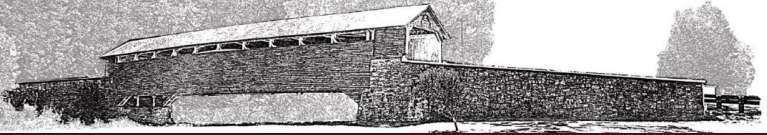


# SOUTH WHITEHALL TOWNSHIP



DRAFT

## South Whitehall Township Comprehensive Plan RE-EXAMINATION REPORT

# 2024





DPR

PARKLAND  
Community Library

4422





# Acknowledgements

## Board of Commissioners

Diane Kelly | President  
 Monica Hodges | Vice President  
 Jacob D. Roth | Asst. Secretary  
 Thomas Johns | Commissioner  
 Chris Peischl | Commissioner

## Planning Commission

Trevor Dombach  
 Timothy Dugan  
 Todd Fahringer  
 Brian Hite  
 Diane Kelly  
 Mark Leuthe  
 David Wilson  
 Anthony Tallarida | Assistant Engineer  
 Jennifer Alderfer | Assistant Solicitor

## Staff

Thomas Petrucci | Township Manger  
 David Manhardt, AICP | Director of  
 Community Development  
 Gregg Adams | Planner  
 Christopher Strohler, AICP | Long-Range  
 Planner/Special Projects Coordinator

The Pennsylvania Municipalities Planning Code (MPC) enables local jurisdictions to conduct a comprehensive planning process to identify areas where growth and development will occur so that a full range of public infrastructure services, including sewer, water, highways, police and fire protection, public schools, parks, open space and other services can be adequately planned and provided as needed to accommodate growth.

# Introduction

## Background

The Comprehensive Plan

MPC Enabling Legislation

Adoption

Implementation Action Plan

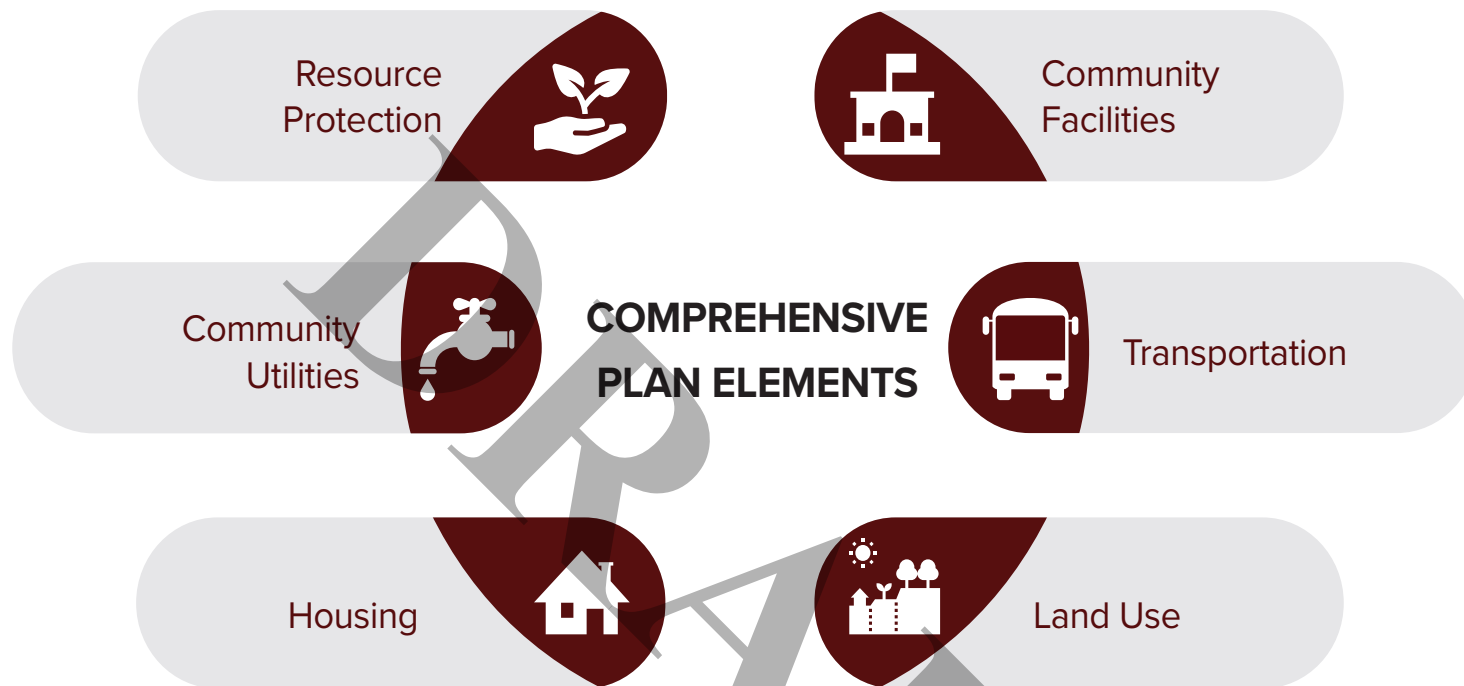
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|          | ↓     | ↓      | ↓    |
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |
|          | ↑     | ↑      | ↑    |

### PLAN ELEMENTS

Elements highlighted in red are impacted by the proposed implementation item



































































































Why Re-Examination?

# Implementation Action Plan 2024

| Implementation Item                | Description  | Plan Elements   |   |   |   |   |   | Timeline   | Priority | Status      |
|------------------------------------|--|---|---|---|---|---|---|------------|----------|-------------|
| Active Transportation (A1)         | Develop plan to provide safe/efficient bicycle and pedestrian connectivity       |   |   |   |   |    |    | Short Term | High     | In Progress |
| Advisory Committee Evaluation (A2) | Evaluate roles/duties of boards, committees, and subcommittees                   |    |    |    |    |    |    | Short Term | High     | In Progress |
| Agricultural Preservation (A3)     | Develop plan and programs to preserve agricultural lands and culture             |    |   |   |   |   |    | Short Term | Medium   | In Progress |
| Broadband Infrastructure (B1)      | Increase access to high-speed internet   |   |    |   |   |   |   | Mid Term   | Medium   | Not Started |
| Capital Improvements Plan (C1)     | Integrate capital improvements budgeting and planning across departments         |    |    |   |    |    |    | Short Term | High     | Not Started |
| Energy Conservation (E1)           | Investigate energy reduction opportunities/policies                              |    |    |    |    |    |    | Long Term  | Low      | Not Started |
| Hazard Mitigation (H1)             | Coordinate hazard mitigation planning between Township and regional entities     |   |   |   |    |    |   | Short Term | Medium   | Complete    |
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| Official Map Updates (O2)          | Update the Official Map with new recommendations from the Comp Plan              |  |  |  |  |  |  | Short Term | High     | Not Started |



