



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Minutes - Final

City Council

Wednesday, September 24, 2025

6:00 PM

Council Chambers

Special Meeting

Roll Call

Present: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Special Meeting to Review and take public comments on Bills 69 and 70.

Mr. Daryl Hendricks stated that this is a Special Meeting and asked Mr. Hanlon if he would please do a Roll Call.

Mr. Daryl Hendricks stated that this is a Special meeting being called for the purpose of reviewing the city's proposed Zoning Subdivision and Land Development Ordinance. He stated as you know, this comprehensive rewrite of both provisions has been a tremendous undertaking. He stated that he would like to take some time to thank city staff for their work on the Project both in terms of the process of community engagement to get them here and the substance of the Code that is being presented. He stated that he would like the public partners and community members as well in thanking them. He stated that this is the format that they will be using this evening. He stated that Jennifer Gomez, the city's Planning Director will provide a presentation on the proposals. He stated that he would ask that you will allow Ms. Gomez go through the presentation before asking questions or asking for clarification. They will be followed by public comment. He stated that they will take public comment of the proposal. He asked the public to fill out a card in the back room and submit the card to the Clerk, if you are going to speak. He stated after the public comment, he will be asking for recommendations from the body on the proposals that might include a recommendation to set up a public hearing on October 15th at 6:00 PM with a scheduled enactment of both Bills at the Council meeting that follows. He stated that he will also note that this is a large undertaking and subject to future modification. The Zoning Code is a living document. He stated that city staff is preparing a first round of amendments to address concerns raised through the Code or map amendment progress as well as issues identified during the initiate implementation. Updating the Code is an ongoing effort and they will continue to revisit it for future revisions and improvements. He asked Mr. Hanlon to please read the Bill into the record.

Present: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

[15-7878](#)

Bill 69

Chapter 660 Zoning Ordinance. Repealing Chapter 660, Zoning, in its entirety and adopting a new Zoning Ordinance and Zoning Map.

Sponsors: Administration

Attachments: [Bill 69 Zoning Code Amendment](#)
[Exhibit A - Zoning Ordinance -- Exhibit B - Zoning Maps](#)
[LVPC letter Zoning Update.pdf](#)
[ACPC Public Hearing Draft Memo 7-3-25 \(2\).pdf](#)
[07_July Minutes_FINAL - ZONE Allentown Excerpt.pdf](#)
[ACPC Actions ZONE Allentown 2025-09-10.pdf](#)
[Zone Allentown ACPC Sept Minutes.pdf](#)
[Ordinance #16166.pdf](#)

Yes: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Enactment No: 16166

[15-7877](#)

Bill 70

Chapter 350 Subdivision and Land Development Ordinance. Repealing Chapter 350, Land Development and Subdivision, in its entirety and adopting a new Subdivision and Land Development Ordinance.

Sponsors: Administration

Attachments: [Bill 70 - SALDO Amendment](#)
[Exhibit A - SALDO Public Hearing Draft](#)
[LVPC Letter - SALDO Update.pdf](#)
[Ordinance #16167.pdf](#)

Mr. Michael Hanlon stated that you are considering two Bills. Bill 69 which amends the Zoning Ordinance, repealing Chapter 660, Zoning in its entirety and adopting a new Zoning Ordinance and Zoning Map and Bill 70, Chapter 350 Subdivision and Land Development Ordinance. It repeals Chapter 350 Land Development and Subdivision, in its entirety and adopting a new Subdivision and Land Development Ordinance.

Mr. Daryl Hendricks thanked Mr. Hanlon. He stated to Ms. Gomez, the floor is now yours.

Ms. Jennifer Gomez stated good evening, her name is Jennifer Gomez and is the Planning Director for the city of Allentown. She stated that it is with so much pleasure that they get to introduce this Zone Allentown Initiative.

She stated that this has been a multi-year effort and so happy to be close to the finish line with this meeting. She stated before they get into the meat of the presentation she would like to recognize the consultants who are with them online. She stated that they have Leslie Oberholtzer at Codametrics and also Kirk Bishop from Dunkin and Associates. She stated that they worked with the city throughout this process over the course of many years and also can work them with any questions that they may have on the Teams call, even though you can't see them here today. She stated that she also wants to recognize the team that was behind this: Melissa Velez, Senior Planner, Trevor Tormann, Senior Planner; Mike Handzo, Zoning Supervisor and of course Mark and Vicky behind her whose overseen the whole effort and make sure that they stuck to it and brought this forward. She stated that since this is a very large overhaul of the city Zoning Code, they are going to start off with the really basic question of what is Zoning. At its most basic level, Zoning defines what can be built on a property and how it can be used. It is a set of regulations that help us them do that. The goal is for it to be predictable and consistent and incrementally, but it is also a very powerful tool to implement policy. She asked who approves Zoning, City Council. The Zoning Ordinances which is what is before you today and also the Subdivision and Land Development Ordinance. She stated that the don't talk about that one as much, but it's both ordinances. She stated that it is both development guides. If adopted they become law. Based on that law, we have a city Planning Commission and a city Planning Commission. There are several Commissioners here in the audience. They can approve major land developments that is consistent with those laws. She stated that they also have city staff and city staff then makes recommendations through the Planning Commission on major land development and on minors and other day to day functions like building permits and Zoning permits can have decision making abilities. Another important role in the process is the Zoning Hearing Board. Whenever there is a Zoning Code, there will always be exceptions to it or appeals to it. Either because there is some hardship on the land that shouldn't apply to the applicant fields that shouldn't apply to their parcels or they have a difference of opinions with the Zoning Officer. Who has made a decision on their property. She stated that if you follow in either of those categories. You can go to the Zoning Hearing Board. They will hear your case and then make a decision. She said so Planning versus Zoning stating that they are the bureau of Planning and Zoning. She asked where does one start and the other one ends. Plans versus Vision 230 are guides. They give us direction. They set policy, but then the Zoning becomes the law and those must be followed. Vision 2030 is the city's Comprehensive Plan and one of the key recommendations within Vision 2030, is to come in and do a large scale revision to the city's Zoning Code. The Comprehensive Plan Update was one of the first documents to be reviewed as well as many other growth related plans throughout the city. Some of the core initial

