds and state Act 179 entitlement municipalities with a population less than 10,000. Expand economic opportunities geared to low-and moderate-income individuals and improve critical community health and welfare infrastructure.

- Request Amount: Competitive Program has a minimum request of \$100,000 and has no ceiling limit.
- Match: None required
- Contact Information:  
Lehigh Valley: Berks, Lehigh, Monroe, Lebanon, Northampton, Northumberland, Snyder, and Union counties  
Department of Community and Economic Development  
Fadia Halma, Director  
400 North Street, 4<sup>th</sup> Floor  
Commonwealth Keystone Building  
Harrisburg, PA 17120-0225  
717 877-8481  
fhalma@pa.gov

---

ALTERNATIVE AND CLEAN ENERGY PROGRAM (ACE)

The *Department of Community and Economic Development (DCED)* and the *Department of Environmental Protection (DEP)* under the direction of the *Commonwealth Financing Authority (CFA)* administer funds for activities to promote the utilization, development and



construction of alternative and clean energy projects, infrastructure associated with compressed natural gas and liquefied natural gas fueling stations, plus energy efficiency and energy conservation projects in the state.

- Request Amount: Loans for manufacturers of alternative and/or clean energy generation equipment or components shall not exceed \$10,000 for every job projected to be created by the business within three years after approval of the grant. Grants for any alternative energy production or clean energy project shall not exceed \$2 million or 30 percent of the total project cost, whichever is less.
- Match: Matching investing requirement of at least \$1 for every \$1 of program funds awarded. There is a 1 percent commitment fee on all approved loans.
- Contact Information:
  - PA Department of Community and Economic Development
  - Center for Business Financing – CFA Programs Division
  - Alternative and Clean Energy Program
  - Commonwealth Keystone Building
  - 400 North Street 4<sup>th</sup> Floor
  - Harrisburg PA 17120-0225
  - Telephone: (717) 787-6245
  - Fax: (717) 772-3581
  - E-mail: ra-dcedsitedvpt@pa.gov

---

#### EPA BROWNFIELDS GRANT ASSESSMENT, CLEANUP, OR REVOLVING LOAN FUND GRANT PROGRAM

The *US Environmental Protection Agency (EPA)* provides direct funding for brownfields assessment, cleanup, revolving loans, environmental job training, technical assistance, training, and research to address sites contaminated by hazardous substances, pollutants, or contaminants (including hazardous substance co-mingled with petroleum). Assessment Grants provide funding for brownfield inventories, planning, environmental assessments, and community outreach. Revolving loan Fund (RLF) Grants provide funding to capitalize loans that are used to clean up brownfield sites. Cleanup Grants provide funding to carry out cleanup activities at brownfield sites owned by the applicant. Multipurpose Grants provide funding to conduct a range of eligible assessment and cleanup activities at one or more brownfields sites in a target area.

- Request Amount: Community-wide Assessment Grants up to \$300,000, Site-specific up to \$200,000; up to \$350,000 with a waiver. Assessment Coalition up to \$600,000; For Revolving Loan Funds up to \$1 million

Community-wide or Coalition; Cleanup Grants up to \$500,000 for Single-site and up to \$500,000 per application for multi-site.

- Required Match: none for Assessment Grants, 20% for Revolving Loan Fund and Cleanup Grants 20% (waiver)
- Contact: Joseph Nowak  
Brownfields & Revitalization Branch  
USEPA Region 3  
1650 Arch Street (3LD50)  
Philadelphia, PA 19103-2029  
Phone: 215-814-3303  
Fax: 215-814-3002  
Email: nowak.joseph@epa.gov

---

#### BASELINE WATER QUALITY DATA PROGRAM

The *Pennsylvania Department of Community & Economic Development (DCED)* allocates funds from the Marcellus Legacy Fund for The *Department of Community and Economic Development (DCED)* to the Commonwealth Financing Authority (the “Authority”) for projects which involve practices for water sample collection and analysis to document existing groundwater quality conditions on private water supplies using the Baseline Water Quality Data Program (BWQDP).

- Request Amount: Not to exceed \$250,000
- Required Match: 15% match of the total project cost
- Contact Information:  
PA Department of Community and Economic Development Office of Business Financing – CFA Programs Division  
Baseline Water Quality Data Program  
400 North Street, 4<sup>th</sup> Floor  
Harrisburg, PA 17120-0225  
Telephone: (717)787-6245  
Fax: (717)772-3581  
E-mail: ra-dcedsitedvpt@pa.gov

---

AUTOMATED RED LIGHT ENFORCEMENT PROGRAM (ARLE)

The *Pennsylvania Department of Transportation* provides funds through ARLE revenues to improve highway safety and reduce congestion through a wide range of projects that aim to reduce the number of violations and crashes at implementation sites, as well as provide benefits to highway users. Funded projects upgrade, improve, or install traffic-control signs and other forms of roadway markings and structures to increase road capacity and/or further pedestrian safety and mobility, and projects that work to enhance visibility or drainage, etc.

- Request Amount: Dependent upon available yearly revenues
- Match: None required
- Contact: District 5 (Northampton County)  
Mithun Patel (610)871-4490  
Email: mithunpate@pa.gov

---

BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD)

The *Pennsylvania Department of Transportation* administers funds from National Infrastructure Investments to support capital projects for surface transportation infrastructure that improve, repair, and develop transportation frameworks, economic revitalization, community connections and safety. FY2018 BUILD will administer a greater share of the awards to rural areas.

- Request Amount: Not to exceed \$25 Million; Minimum \$1 Million in rural area
- Match: Minimum 20% in Urban; Minimum 0% in Rural
- Contact Information:  
FTA Region 3 Office  
1760 Market Street, Suite 500  
Philadelphia, Pennsylvania 19103-4124  
Telephone: (215) 656-7100  
Fax: (215) 656-7260, TDD (215) 656-7269  
(Delaware, District of Columbia, Maryland, Pennsylvania, Virginia, and West Virginia)

---

TRANSPORTATION ALTERNATIVES SET-ASIDE PROGRAM (TA SET-ASIDE)

The *Pennsylvania Department of Transportation* administers funding assistance for alternative transportation programs and projects that improve accessibility and mobility, public transportation and school links, recreation and environmental mitigation. This includes funding for on and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, and environmental mitigation, trails that serve a transportation purpose, and safe

routes to school projects. The Transportation Alternatives Set-Aside is not a grant program and no money is provided upfront. Applicants pay pre-construction costs on their own (design, environmental, right of way acquisition, utility). Project sponsors must, in most cases, pay for project design, pre-construction permits, clearances, etc.

- Request Amount: \$50,000 minimum construction cost; Not to exceed \$1 Million unless regional or of statewide significance.
- Match: None required
- Contact Information:  
Jackie Koons-Felion; Transportation Planning Manager  
Phone: 717.787.6388  
Email: RA-pdTASA@pa.gov  
District 5 (Northampton County)  
TASET-Aside Coordinators  
Scott Vottero  
Phone: 610.871-4550  
Email: svottero@pa.gov

---

#### MULTIMODAL TRANSPORTATION FUNDS PROGRAM

The *Pennsylvania Department of Transportation* and the *Department of Community & Economic Development* provides grants for projects that support safe and reliable transportation systems and encourage economic development. Supported projects develop or rehabilitate transportation assets for existing communities including but not limited to streetscape, lighting, sidewalk enhancement, pedestrian safety, as well as improving connectivity of transportation assets and transit-oriented development.

- Request Amount: \$100,000 - \$3,000,000
- Match: 30% Cash; The fiscal codes enacted in 2020 provides that a municipality receiving financial assistance through the CFA Multimodal Transportation Fund may not be required to provide a local match. This provision shall expire December 31, 2021.
- Contact Information:  
Ryan Emerson; Director  
PA Department of Community & Economic Development  
Business Financing – Grants Office  
Commonwealth Keystone Building



400 North Street, 4<sup>th</sup> Floor  
Harrisburg, PA 17120-0225  
Phone: 717.720.1422  
Email: ryemerson@pa.gov

---

#### GREENWAYS, TRAILS, AND RECREATION PROGRAM (GTRP)

The *Pennsylvania Department of Community & Economic Development* administers funds from the Marcellus Legacy Fund for the planning, acquisition, development, rehabilitation, and repair of greenways, recreational trails, open space, park and beautification projects. These projects involve the renovation and development of linear public facilities, such as bicycle, walking, equestrian, snowmobile, and nature trails: passive recreation areas; riparian forest buffers; wetland boardwalks; observation decks. Related support facilities including: access roads, parking areas, walks, comfort station, lighting, landscaping and signage are also eligible.

- Request Amount: Not to exceed \$250,000
- Match: 15% Cash/Equivalent
- \$100 application fee
- Contact:  
PA Department of Community and Economic Development  
Office of Business Financing – CFA Programs Division  
Greenways, Trails and Recreation Program  
Commonwealth Keystone Building  
400 North Street, 4<sup>th</sup> Floor  
Harrisburg, PA 17120-0225  
Phone: 717.787.6245  
Email: ra-dcedsitedvpt@pa.gov

---

#### MUNICIPAL ASSISTANCE PROGRAM (MAP)

The *Department of Community & Economic Development* provides funds for local governments to the planning and implementation of multiple services including shared service activities, community planning, and floodplain management. For shared service activities, applicants shall involve two or more participating municipalities.

- Request Amount: Dependent upon available funds
- Match: 50% cash match and may include labor costs; 25% of which must be non-state funded
- Contact Information:

Department of Community & Economic Development  
Governor's Center for Local Government Services  
Commonwealth Keystone Building  
400 North Street, 4<sup>th</sup> Floor  
Harrisburg, PA 17120-0225  
Phone: 888.223.6837 or 717.787.8158  
Email: ra-dced-kcp@pa.gov

---

#### KEYSTONE COMMUNITIES PROGRAM (KCP)

The *Commonwealth Financing Authority* provides a grant and designation program for community and economic development by encouraging public and private partnerships to support local initiatives and target focus areas or regions. Funded projects include planning, implementation, façade, accessible housing, and development projects, which can incorporate streetscape and roadway improvements. Communities may wish to consider designation through the KC program as a Keystone Main Street, Keystone Elm Street, Keystone Enterprise Zone, or Keystone Community.

- Request Amount: Dependent upon designation and activities
- Match: 50%
- Contact Information:  
DCED Regional Director  
Lehigh Valley: Berks, Lehigh, Monroe, Lebanon, Northampton, Northumberland, Snyder, and Union counties  
Department of Community and Economic Development  
Fadia Halma, Director  
400 North Street, 4<sup>th</sup> Floor  
Commonwealth Keystone Building  
Harrisburg, PA 17120-0225  
717 877-8481  
fhalma@pa.gov

---

#### COMMUNITY CONSERVATION PARTNERSHIP PROGRAM (C2P2) TRAILS

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for the planning, acquisition, construction, enhancement, and maintenance of multi-use trails and trail-related facilities. This can include, but is not limited to, motorized and non-motorized trails, interpretive signs, trail amenities, access roads and parking areas, and equipment required to build and maintain trails.