# Implementation Action Plan 2024

| Implementation Item                         | Description   | Plan Elements   |   |   |   |   |   | Timeline   | Priority | Status      |
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| Public Safety Evaluation (P2)               | Evaluate public safety needs of SWT (including outside 3rd party evaluation)  |   |   |   |    |   |   | Short Term | High     | Not Started |
| Regional Coordination (R1)                  | Investigate regional/multi-municipal planning opportunities (transportation, watershed, etc.)                               |    |    |    |    |    |    | Mid Term   | Medium   | Not Started |
| Reexamination Report (R2)                   | Establish timeline and mechanism to reexamine and reevaluate the Comp Plan  |    |    |    |    |    |    | Short Term | Medium   | Complete    |
| Resource Protection Ordinances (R3)         | Draft ordinances to protect specific resources (riparian areas, woodlands, steep slopes, etc.)                              |    |   |   |   |   |    | Long Term  | Low      | In Progress |
| SALDO Updates (S1)                          | Update the SALDO based on Comp Plan recommendations (design standards)  |    |    |    |    |    |    | Short Term | Medium   | Not Started |
| Sewer Plan (Act 537) (S2)                   | Update Township sewage facilities plan per DEP requirements   |    |    |    |    |   |   | Short Term | High     | Completed   |
| Solid Waste (S3)                            | Evaluate SWT waste collection and recycling processes   |   |  |   |  |   |   | Mid Term   | Medium   | In Progress |
| Stormwater Plan (Act 167) (S4)              | Develop a stormwater management plan  |  |  |   |  |   |  | Mid Term   | Medium   | Not Started |
| Transfer of Development Rights Program (T1) | Investigate the feasibility/applicability of a TDR program  |  |  |  |  |  |  | Mid Term   | Medium   | Not Started |
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| Transportation Plan (T3)                    | Inventory critical transportation infrastructure, investigate Act 209 feasibility, update necessary transportation policies |   |   |   |   |  |  | Short Term | High     | In Progress |
| Zoning Updates (Z1)                         | Update zoning ordinance to be consistent with the Comp Plan   |  |  |  |  |  |  | Short Term | High     | In Progress |

# Implementation Action Update

## BOARDS/COMMISSIONS/COMMITTEES RE-WRITE

### 2024 SUMMARY

The Township is in the process of re-writing and reorganizing the ordinances for all volunteer Boards/Commissions/Committees to be laid out in a consistent manner. Staff has prepared an outline of each heading under Chapter 17 as follows:

- Article I Board of Commissioners
- Article II Planning Commission
- Article III Zoning Hearing Board
- Article IV Public Safety Commission
- Article V Environmental Advisory Council
- Article VI Parks and Recreation Board
- Article VII Landscape and Shade Tree Commission

All subheadings are intended to be the same in order to better outline the purpose and intent of each board, membership composition, duties/responsibilities, and the manner in which meetings are to be conducted.

In January 2024, the new Landscape and Shade Tree Commission ordinance was adopted, which included a corresponding ordinance *Chapter 330 Trees*. A new Environmental Advisory Council ordinance was also adopted in January that combined the duties of several out of date environmental-related boards/councils. Staff will continue to bring forward new ordinances for review and revision as necessary.

### IMPLEMENTATION ACTIONS

- Advisory Committee Evaluation (A2)

### NEXT STEPS

- Identify next board re-write

|          |       |        |      |  |
|----------|-------|--------|------|--|
|          | ↓     |        |      |  |
| PRIORITY | High  | Medium | Low  |  |
| TIMELINE | Short | Mid    | Long |  |
|          | ↑     |        |      |  |





# Implementation Action Update

## TRANSPORTATION PLAN

### 2024 SUMMARY

The Township is in the process of developing a comprehensive transportation plan that will cover the following chapters/topics:

- Vol. 1 ENGAGE: Outlines the public engagement process
- Vol. 2 ACTIVE: Develops the “Active Transportation” network
- Vol. 3 SAFETY: Highlights priority safety concerns and corridors
- Vol. 4 CLASS: Updates roadway classifications for function and character
- Vol. 5 FREIGHT: Evaluates the movement of freight in South Whitehall
- Vol. 6 TRAFFIC: Develops congestion management strategies

The Township is currently working with a consultant on the first three chapters including a robust public engagement strategy. These volumes of the plan are anticipated to be completed and adopted at the end of 2024.

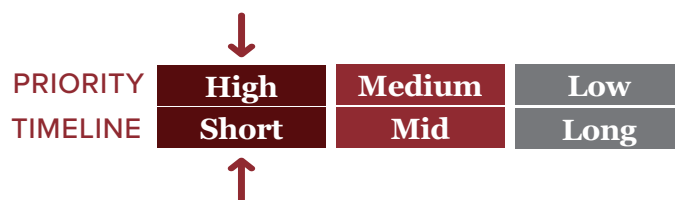
Staff is also working with the Township Engineer to review roadway classifications in preparation to complete Vol. 4 CLASS.

### IMPLEMENTATION ACTIONS

- Active Transportation (A1)
- Traffic Safety (T2)
- Transportation Plan (T3)

### NEXT STEPS

- Complete and adopt Vol. 1-3 in 2024
- Continue to move forward on Vol. 4



# Implementation Action Update

## SOUTH WHITEHALL LANDSCAPES PLAN

### 2024 SUMMARY

The Township is finalizing the Landscapes Plan, which outlines resource preservation priorities and recommended actions for the following:

- Agricultural Resources
- Natural Resources
- Historic Resources
- Open Space

The intent of this plan is to depict how while there are various strategies that can be used to preserve these resources individually, the Township should also focus on how to preserve these resources in a more wholistic approach as a connected landscape. Most of these resources in the Township exist in a concentrated geography and therefore strategies towards preservation should be complimentary and consider how multiple resources can be preserved together.

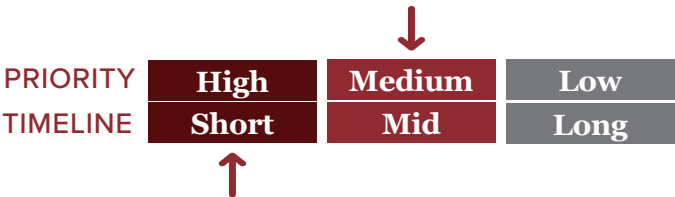
This plan is anticipated to be adopted in the Spring of 2024 and will outline priority implementation actions including, but not limited to, the development of resource protection ordinances, a “Preservation Toolbox”, guidelines on open space management, and specific considerations for future zoning/SALDO updates.

