Easton, Pennsylvania  September 15, 2016

A regular meeting of the Northampton County Council was held on the above date with the following present: John Cusick, President; Seth Vaughn, Vice President; Mathew M. Benol; Matthew H. Dietz; Margaret L. Ferraro; Glenn A. Geissinger; Kenneth M. Kraft; Hayden Phillips; Robert F. Werner; Linda M. Zembo, Clerk to Council, and Philip D. Lauer, Solicitor to Council.

Prayer

Mr. Cusick led County Council in a moment of silence.

Pledge of Allegiance

Mr. Cusick led County Council in the pledge of allegiance.

Approval of the Minutes

Mr. Kraft made the following motion:

Be It Moved By the Northampton County Council that the minutes of the September 1, 2016 meeting shall be approved.

Mr. Werner seconded the motion.

The minutes were approved by voice acclamation.

Confirmation of Appointments

Mr. Kraft introduced the following resolution:

R. 94-2016  RESOLVED, by the Northampton County Council that the following individuals shall be confirmed in their appointments as indicated hereafter:
LEHIGH VALLEY WORKFORCE DEVELOPMENT BOARD

Appointments:

Term to Expire: 6/30/19

Business

Jane L. Brooks
355 Hexenkopf Road
Easton PA 18042

Thomas A. Fiorini
5000 Hanoverville Road
Bethlehem, PA 18017

Kurtis Landes
4581 Willow Lane
Nazareth, PA 18064

As there were no questions or comments, Mr. Cusick called for the vote.

The vote: Kraft, "yes"; Dietz, "yes"; Ferraro, "yes"; Geissinger, "yes"; Phillips, "yes"; Vaughn, "yes"; Werner, "yes"; Benol, "yes" and Cusick, "yes".

Presentation - Lehigh Valley Planning Commission (LVPC)

Ms. Becky Bradley, LVPC Executive Director, provided a power point presentation regarding the BuildLV Annual Development Report (see Attachment #1) that included a trends analysis section this year. She added LVPC would be celebrating their 55th anniversary and the Annual Lehigh Valley Awards on October 4, 2016.

Ms. Bradley stated as Lehigh and Northampton Counties planning commission they saw every subdivision and land development plan for the Lehigh Valley. She further stated last year they reviewed 411 plans between the two Counties, which was a 7% increase over 2014.

Ms. Bradley advised they saw an increase in approved residential units, square footage of approved non-residential development and subdivided acreage for approved residential plans, but a decrease in square footage of approved industrial development. She further advised this revealed there was a lot more building activity in 2015 than in 2014, which had a slight
increase over 2013.

Ms. Bradley stated sketch, preliminary and final plans were the three types of plans that could be submitted under State law to their office. She further stated a sketch plan was not usually required, but it allowed the developer to find out how the community felt about his plan before moving forward; a preliminary plan was required and usually the first one they saw and a final plan, which was the one they were really interested in because that was the one that got recorded.

Ms. Bradley advised in 2015, Lehigh County had more residential development while Northampton County had more commercial/industrial development. She further advised non-development plans were for things like lot consolidation or line adjustments.

Ms. Bradley stated they tracked residential development such as apartments, single family homes, townhouses, mobile homes, assisted living units, twin homes, condominiums and planned residential. She further stated the largest approved residential types were apartments, which surpassed single family homes for the second year.

In answer to Mr. Geissinger’s question as to how they counted apartments, Ms. Bradley advised they would review one plan, but they would enter the number of the units. She further advised there were a variety of apartment types being built.

Ms. Bradley stated approved residential units have not returned to the peak that occurred in 2006. She further stated the demand for age restricted units grew over the last 10-15 years due to the size of the baby boom generation, however, they were concerned about filling them within the next decade or two because the generation underneath them was much smaller and had a higher debt to income ratio so they may not be able to afford the high price of many of those units.

Ms. Bradley advised the single family homes took up more acreage, noting there was 480 acres proposed and utilized for single family homes and 43 acres for apartments. She further advised they looked at the density of cities and boroughs as compared to the townships and found the townships were densifying.