- Request Amount: Reasonable requests
- Match: 50%

---

#### COMMUNITY CONSERVATION PARTNERSHIP PROGRAM (C2P2) *COMMUNITY RECREATION AND CONSERVATION PLANNING*

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants to prepare for future planning, acquisition, development, and management of parks, recreation facilities, critical habitat, open space, natural areas, greenways, and river/watershed passageways.

- Request Amount: Reasonable requests
- Match: 50%

---

#### COMMUNITY CONSERVATION PARTNERSHIP PROGRAM (C2P2) *LAND ACQUISITION AND CONSERVATION*

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for the purchase and/or donation of land for the purpose of recreation and park areas, critical habitat areas, greenways, and open space.

- Request Amount: Reasonable requests
- Match: 50%

---

#### COMMUNITY CONSERVATION PARTNERSHIP PROGRAM (C2P2) *PARK REHABILITATION AND DEVELOPMENT*

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for the rehabilitation and development of public parks, both indoor and outdoor recreation facilities, small communities, greenways, and river conservation and restoration projects.

- Request Amount: Reasonable requests
- Match: 50%

---

#### COMMUNITY CONSERVATION PARTNERSHIP PROGRAM (C2P2) *PEER CIRCUIT RIDER PROGRAM*

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for expanding the local capacity for parks, recreation, and conservation through the partnership of municipalities, counties, and government councils and the hiring of a shared professional who is jointly funded by the formal partnership, commission, or authority.

- Request Amount: Reasonable requests
- Match: 10%

---

COMMUNITY CONSERVATION PARTNERSHIP PROGRAM (C2P2) *RIPARIAN FORREST BUFFERS PROGRAM*

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants to provide financial assistance to identify locations in need of riparian forest buffers, and to design, establish, monitor, and provide short-term maintenance for those buffers.

- Request Amount: Reasonable requests
- Match: Varies

---

COMMUNITY CONSERVATION PARTNERSHIP PROGRAM (C2P2) *STATE AND REGIONAL PARTNERSHIPS FUNDS*

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for the formation of collaborative initiatives that improve the capacity to develop and manage park and recreation facilities and advance conservation of resources through education, training, and implementation.

- Request Amount: Reasonable requests
- Match: Varies
- Contact: (for Community Conservation Partnership Programs listed above)  
Bureau of Recreation and Conservation Regional Advisor  
Northeast Region 2  
Jacobsburg Environmental Education Center  
400 Belfast Rd  
Nazareth, PA 18064  
Lorne Possinger  
Recreation and Conservation Manager  
Phone: 610.746.5607  
Email: lpossinger@pa.gov

---

LEHIGH VALLEY GREENWAYS MINI-GRANT PROGRAM

Funded by the *PA Department of Conservation & Natural Resources*, and administered by *Delaware & Lehigh National Heritage Corridor*, this program provides mini grants for municipalities, non-profits, and educational institutions for strategic planning efforts and ready-to-go implementation projects in Lehigh or Northampton County. Key focuses include the Lehigh Valley Greenways Conservation Landscape Goals: 1) Land Conservation & Restoration including ecological restoration projects, 2) Outdoor Recreation & Trail Connections including improvements to the LINK Trail Network, 3) Community Revitalization including municipal ordinances, and 4) Local Education & Outreach including educational events and workshops.

- Request Amount: Min: \$1,000    Max: \$10,000
- Match: Minimum 50% Cash
- Contact information:  
Lehigh Valley Greenways  
c/o Delaware & Lehigh National Heritage Corridor  
2750 Hugh Moore Park Road  
Easton, PA 18042  
Phone: 610.923-3548 ext. 226

---

#### REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)

The *Pennsylvania Office of the Budget* administers funds from the Commonwealth for regional or multi-jurisdictional economic development, civic, cultural, recreational, and historical improvements through acquisition and construction projects. Projects that obtain funding from PENNDOT, PENNVEST, the Department of Community and Economic Development (DCED) or other state agencies are generally restricted from participating in RACP.

- Request Amount: \$1,000,000 minimum total project cost
- Match: 50% of project cost must be match (non-state) participation. Can be local, private, land or building as-is appraised value, and/or federal funds. CDBGs administered by DCED is acceptable for use in a RACP project. The use of Gaming Local Share Assessment (LSA) can be used as matching funds for RACP in Northampton County.
- Contact information: Redevelopment Assistance Capital Program  
Office of the Budget  
Bureau of Redevelopment, Capital and Debt  
333 Market Street Tower  
18<sup>th</sup> Floor  
Harrisburg, PA 17101-2210  
Attention: RACP Administrator  
Email: RA-OB-RACP-PPR@pa.gov

---

#### RIVERS, TRAILS, AND CONSERVATION ASSISTANCE PROGRAM (NPS-RTCA)

The *National Park Services* provides funding assistance to support resource conservation and recreation projects throughout the United States of America. The program links national conservation and recreation planning professionals with applicants to design, conserve and improve natural and recreational opportunities and connect the public to these resources.



- Request Amount: N/A
- Match: N/A
- Contact information:  
Helen Mahan, Programs Manager  
Email: ner\_rtca@nps.gov

---

#### TRAIL GRANTS THROUGH THE COMMUNITY CONSERVATION PARTNERSHIP PROGRAM

The *Pennsylvania Department of Conservation and Natural Resources (DCNR)* provides funding for land acquisition, planning, construction, rehabilitation and maintenance, development and operation of trail educational programs and purchase or lease of maintenance and construction equipment. 75% of project must be related to trail activities and/or trail-related facilities. Generally speaking, a recreational pathway that falls completely within a local park will be considered a *Park Rehabilitation and Development Project* rather than a Trail project.

- Request Amount: depending on program
- Match: 20% of project cost (cash and/or non-cash)
- Contact information:  
Northeast Region 2  
Jacobsburg Environmental Education Center  
400 Belfast Rd  
Nazareth, PA 18064  
Lorne Possinger, Recreation and Conservation Manager  
Phone: 610 746-5607  
Email: lpossinger@pa.gov

---

#### COMMUNITY PARKS AND RECREATION GRANTS

The *Pennsylvania Department of Conservation and Natural Resources (DCNR)* provides funding and technical assistance support for local recreation and park improvement projects through its Community Conservation Partnerships Program grants. Funding priority is given to projects that implement elements of Pennsylvania's 2020-2024 Statewide Comprehensive Outdoor Recreation Plan.

- Request amount:
- Match: 50% cash or non-cash
- Contact Information:

Northeast Region 2  
Jacobsburg Environmental Education Center  
400 Belfast Rd  
Nazareth, PA 18064  
Lorne Possinger  
Recreation and Conservation Manager  
Phone: 610.746-5607  
Email: lpossinger@pa.gov

---

#### KEYSTONE RECREATION, PARK AND CONSERVATION FUND

The *Pennsylvania Department of Conservation and Natural Resources (DCNR)* provides funds for construction and rehabilitation, planning, and acquisition of non-motorized and motorized trails and trail-related facilities.

- Request Amount: Reasonable requests
- Match: 50% of project cost. Match can include a combination of cash and/or non-cash values
- Contact information:  
Northeast Region 2  
Jacobsburg Environmental Education Center  
400 Belfast Rd  
Nazareth, PA 18064  
Lorne Possinger  
Recreation and Conservation Manager  
Phone: 610.746-5607  
Email: lpossinger@pa.gov

---

#### ENVIRONMENTAL STEWARDSHIP FUND (GROWING GREENER 1)

The *Pennsylvania Department of Conservation and Natural Resources (DCNR)* administers funds for construction and rehabilitation, planning, and acquisition of non-motorized and motorized trails and trail-related facilities, greenways, open space, natural areas, river corridors and watersheds, community park, and recreation projects. Receives revenues from an increase in the fee charged for dumping trash at landfills and has received funds from the 2005 Growing Greener bond initiative.

- Request Amount: Reasonable requests

- Match: 50% of project cost. Match can include a combination of cash and/or non-cash values
- Contact:  
Northeast Region 2  
Jacobsburg Environmental Education Center  
400 Belfast Rd  
Nazareth, PA 18064  
Lorne Possinger  
Recreation and Conservation Manager  
Phone: 610.746-5607  
Email: lpossinger@pa.gov

---

#### PENNSYLVANIA RECREATIONAL TRAILS (PRT) PROGRAM

The *Department of Conservation and Natural Resources (DCNR)* provides grants to develop and maintain trails and trail-related facilities for both motorized and nonmotorized recreational trails uses. Funding supports maintenance and restoration of existing recreational trails, development and rehabilitation of trailside and trailhead facilities and trail linkages, purchase and lease of recreational trail construction and maintenance equipment, construction of new recreational trails, and acquisition of easements or property for recreation trails or recreation trail corridors. Project proposals that utilize youth conservation or service corps will earn extra credit in the selection process.

- Request Amount: minimum of \$2,500 to a maximum of \$100,000
- Match: 80% grant funds and 20% project sponsor funds. Acquisition costs require a 50/50 match. “Soft match” donation of materials and services are permitted.
- Contact: Department of Conservation and Natural Resources  
Bureau of Recreation & Conservation  
Pennsylvania Recreational Trails Program  
P.O. Box 8475  
Harrisburg, PA 17105-8475  
Email: vtierney@dcnr.state.pa.us

---

FEDERAL LAND AND WATER CONSERVATION FUND (LWCF)

The *US Department of Interior* provides annual appropriations of federal funds to states to provide 50% of matching grants for general public outdoor parks, recreation and conservation, land acquisition and development projects.

- Request Amount

- Match: 50%

- Contact:

Washington Office  
State and Local Assistance Programs  
National Park Service  
1849 C Street, NW, Org-2225  
Washington, D.C. 20240  
Joel Lynch  
Phone: 202.354-6905

Northeast Region 2  
Jacobsburg Environmental Education Center  
400 Belfast Rd  
Nazareth, PA 18064  
Lorne Possinger  
Recreation and Conservation Manager  
Phone: 610.746-5607  
Email: lpossinger@pa.gov



## Appendix C

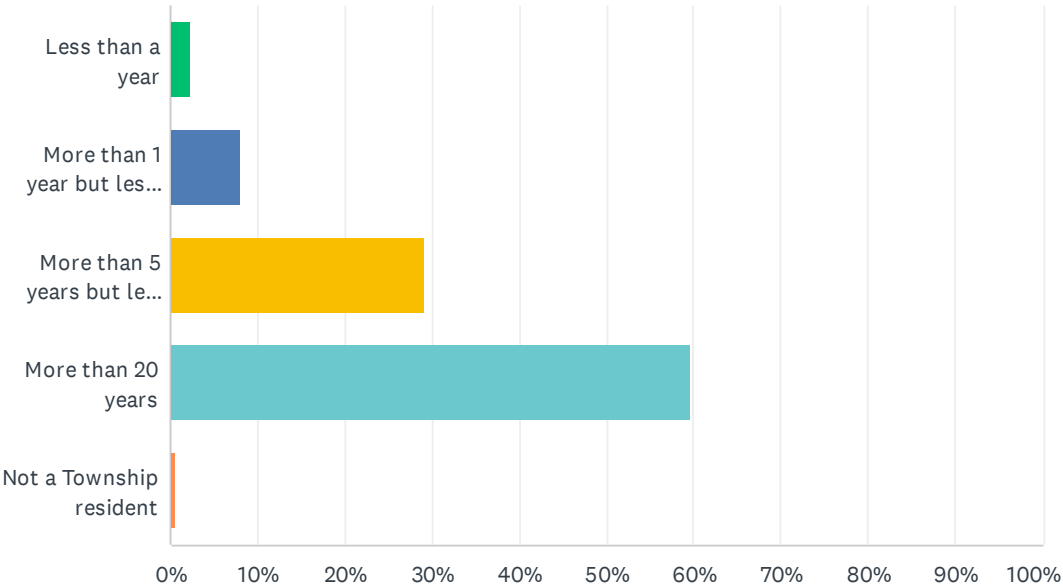


APPENDIX C

COMMUNITY SURVEY RESULTS

Q1 How long have you lived in North Whitehall Township?