### IMPLEMENTATION ACTIONS

- Agricultural Preservation (A3)
- Historic Preservation (H2)
- Landscape Preservation (L1)
- Open Space Preservation (O1)
- Resource Protection Ordinances (R3)

### NEXT STEPS

- Finish and adopt Landscapes Plan
- Begin drafting Resource Protection Ordinances
- Update SALDO Open Space Requirements
- Develop the “Preservation Toolbox” as recommended in the plan







# Implementation Action Update

## COMPREHENSIVE PARKS & RECREATION PLAN

### 2024 SUMMARY

In November 2023, the Township adopted an updated Comprehensive Parks & Recreation Plan. This plan identifies the methods, resources, organizational capacity, and capital investments needed to accomplish short-term and long-term recreational goals. This plan identifies 22 implementation goals in the following categories:

- Planning
- Construction
- Programming
- Collaboration
- Sustainability
- Financing

Since the plan’s adoption, the Township has moved forward on several of the priority implementation goals including an increase to the Township Recreation Impact Fees, moving forward with construction of the Jordan Creek Greenway, developing program/event evaluation surveys, defining categories of “open space”, and continuing to investigate collaborative opportunities with municipal and nonprofit partners.

### IMPLEMENTATION ACTIONS

- Park & Rec. Plan (P1)

### NEXT STEPS

- Complete existing park capital improvement projects (Jordan Creek Greenway, Vistas Park, Covered Bridge Park Phase C)
- Utilize recommendations from the Park & Rec. Plan to plan future capital improvements and grant applications
- Continue to evaluate maintenance and recreation staffing needs as recommended in the Plan

|          |       |        |      |
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| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |

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# Implementation Action Update

## ACT 537 SEWAGE FACILITIES PLAN UPDATE

### 2024 SUMMARY

The Township has recently adopted the Public-to-Public System Transfer Act 537 Plan Update to outline and officially recognize the transfer of the South Whitehall Township Authority to South Whitehall Township. This is a critical step to complete the dissolution of the previous sewer authority and allow for future sewer planning by the Township.

Following the approval of this plan by the Pennsylvania Department of Environmental Protection, the Township can begin the process to update a more comprehensive sewer capacity plan.

### IMPLEMENTATION ACTIONS

- Sewer Plan (Act 537) (S2)

### NEXT STEPS

- Complete steps to officially dissolve municipal authority
- Seek funding and consulting assistance for full Act 537 Capacity Plan

|          |       |        |      |
|----------|-------|--------|------|
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |

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# Implementation Action Update

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## CAPITAL IMPROVEMENTS PLAN (C1)

### 2024 SUMMARY

The Township currently plans capital improvements by individual department. Staff has started to streamline this process and is working towards a coordinated plan for the entire Township.

## INFRASTRUCTURE EVALUATION (I1)

### 2024 SUMMARY

The Township is starting to conduct a study of rate price and maintenance cost of infrastructure.

## SOLID WASTE (S3)

### 2024 SUMMARY

The Township is currently working with a consultant on an evaluation and analysis of solid waste and recycling practices in South Whitehall. This analysis will look at items collected, frequency of collection, collection routes, and alternative programs or options to reduce both waste and cost.

## ZONING UPDATES (Z1)

### 2024 SUMMARY

The Township has started a cursory review of the existing Township Zoning Ordinance. As part of this process staff is incorporating zoning districts into ArcGIS Urban to evaluate current zoning and prepare to test future zoning scenarios.



# Evaluation

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## Questions

**What are the major problems or objectives related to land development since the time of adoption?**

**What is the extent to which such problems and objectives have been reduced or have increased to date?**

**To what extent has there been significant changes in the assumptions, policies, and objectives of the Comprehensive Plan with particular regard to the following:**

- **Density and distribution of population and land uses**
- **Housing conditions,**
- **Transportation Circulation**
- **Conservation of natural resources**
- **Energy conservation**
- **Collection, disposition, and recycling of designated recyclable materials**
- **Changes in Federal, State, County, and/or Municipal Policies and Objectives**

# Recommendations

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**Are there specific changes recommended for the Comprehensive Plan or Implementation Action Plan?**

**Suggested types of recommendations include:**

- **Amendment to the Comprehensive Plan**
- **Amendment to an Implementation Action**
- **Creation of a new Implementation Action**
- **Reprioritization of an Implementation Action**
- **Addition or change to the Township Official Map**