Ms. Bradley stated non-residential included commercial, retail, recreation, public and quasi-public, which could be
anything from a public school to a local government building, industrial and offices. She further stated non-industrial uses accounted for 39% of total non-residential space in 2015 with a significant increase in retail and public/quasi-public.

Ms. Bradley advised the increase for square footage for retail was largely due to the Hamilton Crossings development in Lower Macungie so they did not anticipate seeing such a high number in the future.

With regard to warehouses, Ms. Bradley stated the square footage in 2013 was 4.2 million, in 2014 it was 2.8 million and in 2015 it was 2.9 million so it had actually declined in the last few years; however, they just received a plan for 1.9 million square footage in South Bethlehem so those numbers should go up for 2016. She further stated they have tried to establish a trend line for industrial, but it had been erratic over the years.

Ms. Bradley advised retail and commercial, especially car lots, still consumed a higher percentage of land overall than their square footage would suggest.

Ms. Bradley stated plans coming into their office had remained roughly the same for the first six months of 2016; however, there had been a recent uptake since the beginning of September, which meant development was not stopping. She further stated it was very important for them to track building permits because it not only showed the new types of development that were happening, but also how and what people were investing in to keep existing buildings in good order.

Ms. Bradley advised the cities and townships had a significant number of permits pulled for reinvestment in one and two family dwellings, but it was even happening in the boroughs to some extent. She further advised cities were having more permits pulled for commercial buildings than the townships, which was a good thing because they had a lot of older product that was being reinvested in.

Ms. Bradley stated even though the housing permit numbers in the Lehigh Valley were strong they were lower than the United States numbers. She further stated unemployment continued to fall, but building growth activity was increasing so that showed our economy was not merely reliant on construction jobs, but was more diverse and that was important in weathering normal economic cycles.
Ms. Bradley advised industrial development had played a solid role even during the downturn, but retail comes and goes. She further advised they did not expect to see much more retail because people were shopping more online. She noted they planned to hold discussions with regard to what could be done with the strip malls that were no longer viable.

Ms. Bradley stated on December 2, 2016, they would be kicking off Future LV at the Sands Casino where they would discuss the County's Comprehensive Plan.

In response to Mr. Werner's question as to what was the increase in value to a home built near a park, Ms. Bradley responded she did not know the exact value, but it was significant.

In answer to Mr. Werner's question as to whether their budget was $3.9 billion, Ms. Bradley advised that money was allocated by formula from the Federal government and could not be used for operations. She further advised it was for construction implementation for roads, bridges and transit.

Courtesies of the Floor

Mr. Jack D'Alessandro, Bangor, PA - stated there was talk about putting a prison up at Gracedale, but a few years back when the County was building its Human Services Building, he talked to the zoning officer who informed him the County had nine acres at Gracedale zoned governmental and 100 acres zoned for agricultural.

Controller's Report

Mr. Stephen Barron, Controller, advised the hard work that went into the Open Space audit report should not be overlooked when discussions were held during the budget because there was a lot of information in there that would be valuable to them as they deliberated those programs.

When Mr. Kraft asked if his office could look into how much the Scamillio lawsuit was going to cost the County, Mr. Barron stated preliminarily the $50,000 was all that was out of pocket if it was even required to be paid at this point, but he did not think it would be an unreasonable exercise to look at those figures especially in relation to other litigation and awards.
the County had throughout the years just to see what it did to the cost of premiums.

Mr. Kraft advised he was just interested in what this case cost the County because a few years ago it was felt the County should not go through with an appeal.

Mr. Barron stated he had no objections to looking into the matter, but the Gross McGinley final bill had not been submitted to the Court.

Mr. Phillips advised when he had questions about Open Space and Farmland Preservation he had a resolution prepared that provided specific things he wanted the Controllers' Office to look at so he thought a resolution might be needed for this.

Mr. Kraft stated he would be willing to work with Mr. Phillips to draft a resolution.

County Executive's Report

Mr. John A. Brown, County Executive, advised a simple request to the Administration would provide Mr. Kraft with the information he was seeking. He further advised the Pennsylvania Counties Risk Pool did have representatives involved on these matters to provide guidance and to discuss the impact.

Mr. Kraft then asked Mr. Brown to provide that information.

Mr. Brown stated they were finalizing the 2017 budget proposal for presentation to County Council on October 3, 2016.