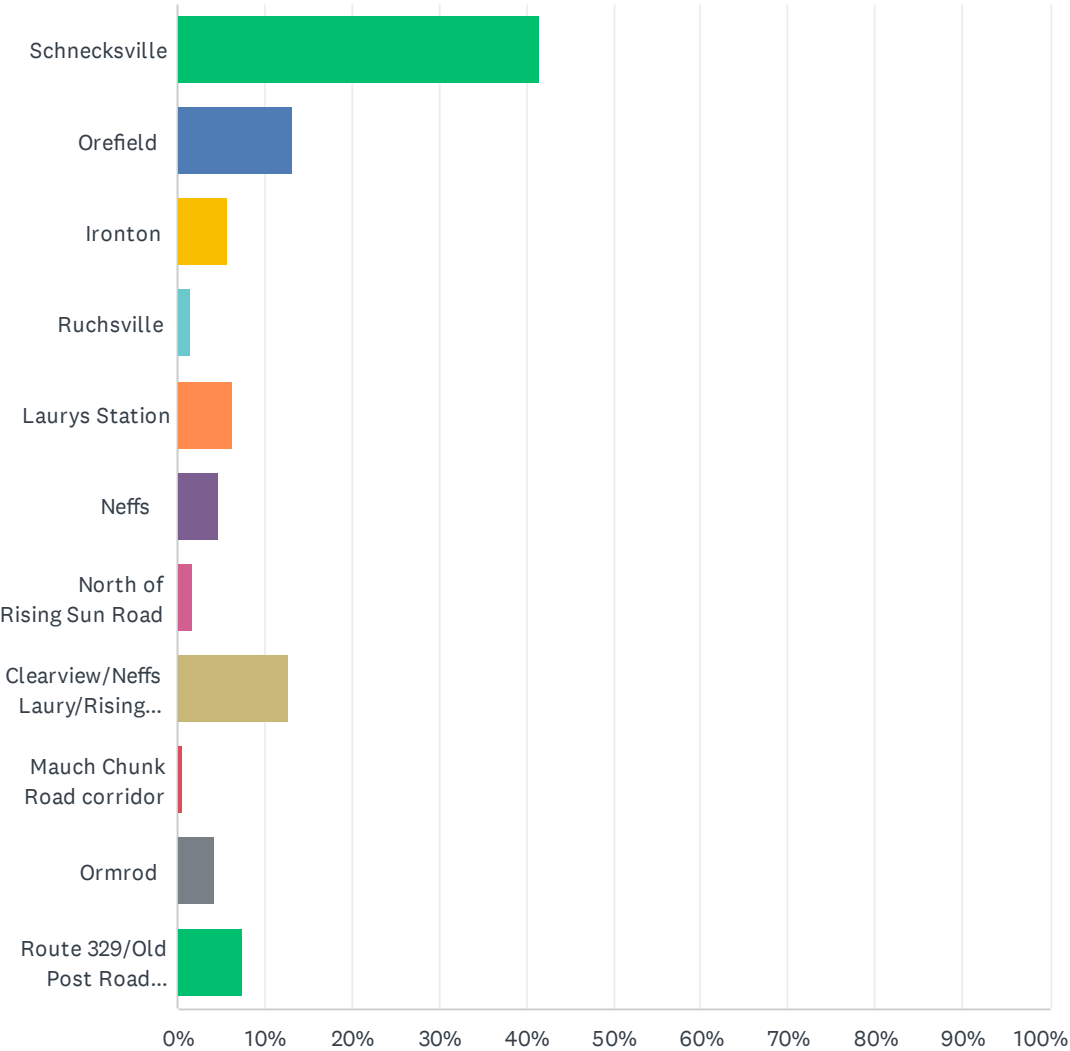
Answered: 1,061    Skipped: 3



ANSWER CHOICES	RESPONSES	
Less than a year	2.26%	24
More than 1 year but less than 5 years	8.20%	87
More than 5 years but less than 20 years	29.31%	311
More than 20 years	59.66%	633
Not a Township resident	0.57%	6
TOTAL		1,061

Q2 In which general area of the Township do you reside?

Answered: 1,023    Skipped: 41

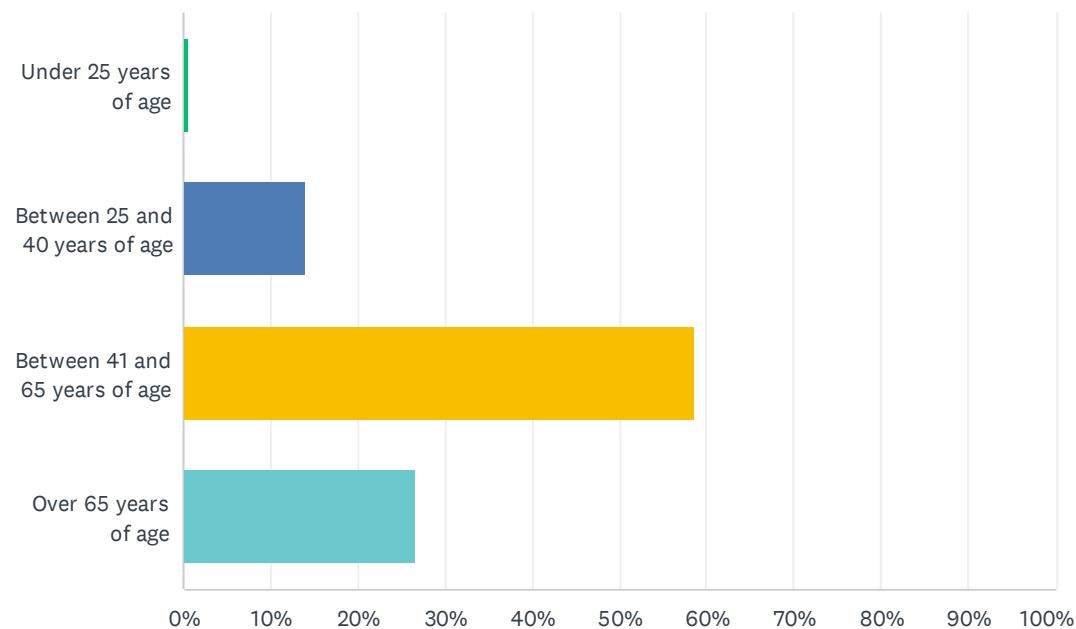


# North Whitehall Township Comprehensive Plan Update

ANSWER CHOICES	RESPONSES	
Schnecksville	41.54%	425
Orefield	13.20%	135
Ironton	5.67%	58
Ruchsville	1.56%	16
Laurys Station	6.35%	65
Neffs	4.79%	49
North of Rising Sun Road	1.76%	18
Clearview/Neffs Laury/Rising Sun Roads corridor	12.81%	131
Mauch Chunk Road corridor	0.59%	6
Ormrod	4.30%	44
Route 329/Old Post Road corridor	7.43%	76
TOTAL		1,023

Q3 Please select your age category.

Answered: 1,061    Skipped: 3

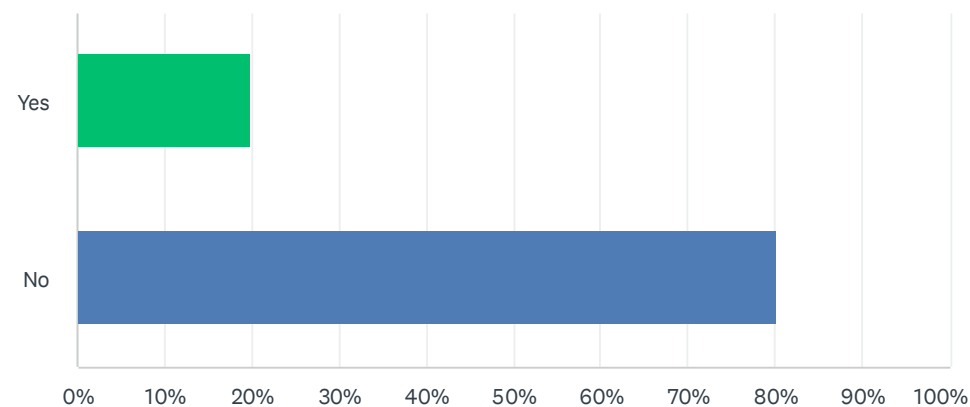


ANSWER CHOICES	RESPONSES	
Under 25 years of age	0.66%	7
Between 25 and 40 years of age	14.14%	150
Between 41 and 65 years of age	58.62%	622
Over 65 years of age	26.58%	282
TOTAL		1,061



Q4 Have you or a family member relocated back to the Township after having lived elsewhere?

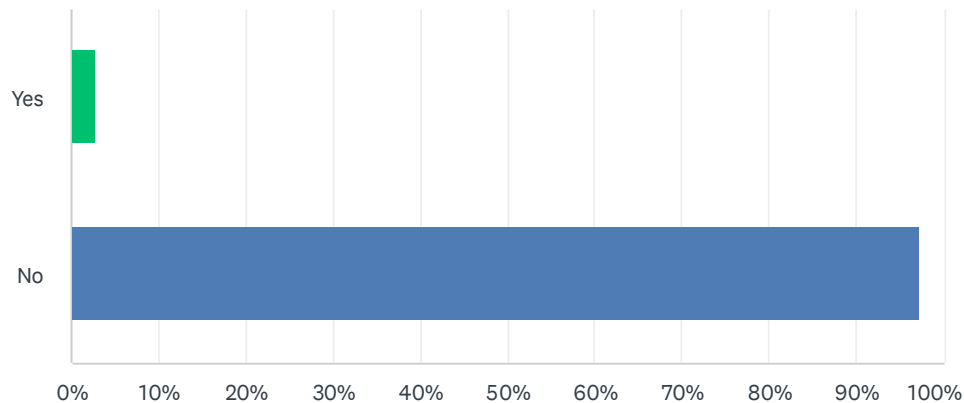
Answered: 1,062    Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	19.87%	211
No	80.13%	851
TOTAL		1,062

Q5 Are you anticipating relocating outside North Whitehall Township within the next year?