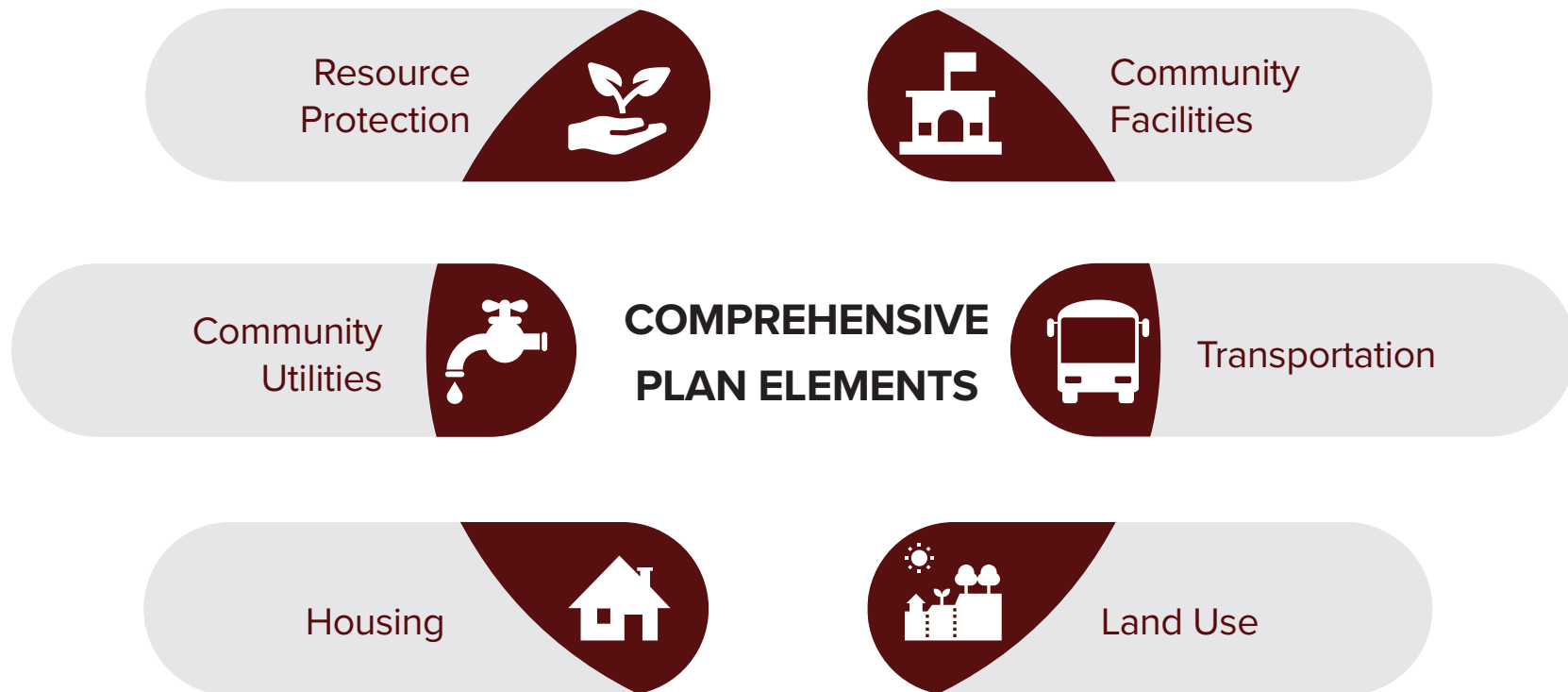
# IMPLEMENTATION



# Implementation Strategy

The Comprehensive Plan establishes a vision for South Whitehall Township and guides the future of how this community will be shaped, developed, and preserved. Each chapter in this plan highlights the most important elements of the Township and how these elements are intrinsically connected.

In order to bring the vision of the Comprehensive Plan to reality, the Township must identify a clear strategy for implementation. This chapter outlines the implementation strategy for South Whitehall and the resources necessary to take action on each implementation item. Each implementation item works towards achieving the goals of one or more of the following comprehensive plan elements:





# Implementation Framework

## EXAMPLE

A standardized Implementation Framework helps to outline all of the elements needed to implement the goals of this plan and consistently track results. This framework should be used to inform decision-makers of the steps, timing, resources, and partners necessary for each implementation item, while still allowing the flexibility to update and adjust pieces of the framework as needed. This framework is intended to be used as a guide to help develop a more detailed scope of work at the time of implementation.



### KEY GOALS

The overarching result that each implementation item intends to accomplish.



### KEY ACTIONS

List of specific steps necessary to achieve the key goals. Several actions may list sequential steps such as planning, assessment, and policy development. These actions are intended to be fluid and updated over time as steps are completed, priorities change, and resources become available.

### PRIORITY

Lists the level of importance to pursue key actions:

- High
- Medium
- Low

### TIMELINE

Identifies the targeted time periods to pursue key actions:

- Short-Term (1-2 years)
- Mid-Term (2-5 years)
- Long-Term (5-10 years)

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| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |
|          | ↑     | ↑      | ↑    |



### FUNDING SOURCES

List of possible funding sources that can be used to initiate the first key actions if necessary



### KEY PARTNERS

List of necessary internal departments and possible outside agencies that can support key actions. Township Board of Commissioners and Administrative Staff will be involved in all actions.



### MEASURE OF SUCCESS

The metrics used to track progress made towards achieving key goals

### PLAN ELEMENTS

Elements highlighted in red are impacted by the proposed implementation item





## Implementation Action Plan













































Implementation will be directed by the Board of Commissioners, Township Manager, and Director of Operations. Twenty six (26) implementation items have been developed from working group recommendations, public input, and staff review. The Implementation Summary on the following pages provides an overview of the 26 implementation items to assist the Township with long-range planning, budgeting, and tracking progress. Detail sheets provide an overview of the Implementation Framework for each item to help evaluate budgetary, resource, and personnel constraints.

All implementation items and priorities are just recommendations and will continually be reviewed by the Board of Commissioners and Administrative Staff. Implementation items have been broken out separately based on the importance and uniqueness of their goals, but many items can be combined into one action or plan.





















































# Implementation

| Implementation Item                | Description  | Plan Elements   |   |   |   |   |   | Timeline   | Priority |
|------------------------------------|--|---|---|---|---|---|---|------------|----------|
| Active Transportation (A1)         | Develop plan to provide safe/efficient bicycle and pedestrian connectivity       |   |   |   |   |    |    | Short Term | High     |
| Advisory Committee Evaluation (A2) | Evaluate roles/duties of boards, committees, and subcommittees                   |    |    |    |    |    |    | Short Term | High     |
| Agricultural Preservation (A3)     | Develop plan and programs to preserve agricultural lands and culture             |    |   |   |   |   |    | Short Term | Medium   |
| Broadband Infrastructure (B1)      | Increase access to high-speed internet   |   |    |   |   |   |   | Mid Term   | Medium   |
| Capital Improvements Plan (C1)     | Integrate capital improvements budgeting and planning across departments         |    |    |   |    |    |    | Short Term | High     |
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| Official Map Updates (O2)          | Update the Official Map with new recommendations from the Comp Plan              |  |  |  |  |  |  | Short Term | High     |

# Summary

| Implementation Item                         | Description   | Plan Elements   |   |   |   |   |   | Timeline   | Priority |
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| Regional Coordination (R1)                  | Investigate regional/multi-municipal planning opportunities (transportation, watershed, etc.)                               |    |    |    |    |    |    | Mid Term   | Medium   |
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| Zoning Updates (Z1)                         | Update zoning ordinance to be consistent with the Comp Plan   |  |  |  |  |  |  | Short Term | High     |



# Implementation

## ACTIVE TRANSPORTATION (A1)

Conduct a comprehensive review of bicycle, pedestrian, and transit modes of travel within the Township. Includes an evaluation of commuter and recreational origins and destinations in accordance with the following identified prioritized criteria: connectivity, enhanced walkability in the community, and ensuring safe routes to public and private facilities located within the Township.