Mr. Cusick advised the budget hearings would begin on October 12, 2016 and requested the Department and Division Heads be present.

Polling Places - Americans with Disabilities Act (ADA) Compliant

Mr. Werner stated he had requested an audit of the polling places to ensure they were ADA compliant.

Ms. Catherine Allen, Acting Director of Administration, advised she spoke to Ms. Dee Rumsey, Chief Registrar, and Mr. Richard Kessler, Elections Technician, and they indicated they were not aware of any non-handicapped accessible polling places.
She further advised there were two churches that had issues, but a different route into those buildings were provided.

Consideration of Personnel Requests for the Conservation District Office

Mr. Kraft introduced the following resolution:

R. 95-2016 RESOLVED by the Northampton County Council that one full-time (1.00 FTE) position of Conservation District Manager in the Department of Administration, shall be upgraded to pay grade CS-27-3C, salary $60,411, effective upon approval dated back to the start of the pay period.

IT IS FURTHER RESOLVED, by the Northampton County Council that the one full-time (1.00 FTE) position of Clerical Technician III, pay grade RU-15-2B, salary $30,177, shall be eliminated in the Department of Administration, effective upon approval dated back to the start of the pay period.

BE IT FURTHER RESOLVED, by the Northampton County Council that the one full-time (1.00 FTE) position of Clerical Specialist, pay grade RU-17-2B, salary $33,089, shall be created in the Department of Administration, effective upon approval dated back to the start of the pay period.

As there were no questions or comments, Mr. Cusick called for the vote.

The vote: Kraft, "yes"; Ferraro, "yes"; Geissinger, "yes"; Phillips, "yes"; Vaughn, "yes"; Werner, "yes"; Benol, "yes"; Cusick, "yes" and Dietz, "yes".

The resolution was adopted by a vote of 9-0.

Economic Development Committee Report

Mrs. Ferraro stated Mr. Lauer informed her that a County Council meeting could be held outside of the County seat so on October 6, 2016, the Economic Development Committee will be held at the Visitors Center at Steelstacks followed by the County Council meeting. She further stated at 4:00 p.m., a tour will be given to County Council members and then the committee meeting will begin at 5:00 p.m. followed at 6:30 p.m. by the
County Council meeting.

Capital Projects and Operations Committee Report

Mr. Phillips advised at the Capital Projects and Operations Committee meeting they reviewed the list of capital projects for 2016 and it was indicated a majority of them would be completed by the end of the year.

Courts and Corrections Committee Report

Mr. Benol stated a presentation was given by Mr. Daniel Keen, Director of Corrections, on the jail study at the Courts and Corrections Committee meeting and it was pretty obvious that something had to be done and should be included in the 2017 Capital Projects Plan.

Gracedale Advisory Board Liaison Report

Mr. Werner advised he attended the Gracedale Advisory Board meeting and things were going well at Gracedale.

Retirement Board Liaison Report

Mr. Cusick stated at the Retirement Board meeting they were informed that Mr. John Stoffa resigned from the board and Mr. Brown was awaiting a list of names to select a replacement. He further stated it was agreed that a survey should be conducted of other Counties regarding their pension formula. He noted if any changes were made they would not affect any current employee.

Council Clerk’s Report

Mrs. Zembo advised a quote was received from CSI for the new project, noting that although the projector was not proprietary the control system and programming of the system were and must be maintained to ensure the proper operation of the new projector and system. She further advised the quote was for $1,823 and there was money in County Council’s budget for it.
Mr. Kraft made a motion to approve the expenditure of $1,823 for the new projector.

Mrs. Ferraro seconded the motion.

In response to Mr. Benol's question as to the warranty, Mr. Lauer indicated he did not see one, but did see a provision that indicated the County would indemnify and hold harmless CSI from any claims or damages arising from the operation of the projector.

Mr. Kraft withdrew his motion until Mr. Lauer had a chance to fully review the proposal.

Solicitor's Report

Mr. Lauer stated he reviewed the matter of whether meetings could be held in places other than in the County seat and found it was proper, noting prior County Councils had done so, as long as it was properly advertised.

Adjournment

Mr. Kraft made a motion to adjourn the meeting.