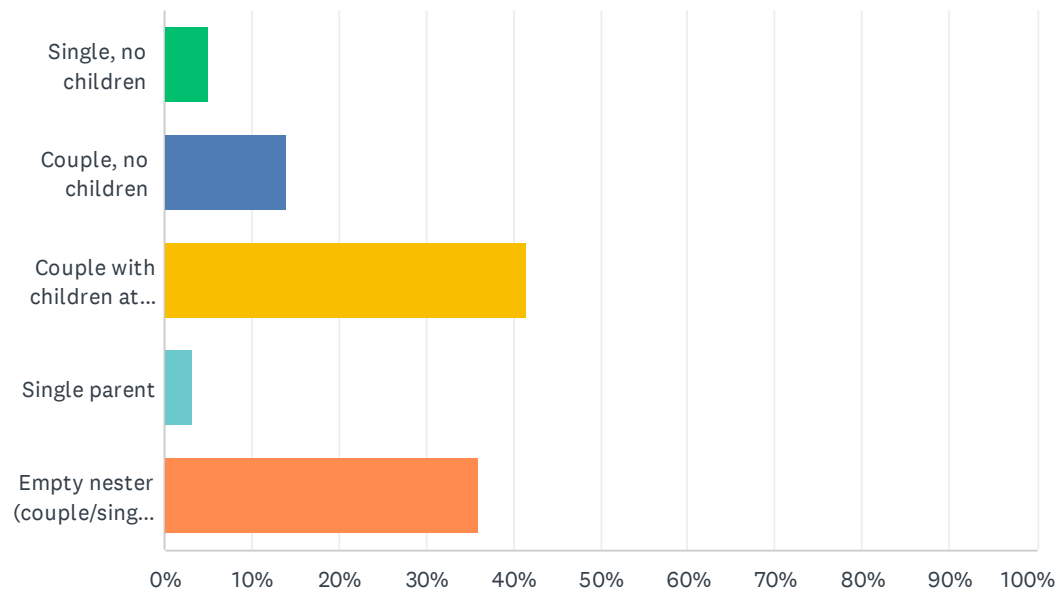
Answered: 1,061    Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	2.73%	29
No	97.27%	1,032
TOTAL		1,061

## Q6 Which of the following describes your family household?

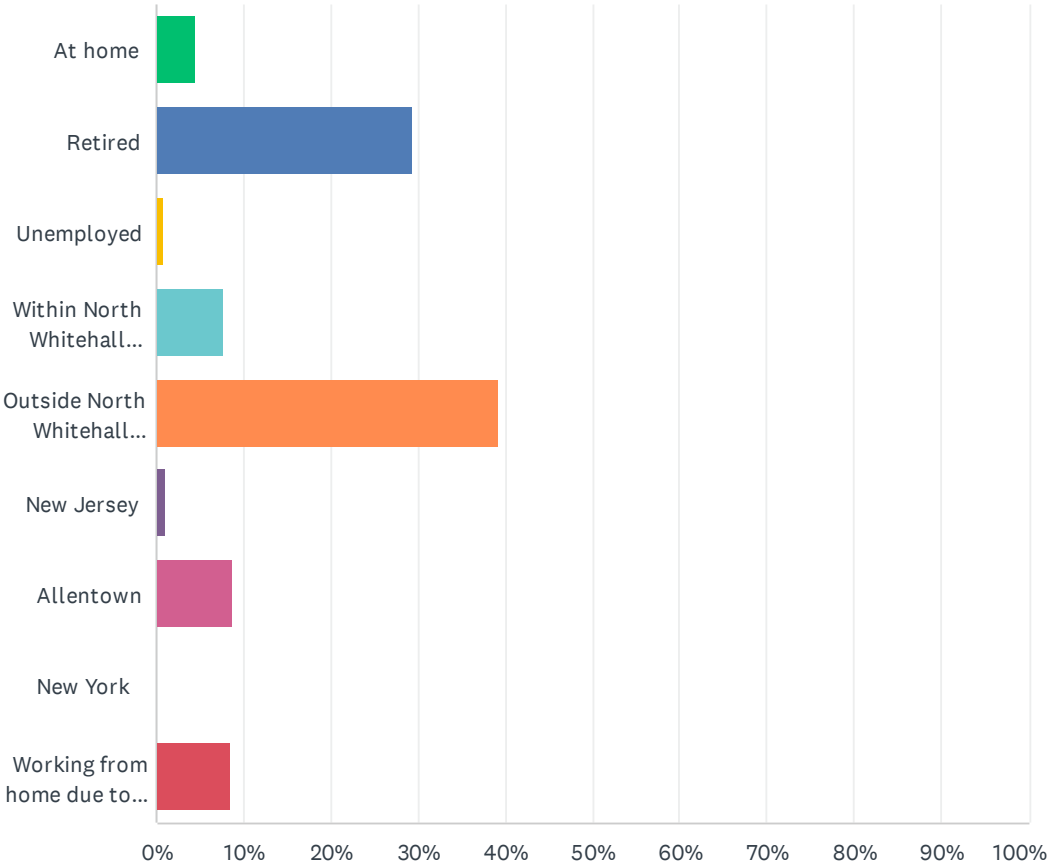
Answered: 1,027    Skipped: 37



ANSWER CHOICES	RESPONSES	
Single, no children	5.06%	52
Couple, no children	14.12%	145
Couple with children at home	41.67%	428
Single parent	3.21%	33
Empty nester (couple/single with no children at home)	35.93%	369
TOTAL		1,027

Q7 Where are you or other members of your household employed?

Answered: 984 Skipped: 80



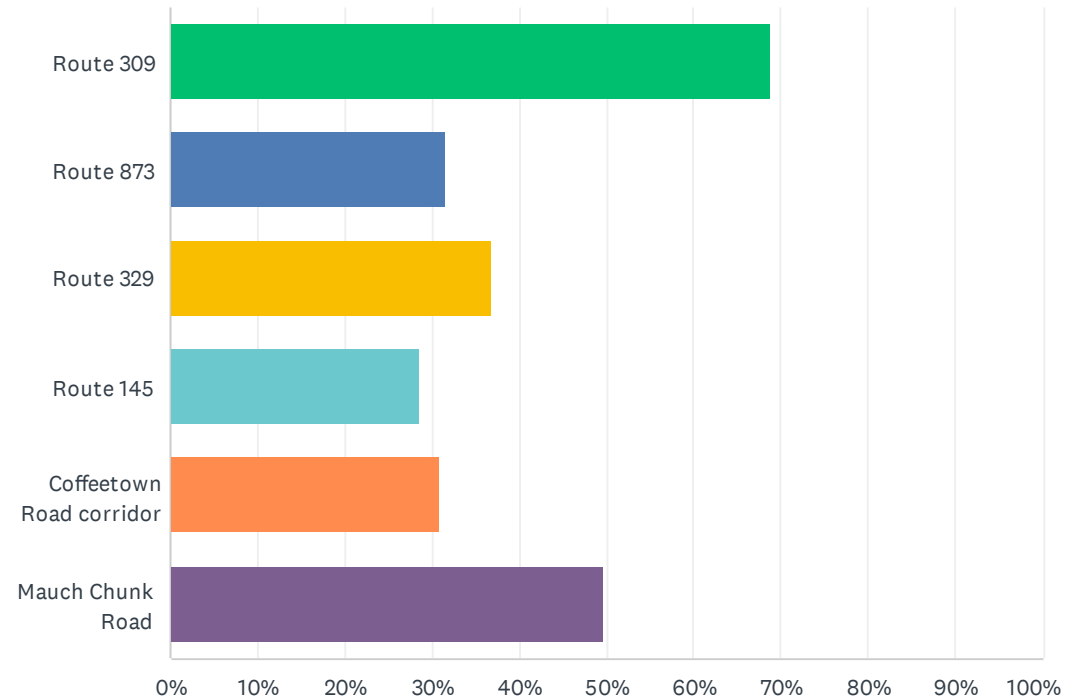
# North Whitehall Township Comprehensive Plan Update

ANSWER CHOICES	RESPONSES	
At home	4.57%	45
Retired	29.37%	289
Unemployed	0.81%	8
Within North Whitehall Township	7.62%	75
Outside North Whitehall Township but in Lehigh County	39.33%	387
New Jersey	1.12%	11
Allentown	8.64%	85
New York	0.10%	1
Working from home due to pandemic	8.43%	83
TOTAL		984



## Q8 Which roadways do you primarily travel for work or school? (select all that apply)

Answered: 957 Skipped: 107

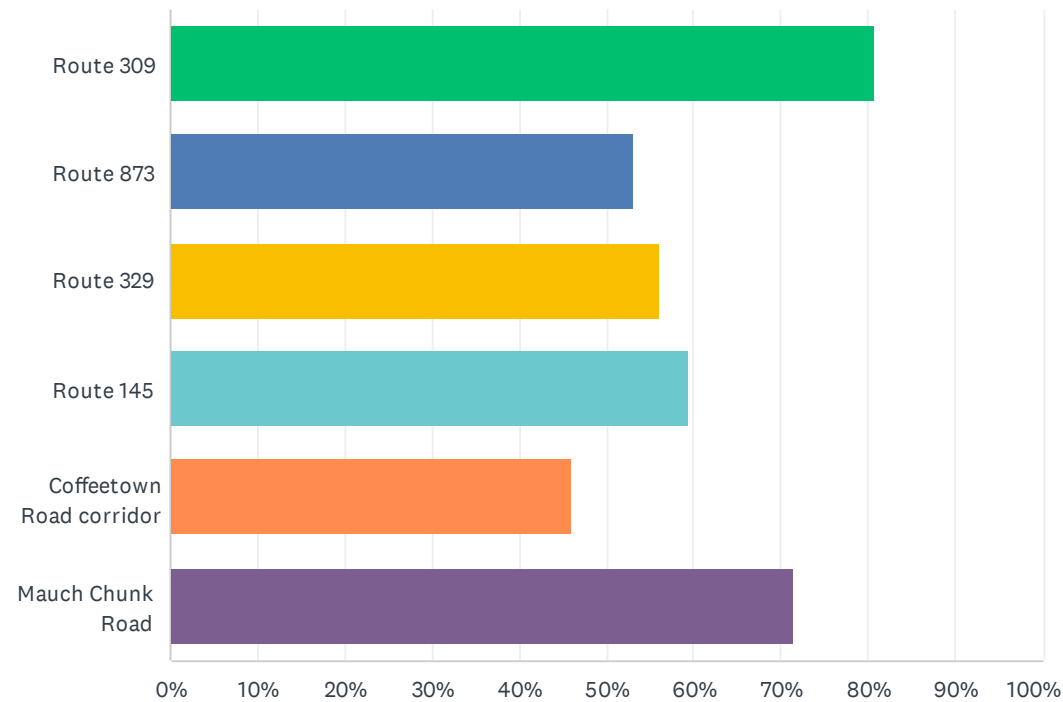


North Whitehall Township Comprehensive Plan Update

ANSWER CHOICES	RESPONSES	
Route 309	68.97%	660
Route 873	31.45%	301
Route 329	36.89%	353
Route 145	28.53%	273
Coffeetown Road corridor	30.83%	295
Mauch Chunk Road	49.63%	475
Total Respondents: 957		