### KEY GOALS

Improve current pedestrian safety and connectivity throughout the Township



### KEY ACTIONS

1. Develop a written Active Transportation Plan
  - Identify/evaluate bike/ped networks for connectivity/mobility
  - Identify/evaluate pedestrian intersections for safety improvements
  - Identify/evaluate safe routes to schools and parks
  - Identify/evaluate multimodal infrastructure
  - Identify/evaluate existing and future PennDOT projects
  - Coordinate with regional trail planning and connectivity efforts
  - Prioritize sidewalk deferral call-ins
2. Update SALDO with recommendations from Plan
  - Consider bike parking requirements

|          |       |        |      |  |
|----------|-------|--------|------|--|
|          | ↓     |        |      |  |
| PRIORITY | High  | Medium | Low  |  |
| TIMELINE | Short | Mid    | Long |  |
|          | ↑     |        |      |  |



### FUNDING SOURCES

- PennDOT
- PA DCNR
- PA WalkWorks Program



### KEY PARTNERS

- Community Development Dept.
- Public Works Dept.
- LANTA
- PennDOT
- Regional advocacy/trail groups



### MEASURE OF SUCCESS

- Adoption of plan
- Increased mileage of continuous bike/ped networks
- New policies adopted



# Implementation

## ADVISORY COMMITTEE EVALUATION (A2)

Inventory and evaluate roles and responsibilities of all advisory boards, committees, commissions, councils, and subcommittees, to reduce overlap of duties/responsibilities and make recommendations to streamline, if determined to be prudent and appropriate.



### KEY GOALS

Evaluate all advisory boards, committees, commissions, councils, and subcommittees to prevent overlap of duties/responsibilities and to identify enhanced efficiency where applicable.



### KEY ACTIONS

1. Review mission, goals, and by-laws of each sub-committee
2. Review recent sub-committee agendas and member attendance
3. Consider merging committees or revising duties where appropriate



### FUNDING SOURCES

- N/A



### KEY PARTNERS

- Board of Commissioners
- Administration Dept.
- Community Development Dept.
- Emergency Services Dept.
- Parks and Recreation Dept.



### MEASURE OF SUCCESS

- Completed evaluation
- Committees merged or duties revised (if applicable)

|          |       |        |      |  |
|----------|-------|--------|------|--|
|          | ↓     |        |      |  |
| PRIORITY | High  | Medium | Low  |  |
| TIMELINE | Short | Mid    | Long |  |
|          | ↑     |        |      |  |



# Implementation

## AGRICULTURAL PRESERVATION (A3)

Inventory agricultural resources, including active farms and prime agriculture lands. Develop viable methods of preservation and evaluate long-term economic viability of agricultural preservation efforts. Preservation methods could include land preservation, agricultural zoning, agriculture business development, adaptive reuse or other methods to preserve agriculture within the Township.



### KEY GOALS

Preserve agricultural lands and culture in the Township.



### KEY ACTIONS

1. Develop a written plan or fact sheet outlining farmland preservation strategies
2. Revise Township ordinances to ensure they support the normal operations of agricultural users
3. Provide education and outreach materials to farming and non-farming residents about the importance of farming to the Township
4. Conduct targeted outreach to large landowners and farmers to discuss preservation options.
5. Update regulations in response to changes in agriculture
6. Enhance South Whitehall’s Agricultural Security Area (ASA) program



### FUNDING SOURCES

- Lehigh County Farmland Preservation Program
- USDA Natural Resource Conservation Service (NRCS)
- Penn State Extension



### KEY PARTNERS

- Community Development Dept.
- Lehigh County Farmland Preservation
- Penn State Extension
- Landowners/Farmers



### MEASURE OF SUCCESS

- Adoption of an Agricultural Preservation Plan
- Agricultural land preserved
- Number of farmers engaged

|          |       |        |      |
|----------|-------|--------|------|
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |



# Implementation

## BROADBAND INFRASTRUCTURE (B1)

Inventory and evaluate broadband access throughout the Township and make recommendations to provide more options in tandem with internet service providers and the Federal Communications Commission, as applicable.



### KEY GOALS

- Provide more opportunity for broadband infrastructure
- Increase access to high-speed (5G) internet



### KEY ACTIONS

- Inventory where high-speed internet (5G) is available and explore opportunities to increase access
- Work with service providers to better understand legal offerings/partnerships
  - Review State/Federal Laws and Guidelines
  - Inventory available service providers
  - Consider opportunities for incentives
- Examine/update Township regulations to ensure shorter review periods in order to keep up with technological advancements

|          |       |        |      |
|----------|-------|--------|------|
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |

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### FUNDING SOURCES

- PA DCED Grants and Loans
- Infrastructure Investment and Jobs Act (IIJA) Programs
- NTIA Broadband Infrastructure Program



### KEY PARTNERS

- Community Development Dept.
- Service Providers
- Cable/Fiber Optic Companies



### MEASURE OF SUCCESS

- Regulatory changes made
- Increase in high-speed (5G) service areas





# Implementation

## CAPITAL IMPROVEMENTS (C1)

Compile departmental capital improvements plans that are vetted and considered during the annual budgetary development/approval process into a comprehensive Capital Improvements Plan (CIP) to be reviewed by the Board of Commissioners and account for a period of time of at least five years. The CIP is a working document that provides a roadmap for financing identified infrastructure projects, vehicle/equipment purchases, and major planning studies anticipated for the Township.



### KEY GOALS

Establish an efficient process to make budgeting decisions for all capital improvements regardless of Township Department



### KEY ACTIONS

1. Consolidate existing Capital Expenditure Plans into a unified Capital Improvements Plan
2. Develop a mechanism to continually prioritize projects
3. Consider associated technical design/engineering costs, available revenues, and spending limitations
4. Develop long-term funding strategies and leverage grant funding where available



### FUNDING SOURCES

- Township Budget



### KEY PARTNERS

- Administration Dept.
- Community Development Dept.
- Emergency Services Dept.
- Finance Dept.
- Parks and Recreation Dept.
- Public Works Dept.



### MEASURE OF SUCCESS

- Adoption of a Township-wide Capital Improvements Plan (CIP)
- Continued utilization of CIP annually in the decision-making process

|          |       |        |      |
|----------|-------|--------|------|
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |



# Implementation

## ENERGY CONSERVATION (E1)

Municipalities Planning Code (Section 301.1. Energy Conservation Plan Element) reads as follows: *To promote energy conservation and the effective utilization of renewable energy sources, the comprehensive plan may include an energy conservation plan element which systematically analyzes the impact of each other component and element of the comprehensive plan on the present and future use of energy in the municipality, details specific measures contained in the other plan elements designed to reduce energy consumption and proposes other measures that the municipality may take to reduce energy consumption and to promote the effective utilization of renewable energy sources.*



### KEY GOALS

Evaluate the impact of present and future energy consumption related to all elements of the Comprehensive Plan.