Mr. Benol seconded the motion.

The motion to adjourn passed unanimously by acclamation.

________________________________________
Linda M. Zembo
Clerk to Council
LVPC
Lehigh Valley Planning Commission

Lehigh Valley Annual Development Report + Outlook
September 15, 2016

BUILD LV

BUILD LEHIGH VALLEY
55

Data

celebrating

LVPC
Lehigh Valley Planning Commission
2015 Development
In Comparison to 2014...

7.0% Increase in Plan Submissions

16.4% Increase in Approved Residential Units

27.3% Increase in Square Feet of Approved Non-Residential Development

50.5% Increase in Subdivided Acreage for Approved Residential Plans

12.2% Decrease in Square Feet of Approved Industrial Development
193 Total Plans in Northampton; 218 in Lehigh

- Sketch
- Preliminary
- Final

Lehigh County: 9 Sketch, 89 Preliminary, 1 Final
Northampton County: 104 Sketch, 88 Final
Lehigh County experienced more residential development, while Northampton featured a higher percentage of non-residential development.

- Non-Development (85 plans): 48%
- Non-Residential (53 plans): 30%
- Residential (39 plans): 22%
Bethlehem had the highest # of total plans in 2015, followed by Allentown, then Upper Macungie Township.
However, adjusted to population levels, Lowhill, Lower Nazareth, Weisenberg & Coopersburg saw the most plans in 2015.
The largest share of approved residential types were apartments, followed by single family & then condos.

- **Assisted Living (143 units):** 11.0%
- **Townhouses (101 units):** 7.8%
- **Twins (60 units):** 4.6%
- **Condominiums (180 units):** 13.8%
- **Single-Family (246 units):** 18.9%
- **Apartments (570 units):** 43.8%
Northampton County Approved Residential Units

- Apartments: 15.0%
- Assisted Living: 0%
- Condominiums: 12.6%
- Single Family: 9.8%
- Townhouses: 61.8%
- Twins: 0%
Approved Residential Units Have Yet to Return to 2006 Levels in Both Lehigh and Northampton Counties
Comparison of Annual Approved Residential Units to 2006 Approved Residential Units

- Lehigh County
- Northampton County
Age Restricted Units Included in Top Ten Residential Projects

Approved Residential Units

<table>
<thead>
<tr>
<th>Year</th>
<th>Total</th>
<th>Age Restricted</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>757</td>
<td>273</td>
</tr>
<tr>
<td>2014</td>
<td>949</td>
<td>189</td>
</tr>
<tr>
<td>2015</td>
<td>1,108</td>
<td>643</td>
</tr>
</tbody>
</table>
The overall density (units per acre) for Assisted Living was more than double any other residential types.
In keeping with its low density, Single Family consumed the overwhelming majority of land for approved residential developments.

- **Single Family** (480 acres) - 84.7%
- **Apartments** (43 acres) - 7.6%
- **Townhouses** (35 acres) - 6.1%
- **Assisted Living** (4 acres) - 0.8%
- **Condominiums** (4) - 0.7%
- **Twins** (1 acre) - 0.2%
Both urban centers and townships included high-density residential approvals (Apartments, Assisted Living)

- Low Density
- Medium Density
- High Density

Boroughs and Cities:
- Low Density: 1
- Medium Density: 314
- High Density: 27

Townships:
- Low Density: 346
- Medium Density: 213
- High Density: 399
NON-RESIDENTIAL DEVELOPMENT
Non-industrial uses accounted for 39% of total non-residential space in 2015, with significant increases in retail and public/quasi-public.

- **Industrial**
  - (3,431,858 square feet)
  - 61.2%

- **Office**
  - (779,116 square feet)
  - 13.9%

- **Retail**
  - (657,801 square feet)
  - 11.7%

- **Public/Quasi-Public**
  - (370,502 square feet)
  - 6.6%

- **Commercial**
  - (368,855 square feet)
  - 6.6%

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Northampton County Approved Non-Residential Floor Area

- Commercial
- Industrial
- Office
- Public/Quasi-Public
- Recreation
- Retail
Industrial Floor Area Included in Top Ten Industrial Projects
Approved Industrial Floor Area (Square Feet)

<table>
<thead>
<tr>
<th>Year</th>
<th>Total</th>
<th>Warehouse</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>4,980,824</td>
<td>4,285,400</td>
</tr>
<tr>
<td>2014</td>
<td>3,729,444</td>
<td>2,813,828</td>
</tr>
<tr>
<td>2015</td>
<td>3,405,950</td>
<td>2,896,393</td>
</tr>
</tbody>
</table>
Retail and (especially) Commercial still consumed much more land than their square footage would suggest.