## Q9 Which roadways do you primarily travel for pleasure/recreation (including shopping)? (select all that apply)

Answered: 1,051 Skipped: 13

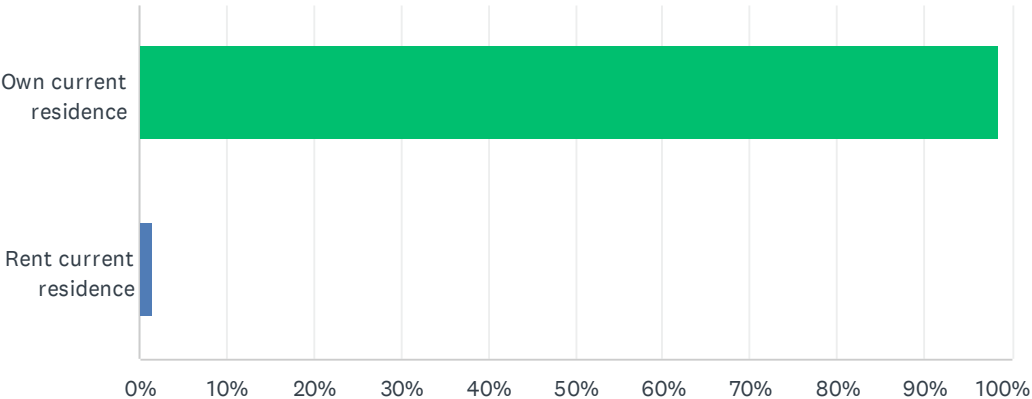


North Whitehall Township Comprehensive Plan Update

ANSWER CHOICES	RESPONSES	
Route 309	80.78%	849
Route 873	53.19%	559
Route 329	56.04%	589
Route 145	59.47%	625
Coffeetown Road corridor	45.96%	483
Mauch Chunk Road	71.46%	751
Total Respondents: 1,051		

Q10 Home ownership status. Please select one:

Answered: 1,056    Skipped: 8

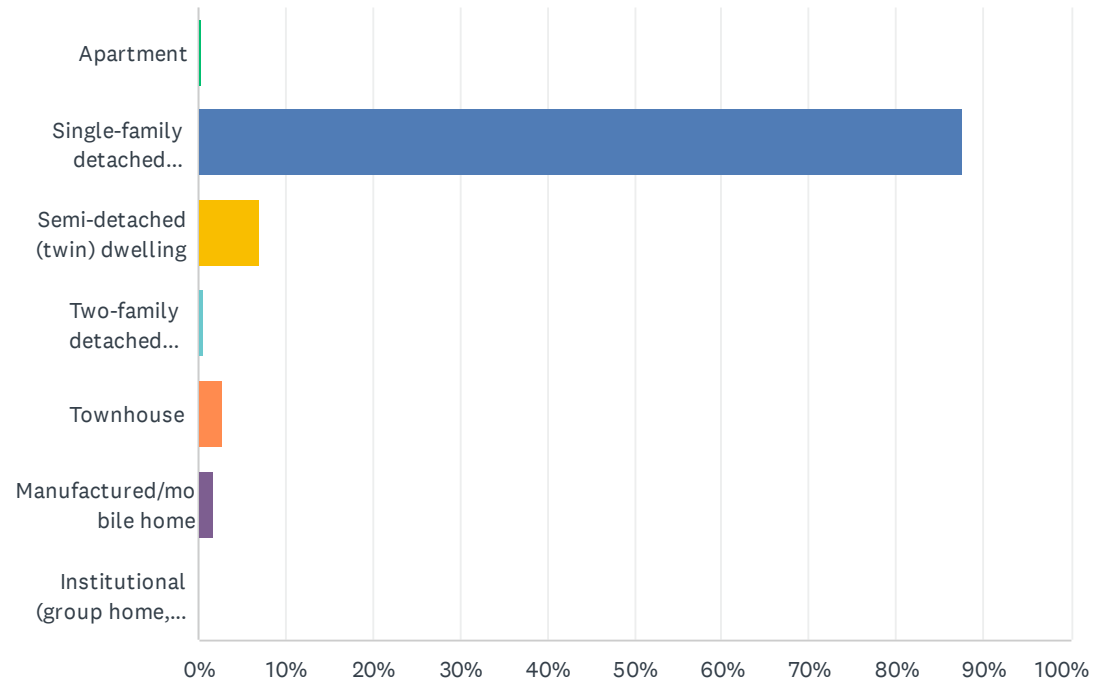


ANSWER CHOICES		RESPONSES	
Own current residence		98.48%	1,040
Rent current residence		1.52%	16
TOTAL			1,056



## Q11 In what type of home do you live?

Answered: 1,057 Skipped: 7

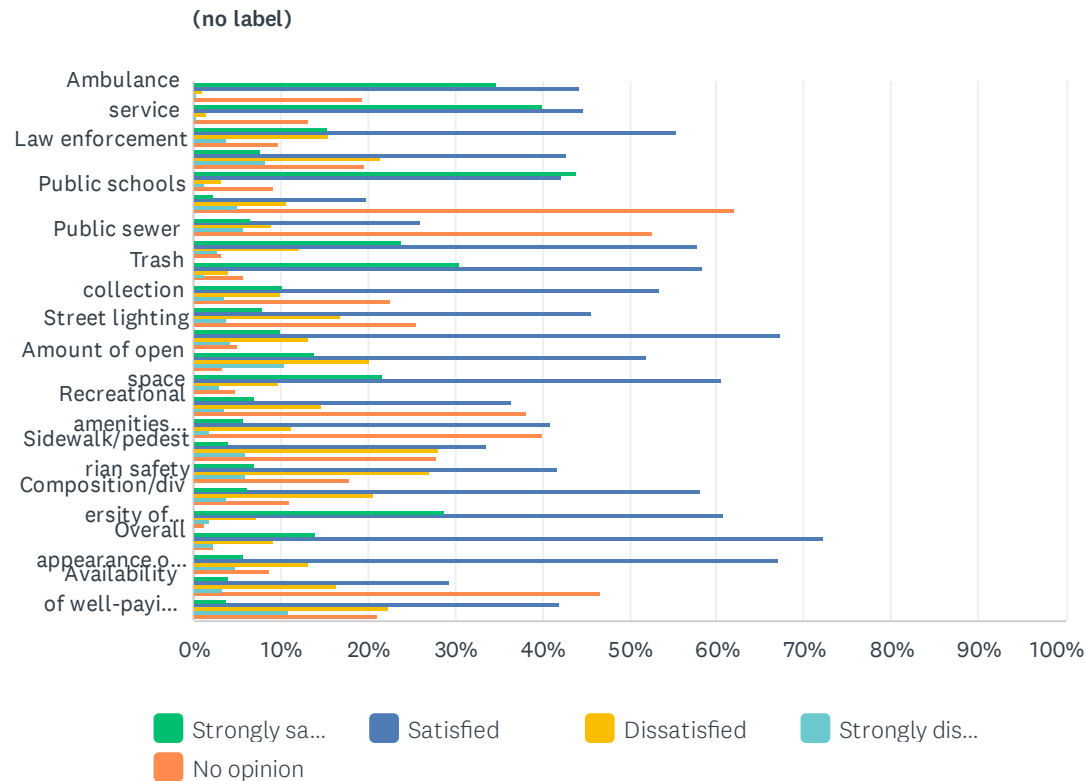


# North Whitehall Township Comprehensive Plan Update

ANSWER CHOICES	RESPONSES	
Apartment	0.38%	4
Single-family detached dwelling	87.61%	926
Semi-detached (twin) dwelling	7.10%	75
Two-family detached dwelling	0.57%	6
Townhouse	2.74%	29
Manufactured/mobile home	1.61%	17
Institutional (group home, assisted living, nursing home, etc.)	0.00%	0
TOTAL		1,057

## Q12 Presently, how satisfied or dissatisfied are you with the following aspects of North Whitehall Township?

Answered: 1,049 Skipped: 15



# North Whitehall Township Comprehensive Plan Update

(no label)						
	STRONGLY SATISFIED	SATISFIED	DISSATISFIED	STRONGLY DISSATISFIED	NO OPINION	TOTAL
Ambulance service	34.78% 360	44.44% 460	0.97% 10	0.39% 4	19.42% 201	1,035
Fire protection	40.12% 414	44.77% 462	1.55% 16	0.39% 4	13.18% 136	1,032
Law enforcement	15.28% 156	55.34% 565	15.67% 160	3.92% 40	9.79% 100	1,021
Property code and nuisance enforcement	7.60% 78	42.88% 440	21.54% 221	8.28% 85	19.69% 202	1,026
Public schools	43.97% 456	42.24% 438	3.28% 34	1.25% 13	9.26% 96	1,037
Public transportation	2.26% 23	19.86% 202	10.62% 108	5.21% 53	62.05% 631	1,017
Public sewer	6.56% 67	26.03% 266	8.90% 91	5.77% 59	52.74% 539	1,022
Snow removal	23.96% 247	57.81% 596	12.22% 126	2.72% 28	3.30% 34	1,031
Trash collection	30.48% 313	58.33% 599	4.09% 42	1.27% 13	5.84% 60	1,027
Stormwater management	10.30% 105	53.48% 545	10.01% 102	3.63% 37	22.57% 230	1,019
Street lighting	7.96% 81	45.68% 465	16.90% 172	3.83% 39	25.64% 261	1,018
Street maintenance	10.13% 103	67.45% 686	13.18% 134	4.23% 43	5.01% 51	1,017
Amount of open space	13.81% 141	52.01% 531	20.27% 207	10.48% 107	3.43% 35	1,021
Recreational amenities (public, i.e. Township parks, etc.)	21.72% 222	60.57% 619	9.78% 100	3.03% 31	4.89% 50	1,022
Recreational amenities (private, i.e. Orchard View pool, etc.)	6.93% 71	36.52% 374	14.65% 150	3.71% 38	38.18% 391	1,024
Recreational programs	5.78% 59	40.84% 417	11.36% 116	1.86% 19	40.16% 410	1,021