### KEY ACTIONS

1. Identify a standardized way to evaluate energy conservation in the community.
2. Investigate energy conservation strategies for the Township and residents
  - Transportation-related strategies
  - Building/construction-related strategies
3. Evaluate the potential to increase renewable energy sources/use

|          |       |        |      |
|----------|-------|--------|------|
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |



### FUNDING SOURCES

- PA DEP
- PA DCED



### KEY PARTNERS

- Planning Commission
- Community Development Dept.
- Public Works Dept.



### MEASURE OF SUCCESS

- Number of strategies developed
- Policy/regulatory changes



# Implementation

## HAZARD MITIGATION (H1)

Coordinate hazard mitigation planning between the Township departments and related regional entities. Hazard mitigation planning includes direct Township involvement and participation in the process to update and adopt of the regional Lehigh Valley Hazard Mitigation Plan, which is statutorily required to be updated every five years, as well as the compilation and review of the local recommended action items pertaining to local hazards that are identified in the Lehigh Valley Hazard Mitigation Plan and any other local document as compiled by Township officials.



### KEY GOALS

Coordinate hazard mitigation planning between Township departments and related regional entities



### KEY ACTIONS

1. Develop a timeline to consistently provide updates to the Township’s annex of the Lehigh Valley Hazard Mitigation Plan
2. Incorporate information from the Lehigh Valley Hazard Mitigation Plan into the Township’s Emergency Operations Plan
3. Reconcile the goals and strategies of both plans to ensure Township actions and results are achievable



### FUNDING SOURCES

- FEMA



### KEY PARTNERS

- Office of EMS
- Public Safety Commission
- Police/Fire/EMS
- Regional Planning Partners



### MEASURE OF SUCCESS

- Adopted timeline for periodic updates
- Completed Township annex

|          |       |        |      |
|----------|-------|--------|------|
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |

↑ (under Short)      ↓ (over Medium)



# Implementation

## HISTORIC PRESERVATION (H2)

Identify and evaluate historic buildings, structures and cultural resources in the Township to determine an appropriate mechanism for promotion and preservation. Cultural resources include tangible items of historic or cultural significance, such as cultural landscapes, buildings, structures, and objects; as well as the intangible items, like traditional knowledge, sociological practices, and customs



### KEY GOALS

Preserve the historic buildings, structures, and places in the Township



### KEY ACTIONS

1. Develop a written Historic Preservation Plan
  - Inventory and evaluate historic sites and structures
  - Establish mechanisms for preservation
  - Develop strategies to encourage adaptive reuse
2. Conduct targeted outreach to key landowners/businesses



### FUNDING SOURCES

- PA DCED
- PHMC
- Private Foundations



### KEY PARTNERS

- Community Development Dept.
- Pennsylvania Historical & Museum Commission (PHMC)
- Lehigh County Historical Society
- Landowners/Businesses



### MEASURE OF SUCCESS

- Adoption of plan
- Ordinances adopted
- Number of historic structures preserved

|          |       |        |      |
|----------|-------|--------|------|
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |



# Implementation

## HOUSING (H3)

Develop programs and policies to help meet the housing needs of residents.



### KEY GOALS

Ensure all types of housing are provided to meet the needs of current and future residents

Increase access to low-maintenance living options (HOAs, community developments, etc.)



### KEY ACTIONS

1. Develop incentive programs and flexible regulations to encourage different housing options
  - Affordable Housing
  - Accessory Dwelling Units
  - Cluster Housing
  - “Missing Middle” Housing Types
  - Office-Residential Conversions
2. Review and amend zoning ordinance to ensure all types of housing needs are provided in a way that still preserves existing neighborhood character



### FUNDING SOURCES

- Township Budget
- PA DCED
- HUD



### KEY PARTNERS

- Planning Commission
- Community Development Dept.
- LVPC



### MEASURE OF SUCCESS

- Increase in new housing types constructed, adapted, or redeveloped

|          |       |        |      |
|----------|-------|--------|------|
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |





# Implementation

## INFRASTRUCTURE EVALUATION (I1)

Evaluate existing municipal services and utilities to assess functionality and potential for expansion and/or enhancement. All best available technology methods and practices shall be considered.



### KEY GOALS

Evaluate municipal services and utilities to help guide future refinements and expansions to municipal functions



### KEY ACTIONS

1. Develop measures and benchmarks for municipal services and utilities
2. Create incentives for developers to extend utility systems where appropriate
3. Explore alternative energy potential in the Township (solar, wind, geothermal, etc.)
4. Conduct analysis of users per foot to determine optimal revenue stream to cover future maintenance
5. Review current ordinances and guidelines for alternative energy
6. Leverage daily operations to expand infrastructure data

|          |       |        |      |
|----------|-------|--------|------|
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |



### FUNDING SOURCES

- PA DCED
- Infrastructure Investment and Jobs (IIJA) Act Programs
- American Rescue Plan Act (ARPA)



### KEY PARTNERS

- Public Works Dept.
- Lehigh County Authority (LCA)



### MEASURE OF SUCCESS

- Completion of evaluation report



# Implementation

## LANDSCAPE PRESERVATION (L1)

Identify and evaluate important landscapes, including scenic corridors and cultural landscapes, throughout the Township and investigate techniques for preservation.



### KEY GOALS

Preserve and enhance landscapes that help define the sense of place that differentiates South Whitehall from other municipalities



### KEY ACTIONS

1. Identify and evaluate important landscapes in the Township
2. Investigate techniques to preserve the viewsheds, resources, and unique character of the landscape
3. Conduct targeted outreach to key landowners



### FUNDING SOURCES

- PA DCNR
- PA DCED
- PHMC
- Private Foundations



### KEY PARTNERS

- Planning Commission
- Community Development Dept.
- Community/Landowners



### MEASURE OF SUCCESS

- Completed plan
- Acres/Sites Preserved
- Adoption of ordinances/zoning updates

|          |       |        |      |
|----------|-------|--------|------|
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |

↓  
↑



# Implementation

## OPEN SPACE PRESERVATION (O1)

Identify and prioritize natural, historic, cultural, agricultural resources to be preserved in the Township and determine an appropriate mechanism for preservation.