- **Industrial** (198.1 acres) 50.9%
- **Commercial** (75.2 acres) 19.3%
- **Retail** (67.6 acres) 17.4%
- **Office** (47.9 acres) 12.3%
- **Public/Quasi-Public** (0.5 acres) 0.1%

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### Plan Activity

<table>
<thead>
<tr>
<th>Plans</th>
<th>Lehigh</th>
<th>Northampton</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed</td>
<td>60</td>
<td>62</td>
<td>122</td>
</tr>
<tr>
<td>Approved</td>
<td>44</td>
<td>39</td>
<td>83</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>104</strong></td>
<td><strong>101</strong></td>
<td><strong>205</strong></td>
</tr>
</tbody>
</table>

### Approved Residential

<table>
<thead>
<tr>
<th>Residential</th>
<th>Units</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment</td>
<td>633</td>
<td>29.7</td>
</tr>
<tr>
<td>Single Family</td>
<td>136</td>
<td>204.1</td>
</tr>
<tr>
<td>Townhouse</td>
<td>30</td>
<td>1.4</td>
</tr>
<tr>
<td>Twin</td>
<td>26</td>
<td>89.3</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>825</strong></td>
<td><strong>324.5</strong></td>
</tr>
</tbody>
</table>

### Approved Non-Residential

<table>
<thead>
<tr>
<th>Non-Residential</th>
<th>Square Feet</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>81,321</td>
<td>21.4</td>
</tr>
<tr>
<td>Industrial</td>
<td>1,267,617</td>
<td>357.2</td>
</tr>
<tr>
<td>Office</td>
<td>583,612</td>
<td>3.6</td>
</tr>
<tr>
<td>Public/Quasi-Public</td>
<td>22,436</td>
<td>0.2</td>
</tr>
<tr>
<td>Retail</td>
<td>67,849</td>
<td>0.1</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>2,022,835</strong></td>
<td><strong>382.5</strong></td>
</tr>
</tbody>
</table>

The first six months of 2016 have kept pace with 2015, with similar vigor in industrial and apartments, and new energy in office.
Most New Construction of One- and Two-Family Dwellings is Occurring in the Townships

Number of Residential Permits* Issued for New Construction

- City
- Borough
- Township
Significant Reinvestment in One- and Two-Family Dwellings is Occurring in Cities and Boroughs

Number of Residential Permits* Issued for Additions, Alterations, and Changes of Occupancy

![Bar Chart]

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New Construction of Commercial Buildings is Increasingly Occurring in the Townships
Number of Commercial Permits* Issued for New Construction

- City
- Borough
- Township

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Most Reinvestment in Commercial Buildings is Occurring in Cities and Boroughs

Number of Commercial Permits* Issued for Additions, Alterations, and Changes of Occupancy

- City
- Borough
- Township

2013

2014

2015

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Housing permits in the Valley are rebounding more slowly than U.S. housing permits.
Unemployment continues to fall despite slow growth in building activity

Source: Lehigh Valley Workforce Development Board, Inc., Job and Labor Market Outlook
Most of the decline in development area has come through residential approvals.

- Non-Development
- Non-Residential
- Residential

Difference from Land Area in 2006 (Acres)

Multi-family development drives the housing recovery

- Condominiums
- Assisted Living
- Apartments
- Townhouse
- Twin
- Single Family

Approved Residential Units


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But residential area is still mostly single family
Industrial still dominates, though less than 2014

Approved Non-Residential Floor Area (Square Feet)

- Public/Quasi-Public
- Retail
- Office
- Commercial
- Industrial

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Approved Industrial Development in the Lehigh Valley
Approved Industrial Floor Area (Square Feet)
Non-residential land area shows no clear pattern