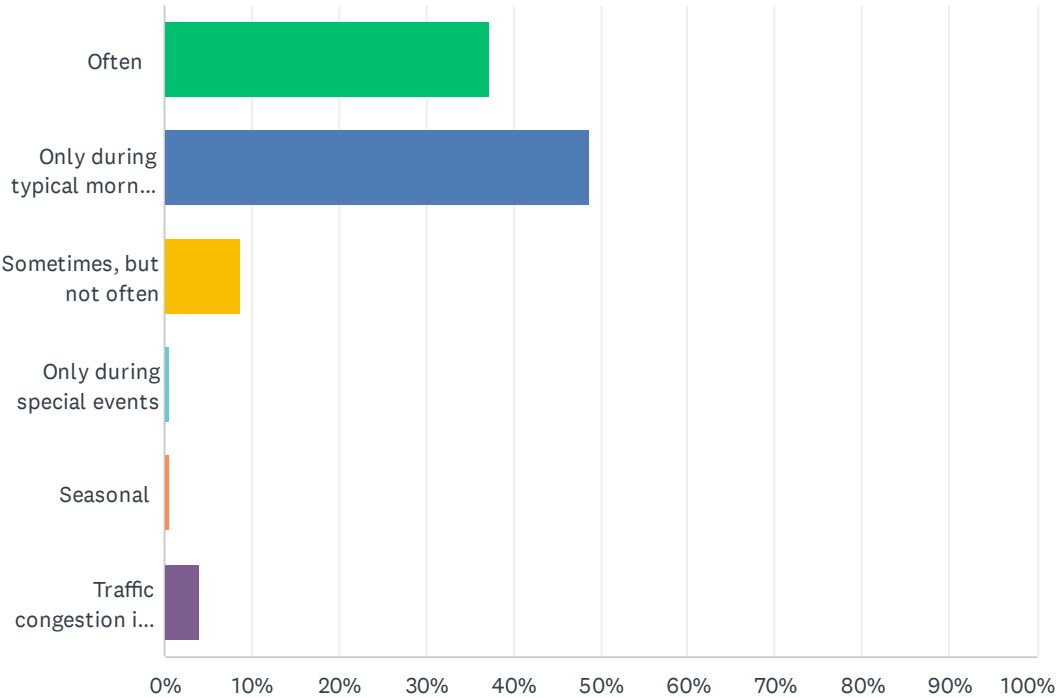
# North Whitehall Township Comprehensive Plan Update

Sidewalk/pedestrian safety	4.15% 42	33.76% 342	28.13% 285	6.02% 61	27.94% 283	1,013
Walkability	7.04% 71	41.87% 422	27.18% 274	6.05% 61	17.86% 180	1,008
Composition/diversity of retail establishments	6.10% 62	58.21% 592	20.75% 211	3.83% 39	11.11% 113	1,017
Overall appearance of your neighborhood	28.68% 294	60.68% 622	7.32% 75	1.95% 20	1.37% 14	1,025
Overall appearance of the Township	14.02% 143	72.25% 737	9.22% 94	2.25% 23	2.25% 23	1,020
Overall appearance of commercial buildings	5.85% 59	67.10% 677	13.28% 134	4.96% 50	8.82% 89	1,009
Availability of well-paying, diverse job opportunities	4.13% 42	29.43% 299	16.34% 166	3.44% 35	46.65% 474	1,016
The distribution of commercial and residential uses throughout the Township	3.82% 39	41.92% 428	22.43% 229	10.77% 110	21.06% 215	1,021



Q13 How often do you feel that there is traffic congestion in the Township?

Answered: 1,061    Skipped: 3



# North Whitehall Township Comprehensive Plan Update

ANSWER CHOICES	RESPONSES	
Often	37.23%	395
Only during typical morning and evening rush hours	48.82%	518
Sometimes, but not often	8.77%	93
Only during special events	0.57%	6
Seasonal	0.66%	7
Traffic congestion is not a problem in North Whitehall Township	3.96%	42
TOTAL		1,061

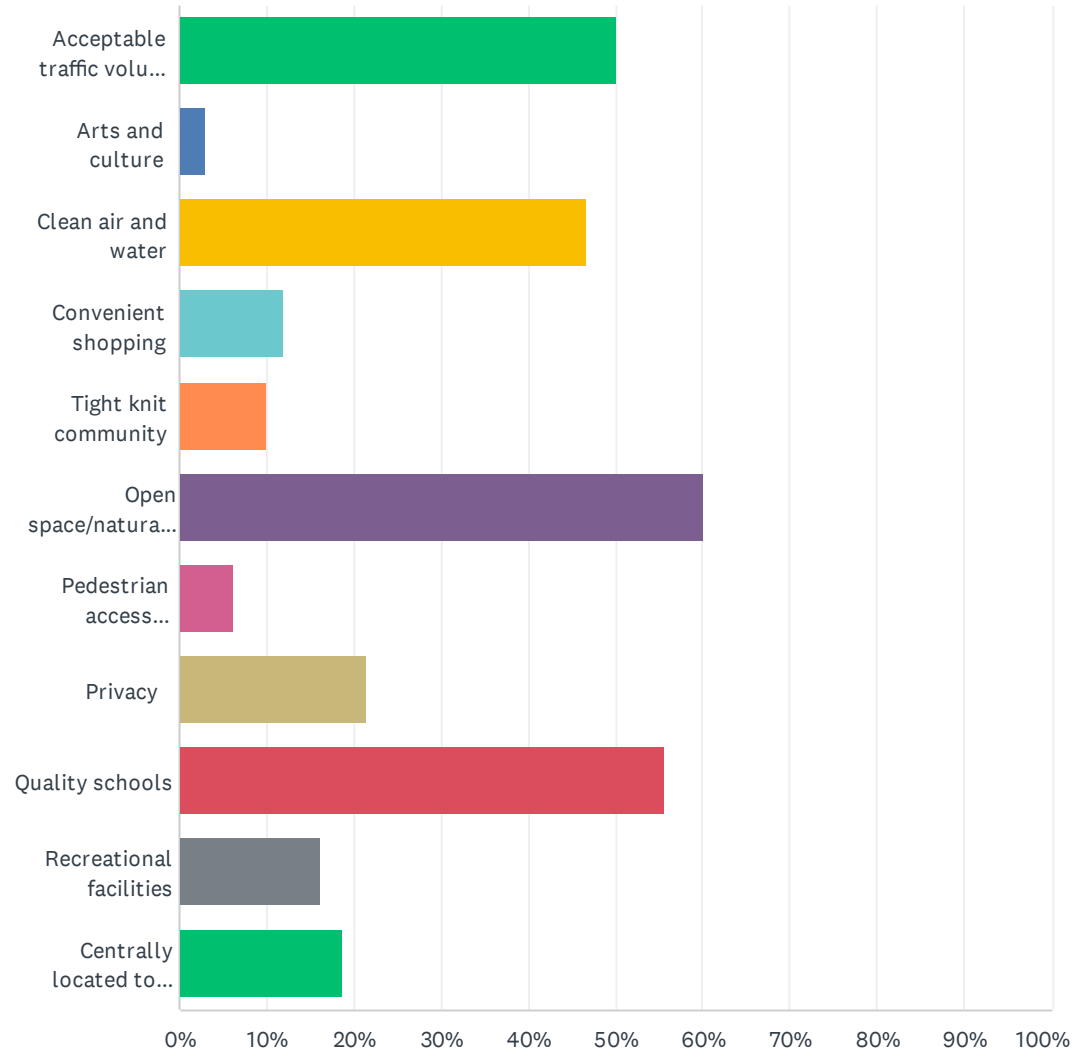
## Q14 At what location(s) do you feel traffic congestion is the worst?

Answered: 1,007   Skipped: 57

Q15 In your opinion, what are the top 3 qualities that make a place a "good community"? (Please select only 3)

Answered: 1,064   Skipped: 0

## North Whitehall Township Comprehensive Plan Update



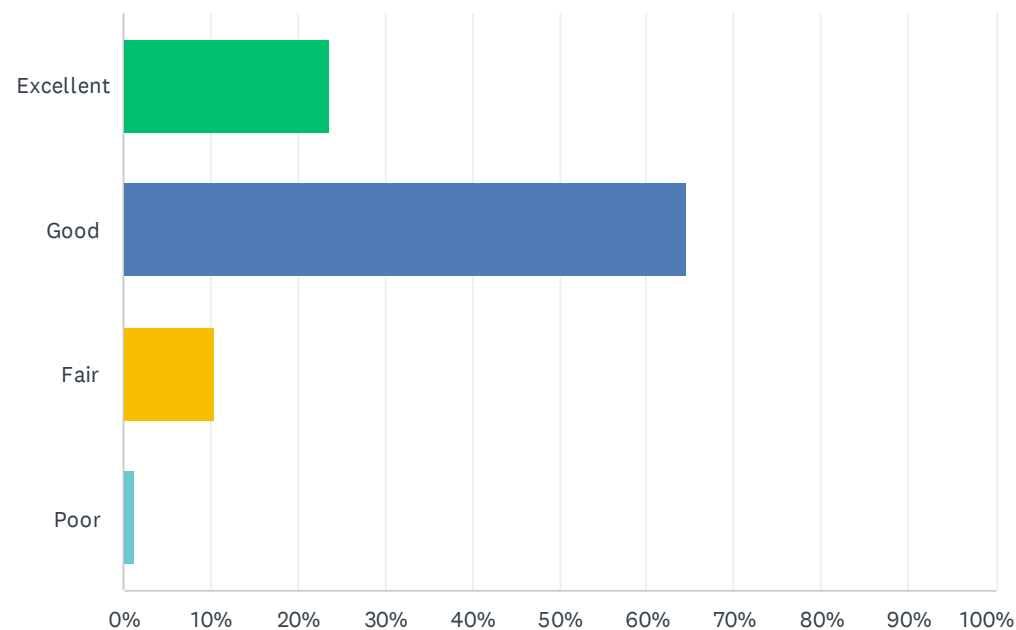


# North Whitehall Township Comprehensive Plan Update

ANSWER CHOICES	RESPONSES	
Acceptable traffic volumes and road conditions	50.09%	533
Arts and culture	3.01%	32
Clean air and water	46.62%	496
Convenient shopping	11.84%	126
Tight knit community	10.06%	107
Open space/natural areas	60.06%	639
Pedestrian access throughout community	6.20%	66
Privacy	21.52%	229
Quality schools	55.64%	592
Recreational facilities	16.17%	172
Centrally located to services	18.80%	200
Total Respondents: 1,064		

Q16 Do you believe the quality of life in North Whitehall Township is:

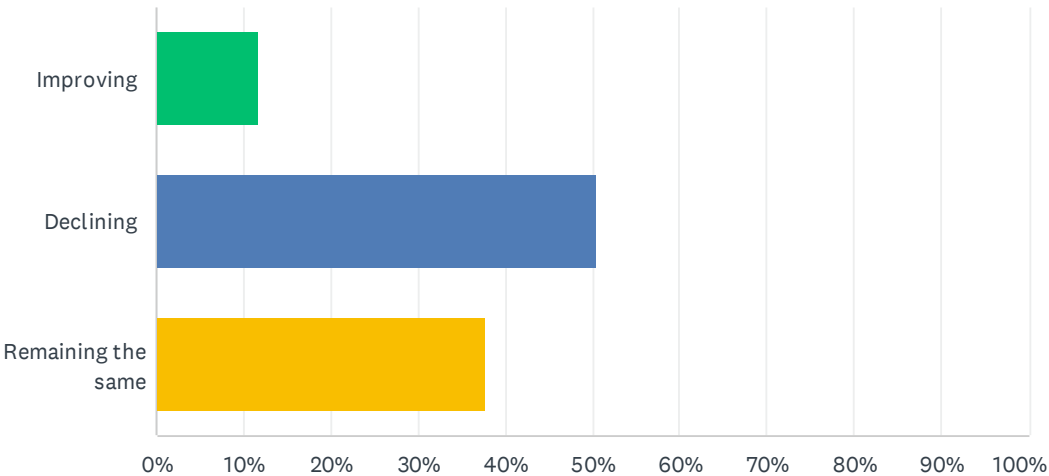
Answered: 1,062    Skipped: 2



ANSWER CHOICES	RESPONSES	
Excellent	23.73%	252
Good	64.50%	685
Fair	10.45%	111
Poor	1.32%	14
TOTAL		1,062