### KEY GOALS

Establish a process to preserve open space within the Township



### KEY ACTIONS

1. Develop a written plan for open space preservation
  - Identify and prioritize resources to be protected
  - Evaluate scenic viewsheds
  - Develop a preservation toolbox
2. Identify and evaluate funding sources and consider new tax-based funding options
3. Incorporate open space preservation techniques into SALDO



### FUNDING SOURCES

- Township Budget
- PA DCNR



### KEY PARTNERS

- Planning Commission
- Community Development Dept.
- Parks & Recreation Dept.
- Land Preservation Organizations



### MEASURE OF SUCCESS

- Completed plan
- Funding secured
- Acres preserved

|          |       |        |      |
|----------|-------|--------|------|
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |



# Implementation

## OFFICIAL MAP (O2)

Update Township Official Map to identify and prioritize goals and recommendations from the Comprehensive Plan or otherwise identified



### KEY GOALS

Update Township Official Map to identify and prioritize goals and recommendations from the Comprehensive Plan or otherwise identified



### KEY ACTIONS

1. Identify and incorporate new/updated elements
  - Historic/important structures
  - Resource protection priorities
  - Facility/Park/Open Space/Trail goals
  - Transportation infrastructure
2. Educate the public
3. Prepare map, ordinance, and public notice
4. Work with developments to ensure implementation



### FUNDING SOURCES

- Township Budget
- PA DCED Municipal Assistance Program



### KEY PARTNERS

- Planning Commission
- Community Development Dept.



### MEASURE OF SUCCESS

- Adoption of updated Official Map

|          |       |        |      |  |
|----------|-------|--------|------|--|
|          | ↓     |        |      |  |
| PRIORITY | High  | Medium | Low  |  |
| TIMELINE | Short | Mid    | Long |  |
|          | ↑     |        |      |  |





# Implementation

## PARKS AND RECREATION (P1)

Implement the priority recommendations of the Township Parks & Recreation Plan, as amended.



### KEY GOALS

Implement the goals and recommendations of the Park & Recreation Plan



### KEY ACTIONS

1. Increase recreation fees based on plan recommendations
2. Upgrade park facilities to meet National Recreation and Park Association (NRPA) guidelines
3. Pursue cooperative agreements with Parkland School District and neighboring municipalities to share facilities/programming where appropriate



### FUNDING SOURCES

- Township Budget
- PA DCNR
- PA DCED



### KEY PARTNERS

- Parks and Recreation Dept.
- Public Works Dept.
- Parks and Recreation Board



### MEASURE OF SUCCESS

- Number of recommendations implemented

|          |       |        |      |
|----------|-------|--------|------|
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |

↓  
↑



# Implementation

## PUBLIC SAFETY (P2)

Develop a mechanism that includes both quantitative and qualitative data review methods to periodically evaluate the current and future public safety needs for the Township.



### KEY GOALS

Develop mechanism to periodically evaluate current and future public safety needs of South Whitehall Township



### KEY ACTIONS

1. Utilize independent third party to evaluate Fire/EMS services areas
2. Inventory, maintain, and repair equipment
3. Identify partnerships and increase volunteerism



### FUNDING SOURCES

- Township Budget
- PA DCED
- FEMA Grants



### KEY PARTNERS

- Police Department
- Public Safety Commission
- Fire/EMS Departments



### MEASURE OF SUCCESS

- Public satisfaction of service
- Officer recruitment/retention

|          |       |        |      |
|----------|-------|--------|------|
|          | ↓     |        |      |
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |
|          | ↑     |        |      |



# Implementation

## REGIONAL COORDINATION (R1)

Investigate opportunities to coordinate with neighboring municipalities and regional organizations on planning efforts, intergovernmental collaboration, and appropriate shared public services.



### KEY GOALS

Identify and work with regional agencies and neighboring municipalities to coordinate and share services where feasible



### KEY ACTIONS

1. Identify and evaluate multi-municipal planning partners
2. Investigate a regional watershed plan
3. Investigate a regional traffic safety plan



### FUNDING SOURCES

- N/A



### KEY PARTNERS

- Board of Commissioners
- Planning Commission
- Community Development Dept.
- Public Works Dept.



### MEASURE OF SUCCESS

- Number of plans created/implemented

|          |       |        |      |
|----------|-------|--------|------|
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |

↓  
↑



# Implementation

## REEXAMINATION REPORT (R2)

Establish a process and timeline in accordance with recognized best project management practices to periodically track progress and identify significant revisions or changes to the Comprehensive Plan.



### KEY GOALS

Periodically reexamine the Comprehensive Plan to identify progress, major problems, significant changes, and areas requiring revision or adjustments



### KEY ACTIONS

1. Develop consistent guidelines and/or questions for reexamination
2. Determine frequency of reexamination
3. Incorporate reexamination report into Planning Commission Annual Report



### FUNDING SOURCES

- Township Budget



### KEY PARTNERS

- Board of Commissioners
- Planning Commission
- Community Development Dept.



### MEASURE OF SUCCESS

- Adoption of reexamination process
- Number of reexamination reports completed

|          |       |        |      |
|----------|-------|--------|------|
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |

↑ (under Short)      ↓ (over Medium)





# Implementation

## RESOURCE PROTECTION ORDINANCES (R3)

Develop ordinances to help protect the Township’s most vulnerable and valuable resources such as woodlands, steep slopes, and riparian areas.



### KEY GOALS

Develop ordinances to help protect the Township’s most valuable resources



### KEY ACTIONS

1. Review existing ordinances to evaluate their ability to preserve natural resources
2. Review/evaluate LVPC model ordinances (woodlands, floodplains, etc.)
3. Develop a steep slopes ordinance
4. Develop a riparian buffer ordinance



### FUNDING SOURCES

- Township Budget



### KEY PARTNERS

- Board of Commissioners
- Planning Commission
- Community Development Dept.
- LVPC



### MEASURE OF SUCCESS

- Number of ordinances adopted

|          |       |        |      |
|----------|-------|--------|------|
|          | ↓     |        |      |
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |
|          | ↑     |        |      |



# Implementation

## SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) UPDATES (S1)

Update the SALDO to be consistent with the goals and priorities of the Comprehensive Plan.



### KEY GOALS

Update the SALDO to implement goals and be consistent with the Comprehensive Plan



### KEY ACTIONS

1. Develop design standards as part of the SALDO
2. Re-evaluate lighting standards to current Backlight, Uplight, and Glare (BUG) standards
3. Modernize SALDO to be consistent with modern development practices



### FUNDING SOURCES

- Township Budget



### KEY PARTNERS

- Planning Commission
- Community Development Dept.
- Public Works Dept.
- Township Engineer



### MEASURE OF SUCCESS

- Number of ordinances updated or added

|          |       |        |      |
|----------|-------|--------|------|
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |

↑ (under Short)      ↓ (over Medium)



# Implementation

## SANITARY SEWER (S2)

Update the Township Sewer Plan (Act 537 Official Plan) in accordance with the PA Act 537 Sewage Facilities Act. The purpose of this Act 537 Official Plan is as follows: first, to provide methods that clearly identify and document existing wastewater disposal needs and second, to provide general guidance for summarizing and presenting the identified needs.



### KEY GOALS

Update the Act 537 Sewer Plan to be consistent with the Comprehensive Plan and PA DEP requirements



### KEY ACTIONS

1. Evaluate areas with aging septic systems and develop management/mitigation efforts
2. Evaluate Growth Areas to ensure adherence to future land use plan
3. Examine existing system capacity
4. Update GIS data to include septic information



### FUNDING SOURCES

- Township Budget
- PA DEP
- PA DCED



### KEY PARTNERS

- Public Works Dept.
- Community Development Dept.
- Lehigh County Authority



### MEASURE OF SUCCESS

- Adoption of plan
- Dissolution of Sewer Authority

|          |       |        |      |
|----------|-------|--------|------|
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |

↑ (under Short)      ↓ (over Medium)



# Implementation

## SOLID WASTE (S3)

Evaluate and investigate ways to improve the Township’s waste collection and recycling process, which includes bulk materials, electronics, hazardous materials, leaf collection, and yard waste, in accordance with both the needs of the Township and the evolving standards of the overall industry.



### KEY GOALS

Improve the Township’s waste collection and recycling process



### KEY ACTIONS

1. Evaluate municipal solid waste/recycling contract
2. Investigate opportunities for local/regional composting
3. Develop a mechanism to divert waste material from streams



### FUNDING SOURCES

- Township Budget
- PA DEP



### KEY PARTNERS

- Public Works Dept.
- Finance Dept.
- Green Advisory Council



### MEASURE OF SUCCESS

- Number of new programs created
- Savings to the Township budget

|          |       |        |      |
|----------|-------|--------|------|
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |

↑ (under Short)      ↓ (over Medium)







# Implementation

## TRANSFER OF DEVELOPMENT RIGHTS (TDR) (T1)

Investigate the potential for a Transfer of Development Rights program in the Township. Transfer of Development Rights is a zoning technique that conserves land by conveying development that would otherwise occur on the land (the sending area) to a receiving area that has been determined to be appropriate for denser development (due to factors such as the presence of existing public utilities, compatible adjacent land uses and improved road infrastructure).



### KEY GOALS

Preserve open space by clustering development and minimizing land used for development

Improve opportunities for infill and redevelopment



### KEY ACTIONS

1. Complete a TDR Program Feasibility Study
  - Identify Sending and Receiving Areas
  - Evaluate density transfers on micro (site-specific) and macro (Township-wide) scales
2. Strengthen cluster incentives
3. Allow density credits to be applied to adaptive reuse of non-residential buildings where appropriate



### FUNDING SOURCES

- Township Budget
- PA DCED



### KEY PARTNERS

- Planning Commission
- Community Development Dept.
- Landowners



### MEASURE OF SUCCESS

- Completion of feasibility study
- Increase in acres of preserved lands
- Increase in number of cluster developments
- Increase in new development types (ex. farmettes)

|          |       |        |      |
|----------|-------|--------|------|
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |

↓  
↑



# Implementation

## TRAFFIC SAFETY (T2)

Inventory and evaluate high-crash and pedestrian crossings throughout the Township to integrate mitigation strategies into a transportation plan.



### KEY GOALS

Improve traffic safety conditions and high crash areas



### KEY ACTIONS

1. Create a Township-wide (or multi-municipal) traffic safety plan
  - Identify hazard areas
  - Incorporate regional crash data
  - Incorporate parameters into transportation model
  - Develop mitigation strategies



### FUNDING SOURCES

- PennDOT
- LVPC/LVTS/LTAP



### KEY PARTNERS

- Public Works Dept.
- Police Dept.
- Community Development Dept.
- Township Engineer
- PennDOT
- LVPC
- Neighboring Municipalities



### MEASURE OF SUCCESS

- Adoption of plan
- Reduction in crash fatalities
- Number of safety improvements

|          |       |        |      |
|----------|-------|--------|------|
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |



# Implementation

## TRANSPORTATION PLAN (T3)

Inventory transportation infrastructure and develop a plan to help manage traffic, improve transportation and pedestrian safety, and plan for future transportation impacts and maintenance. Includes the following: coordination of future planned transportation projects at all levels of government (local, state and federal) and associated public agencies; identification of costs; stakeholder identification and coordination; coordination with public utilities and public transit entities.



### KEY GOALS

Evaluate current and future transportation network to absorb future growth



### KEY ACTIONS

1. Create a transportation and traffic control plan
  - Evaluate functional road classifications and update as needed
  - Identify and evaluate appropriate truck routes
2. Update the Road Maintenance Plan
  - Include ancillary infrastructure (curbing, drainage, etc.)
  - Coordinate with Capital Improvements Plan
3. Investigate feasibility of an Act 209 Transportation Impact Fee
4. Adopt a Traffic Calming Policy
5. Prioritize transportation improvements to be incorporated with the Long-Range Transportation Plan/TIP

|          |       |        |      |  |
|----------|-------|--------|------|--|
|          | ↓     |        |      |  |
| PRIORITY | High  | Medium | Low  |  |
| TIMELINE | Short | Mid    | Long |  |
|          | ↑     |        |      |  |



### FUNDING SOURCES

- PennDOT
- LVPC/LVTS
- Township Budget



### KEY PARTNERS

- Planning Commission
- Community Development Dept.
- Public Works Dept.
- PennDOT
- LVPC



### MEASURE OF SUCCESS

- Adoption of plan
- Number of new policies/ordinances adopted



# Implementation

## ZONING UPDATES (Z1)

Update the Township Zoning Ordinance and Zoning Map to be consistent with the Comprehensive Plan and Land Use Plan.



### KEY GOALS

Update Township Zoning Ordinance to be consistent with the Comprehensive Plan and Land Use Plan



### KEY ACTIONS

1. Review and update zoning districts where appropriate based on the land use plan
2. Integrate Place Types when updating zoning districts
3. Utilize transportation and economic impact models to evaluate impacts on potential zone changes



### FUNDING SOURCES

- PA DCED
- Township Budget



### KEY PARTNERS

- Planning Commission
- Community Development Dept.
- Public Works Dept.



### MEASURE OF SUCCESS

- Zoning districts updated

|          |       |        |      |
|----------|-------|--------|------|
| PRIORITY | High  | Medium | Low  |
| TIMELINE | Short | Mid    | Long |