Q17 Do you believe the quality of life in North Whitehall Township is:

Answered: 1,058    Skipped: 6

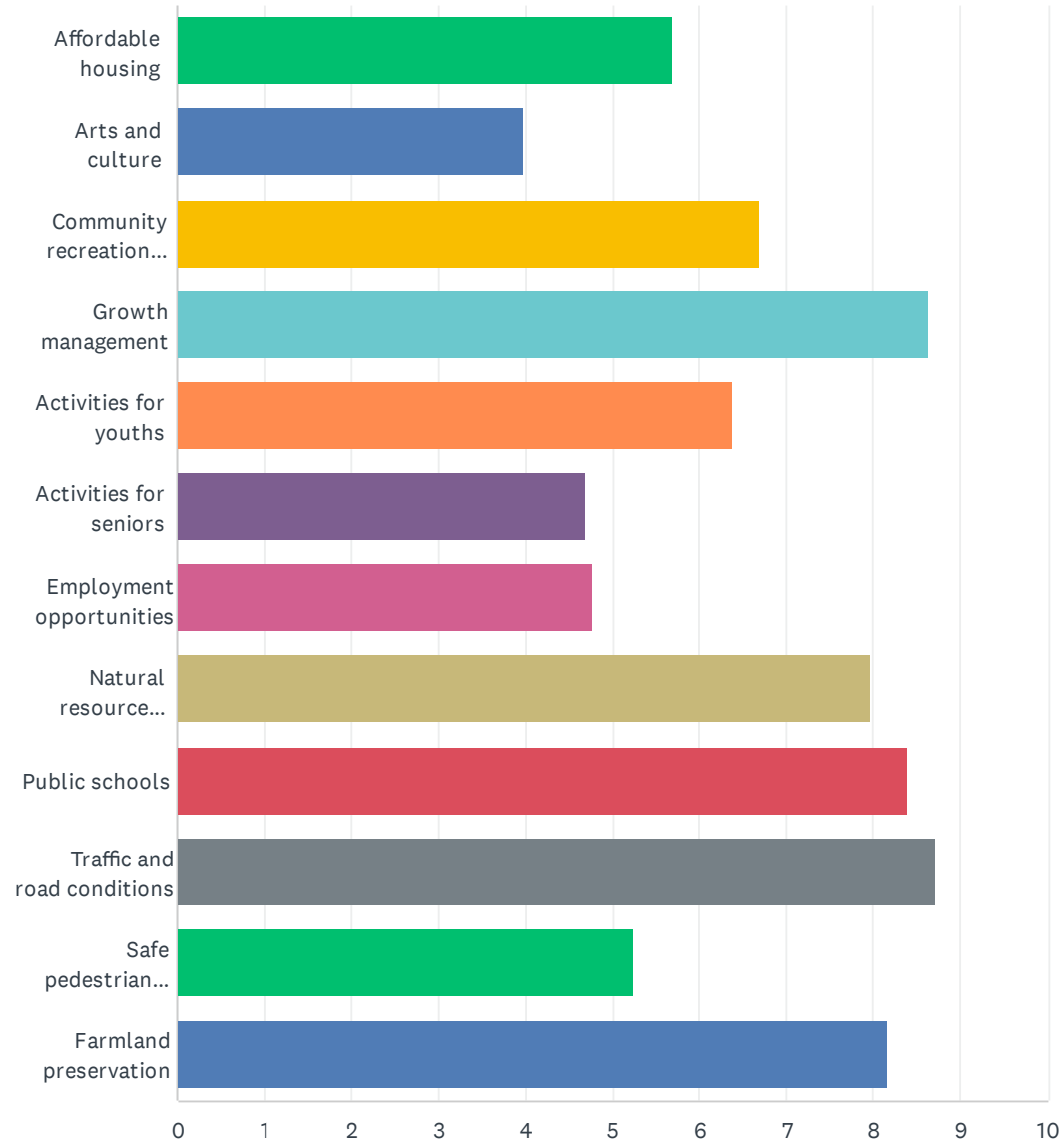


ANSWER CHOICES	RESPONSES	
Improving	11.81%	125
Declining	50.47%	534
Remaining the same	37.71%	399
TOTAL		1,058

Q18 How important are each of the following when planning for the future of North Whitehall Township? (Please rank the following 1 being the most important to 12 being the least important)

Answered: 1,033   Skipped: 31

## North Whitehall Township Comprehensive Plan Update



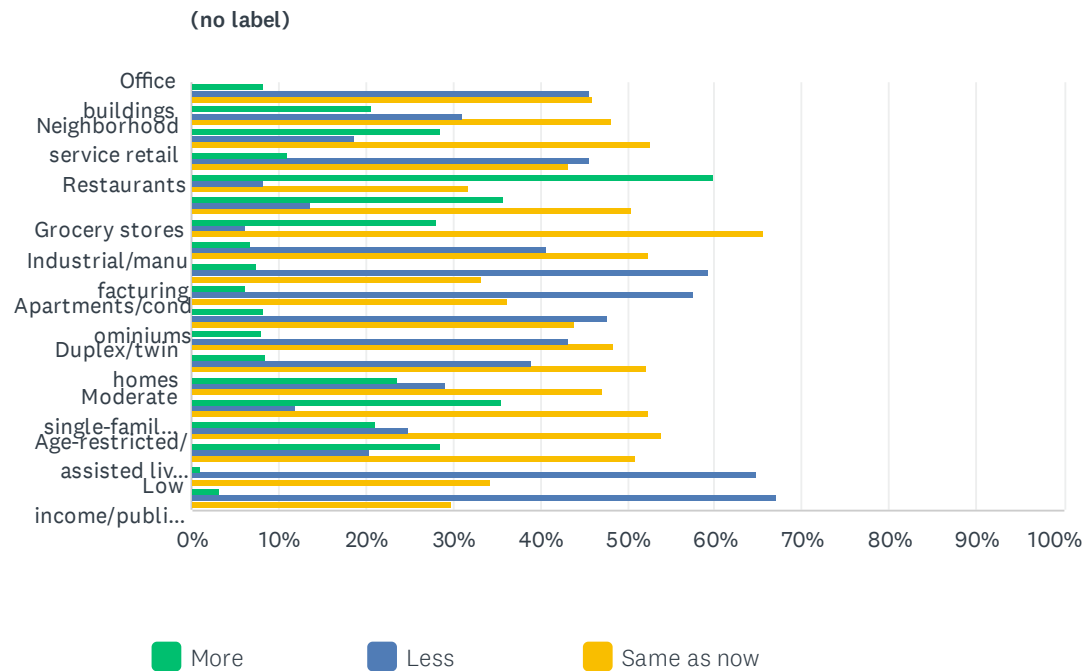


# North Whitehall Township Comprehensive Plan Update

	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL	SCORE
Affordable housing	10.35% 95	5.34% 49	5.45% 50	5.99% 55	6.54% 60	7.30% 67	6.86% 63	6.43% 59	7.19% 66	10.78% 99	11.98% 110	15.80% 145	918	5.69
Arts and culture	1.62% 15	3.34% 31	2.37% 22	2.80% 26	4.74% 44	5.93% 55	7.22% 67	8.08% 75	8.62% 80	12.93% 120	14.66% 136	27.69% 257	928	3.98
Community recreation facilities	2.95% 27	5.69% 52	9.52% 87	9.63% 88	11.49% 105	13.57% 124	10.50% 96	13.13% 120	10.61% 97	7.55% 69	3.72% 34	1.64% 15	914	6.70
Growth management	23.42% 215	12.75% 117	14.16% 130	10.68% 98	7.52% 69	6.32% 58	6.32% 58	4.14% 38	5.77% 53	3.81% 35	2.72% 25	2.40% 22	918	8.64
Activities for youths	1.33% 12	4.65% 42	6.75% 61	9.62% 87	11.73% 106	12.94% 117	15.71% 142	12.06% 109	10.07% 91	9.18% 83	4.31% 39	1.66% 15	904	6.38
Activities for seniors	0.87% 8	2.60% 24	3.25% 30	3.35% 31	6.17% 57	8.44% 78	9.20% 85	13.10% 121	15.48% 143	13.53% 125	12.77% 118	11.26% 104	924	4.70
Employment opportunities	1.80% 17	2.76% 26	3.39% 32	5.41% 51	6.47% 61	7.32% 69	10.29% 97	10.29% 97	10.18% 96	13.68% 129	16.65% 157	11.77% 111	943	4.78
Natural resource protection	8.55% 79	13.74% 127	14.72% 136	13.10% 121	11.69% 108	9.31% 86	6.71% 62	7.25% 67	5.30% 49	4.44% 41	3.57% 33	1.62% 15	924	7.97
Public schools	16.81% 158	14.79% 139	11.60% 109	12.13% 114	11.70% 110	8.62% 81	5.00% 47	5.43% 51	5.21% 49	3.83% 36	2.23% 21	2.66% 25	940	8.40
Traffic and road conditions	15.23% 143	18.53% 174	15.55% 146	15.44% 145	10.12% 95	4.58% 43	3.41% 32	4.26% 40	4.15% 39	4.79% 45	2.56% 24	1.38% 13	939	8.73
Safe pedestrian connections	2.27% 22	3.82% 37	5.48% 53	5.79% 56	7.33% 71	10.02% 97	9.92% 96	10.12% 98	10.23% 99	9.81% 95	14.26% 138	10.95% 106	968	5.25
Farmland preservation	20.61% 209	15.38% 156	12.33% 125	8.19% 83	8.28% 84	5.82% 59	5.72% 58	3.75% 38	3.45% 35	3.94% 40	3.85% 39	8.68% 88	1,014	8.16

## Q19 What type of development do you feel that North Whitehall Township needs more or less of?

Answered: 1,040 Skipped: 24



# North Whitehall Township Comprehensive Plan Update

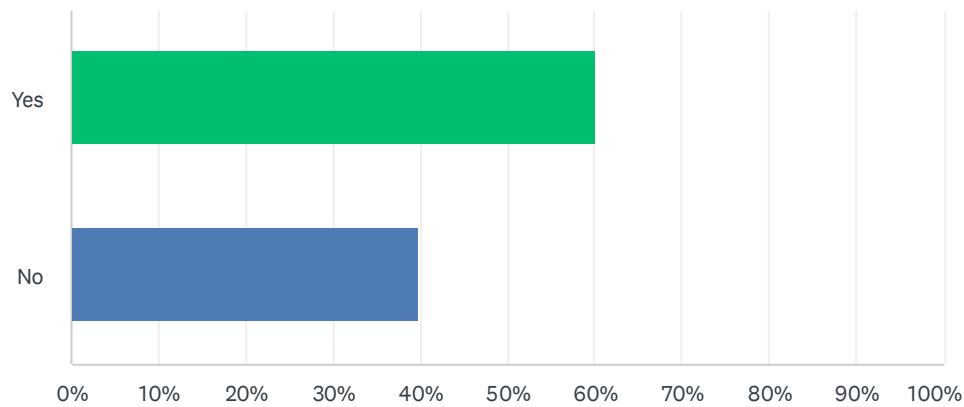
(no label)				
	MORE	LESS	SAME AS NOW	TOTAL
Office buildings	8.24% 82	45.63% 454	46.13% 459	995
Retail centers	20.74% 207	31.16% 311	48.10% 480	998
Neighborhood service retail	28.62% 279	18.77% 183	52.62% 513	975
Mixed use development (commercial + residential)	11.10% 109	45.62% 448	43.28% 425	982
Restaurants	59.98% 604	8.24% 83	31.78% 320	1,007
Entertainment/attractions	35.87% 354	13.58% 134	50.56% 499	987
Grocery stores	28.15% 279	6.26% 62	65.59% 650	991
Hotels/motels	6.82% 67	40.79% 401	52.39% 515	983
Industrial/manufacturing	7.44% 74	59.30% 590	33.27% 331	995
Business parks	6.19% 61	57.61% 568	36.21% 357	986
Apartments/condominiums	8.31% 82	47.82% 472	43.87% 433	987
Townhouses	8.15% 80	43.38% 426	48.47% 476	982
Duplex/twin homes	8.62% 84	39.12% 381	52.26% 509	974
Starter single-family detached homes (under \$150,000)	23.64% 234	29.29% 290	47.07% 466	990
Moderate single-family detached homes (between \$150,000 and \$300,000)	35.68% 355	11.86% 118	52.46% 522	995
Luxury single-family detached homes (over \$300,000)	21.08% 210	24.90% 248	54.02% 538	996

North Whitehall Township Comprehensive Plan Update

Age-restricted/assisted living housing	28.60% 284	20.54% 204	50.86% 505	993
Manufactured/mobile homes	1.01% 10	64.75% 643	34.24% 340	993
Low income/public housing	3.12% 31	67.14% 668	29.75% 296	995

Q20 Would you support increasing property or earned income tax to support farmland and open space preservation?

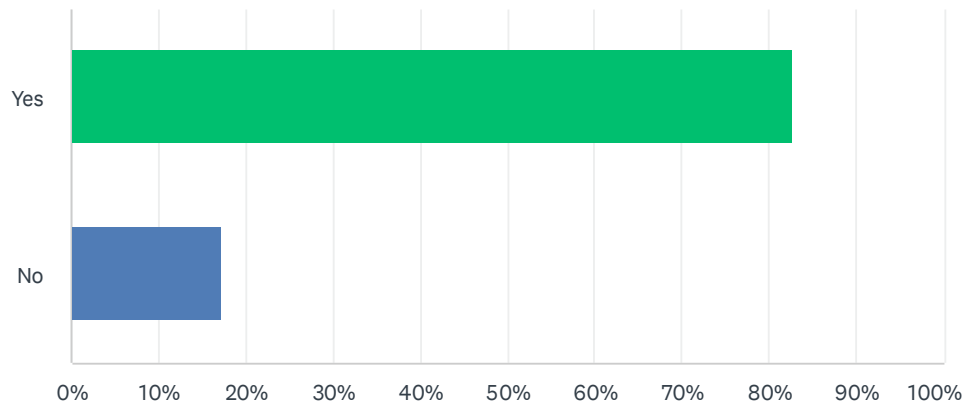
Answered: 1,055    Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes	60.19%	635
No	39.81%	420
TOTAL		1,055

Q21 Would you support increasing minimum lot sizes to help preserve open space?

Answered: 1,054 Skipped: 10

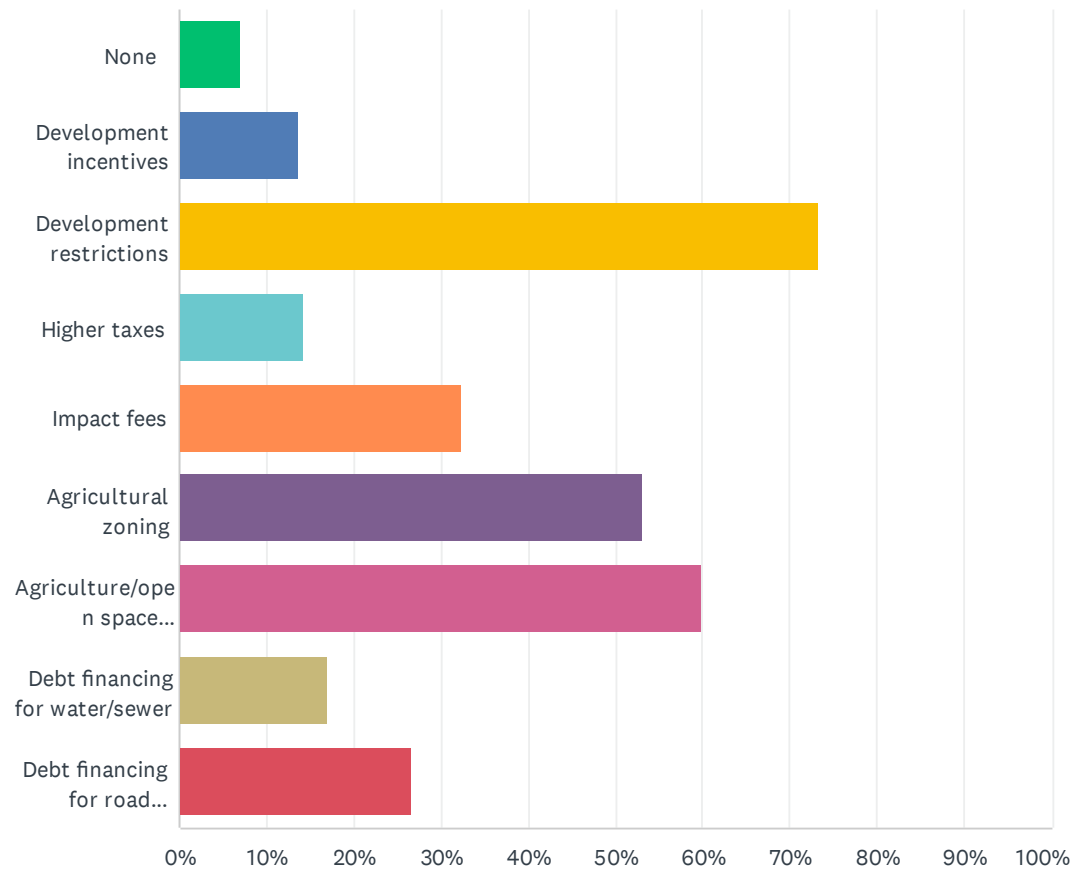


ANSWER CHOICES	RESPONSES	
Yes	82.64%	871
No	17.36%	183
TOTAL		1,054



## Q22 To achieve the results you identified in the preceding questions, which of the following would you support? (select all that apply)

Answered: 1,043 Skipped: 21

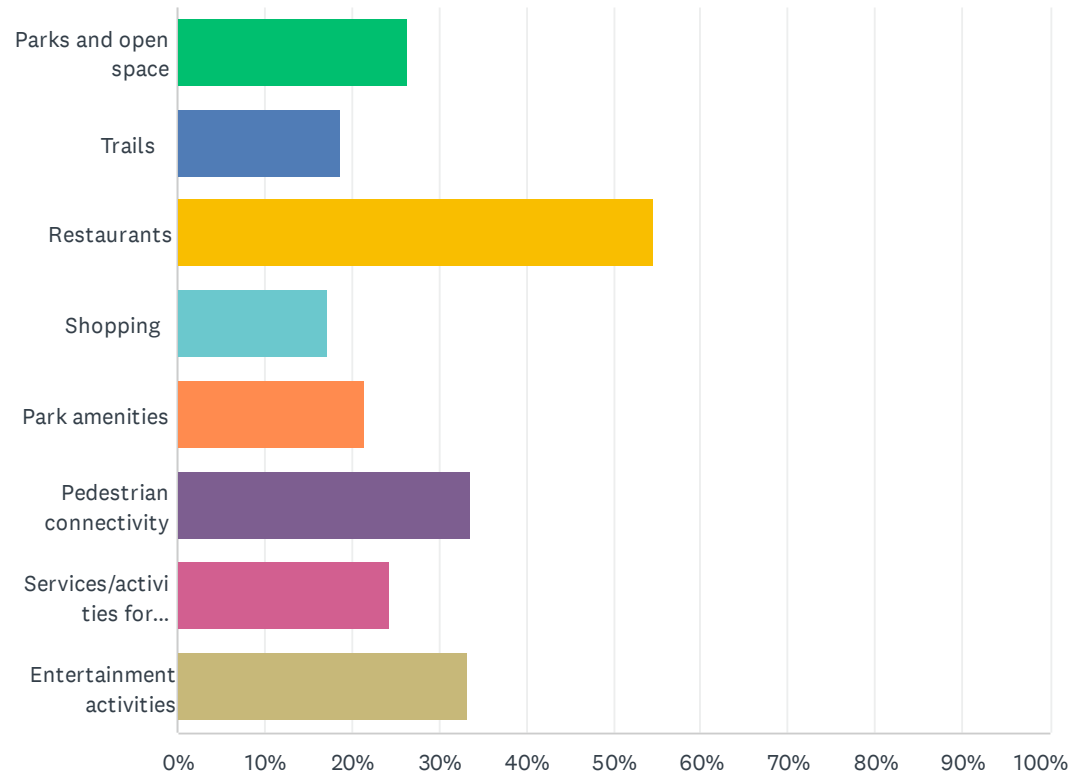


# North Whitehall Township Comprehensive Plan Update

ANSWER CHOICES	RESPONSES	
None	7.00%	73
Development incentives	13.71%	143
Development restrictions	73.35%	765
Higher taxes	14.19%	148
Impact fees	32.41%	338
Agricultural zoning	53.12%	554
Agriculture/open space preservation via purchase of development rights	59.83%	624
Debt financing for water/sewer	17.07%	178
Debt financing for road improvements	26.56%	277
Total Respondents: 1,043		

## Q23 What do you think is missing from North Whitehall Township? (select all that apply)

Answered: 893 Skipped: 171



# North Whitehall Township Comprehensive Plan Update

ANSWER CHOICES	RESPONSES	
Parks and open space	26.43%	236
Trails	18.70%	167
Restaurants	54.65%	488
Shopping	17.25%	154
Park amenities	21.50%	192
Pedestrian connectivity	33.59%	300
Services/activities for seniors	24.41%	218
Entertainment activities	33.26%	297
Total Respondents: 893		

Q24 Any other comments are welcome here.

Answered: 445   Skipped: 619

## Q25 If you wish to stay informed throughout this process and/or participate further, please provide your contact information.

Answered: 473   Skipped: 591

ANSWER CHOICES	RESPONSES	
Name	95.77%	453
Company	0.00%	0
Address	93.02%	440
Address 2	3.81%	18
City/Town	93.45%	442
State/Province	93.45%	442
ZIP/Postal Code	94.08%	445
Country	0.00%	0
Email Address	95.56%	452
Phone Number	77.17%	365