goals where to align our ordinances with those plans and policies. To balance both preservation and growth, and to simplify and modernize our Codes since they had not been updated in quite some time. She stated here is the process, this has taken up many years to get to this presentation. She stated if they can start up in the orange with the Project Directions Report. This was the first stage of the project. There was originally an advisory committee. There was a building type study and a building type study that was done for the city of Allentown was literally a building by building analysis of all of the building within Allentown. She stated to really define it and understand with the city's build environment looks like. So between that building study as well as all the plans and policies and as well as the feedback from the advisory committee and staff feedback and all of the early discussions. The consultants put together an initial draft of the ordinance. Based on that initial draft after the ordinance, they reviewed them module by module with the Advisory Committee and lot with staff. They invested incredible amount of time pouring through the hundreds of pages of regulations to make sure that they felt the product that was released was something that well represented Allentown. After a year or looking through public initial drafts, they released the first public review draft. She stated that their goal is to be as transparent as possible with this first public review draft. They created a project website. They loaded all of the documents on the project website. They created an easy to use GIS map system that allow you to put in any address in the city and you could look up the existing Zoning and the proposed Zoning. They had an online survey for community members to take where they ask questions about key topics that were being debated within this new zoning code. They hosted three community meetings, two open houses and also had an open email created for this project. She stated that anyone from the public could provide us with feedback, ask for changes, provide perspective and they received literally hundreds of emails and from those emails, they reviewed every single one. They documented it, reviewed it, evaluated it, talked about it, and tried to see do you have a good point. She stated what are your recommendations and are they consistent with one of the goals that we have for this project. She stated that they met with and did countless presentations and have done presentations in front of the Planning Commission, various City Council members, elected officials, Zoning Hearing Board, the HARB, they met with the Environmental Advisory Committee, and many of the boards that they are evaluating and looking at zoning and growth in the city. She stated that they got all of that feedback which was extraordinary extensive. She stated that they thought ok, based on all of the feedback they got, they don't want to go right to adoption. She stated that they want to give the public another chance to make comments. She stated that they thought making enough changes to this draft stating they should put it out there again. She stated that they released it again. They sent it through our distribution list to all of the people that had signed

up through the community meetings that would help and to any community group that is registered with the city. She stated to all our neighboring municipalities and other agencies such as LVPC and the school board and other people they thought might have an interest and let them know we got revisions and they are posted and available to review. She stated that once they did that notification, luckily the next round, they did not get as much feedback. They had a shorter period of time and most of the changes they are making at that stage relatively minor to make minor changes. She stated that is where we are today. She stated that they are at the Hearing draft so they are very excited moving forward to what is now actually a Bill. There is still a path ahead of us. She stated that she will go through the steps that they already covered, but first she wants to get into the content of the ordinance just a bit. She stated that she is going to try to stay fairly high level on this. She stated that it is an extremely detailed document, but aimed to group it into a couple key categories to help explain the changes that were taking place. She stated that there goals for this ordinance was first and foremost to be contact sensitive and for that what she means is to be Allentown specific, building on the character of Allentown to be housing supportive both in supply and affordability, to be vibrant and walkable, employment friendly, green and healthy, predictable and transparent. She stated that she is going to go through a few of those and talk about some of the changes that are in the Code and how they implement those goals. She stated contact sensitive. This is primarily related to the character of our buildings. She stated as she stated they have gone through and assessed every single building in Allentown to help to define the character. The regulations then build upon established character. She stated that they wanted to make the regulations in a way that could be understood and described. She stated they now instead of just referring to a Zoning District instead of a table of regulations, they talk about building types. She stated that they have the storefront building type which you will see along Hamilton Street or on the corners or elsewhere throughout the city. Generally, building types which is a larger building type that could be used in a number of different settings wherever they be residential or office or even industrial. A small general, numerous rowhouses and basic because they are so distinct to Allentown.

as well as other industrial and detached residential building types. For each of those buildings types. She stated that they have pages that define the massing and scale and all of the regulations, if you were to build that building type within a specific district in Allentown. She stated that one of our goals throughout has been to preserve stable neighborhoods. She stated that this slide is not loading. She stated that if you just give it a second, hopefully, it will load soon. She stated there we go. She stated that this is just a few examples of how we looked at a granular basis at the maps to try to propose regulations that were consistent with the areas and

reasonable expectations that exist there today. She stated that one of the things that they are excited about this Code is that it is housing supportive. Throughout this process, they also developed a housing plan for the city of Allentown and one of the recommendations in that Housing Plan is also linked to the Zoning Code update in terms of recommendations that could help support the housing supply and affordability. She stated that they are proposing to incentivise affordable housing and they are going to do it in a number of ways. She stated that one is that certain buildings are in certain locations. They got a two story bonus if they build affordable housing. She stated that this is by right for certain building types on major corridors and with special exceptions in other areas and these are our larger building types. She stated that they have Adaptive Reuse Regulations that have strict design guidelines that have more flexibility which is a nonresidential use that converted to residential use, if it is in fact affordable. She stated that they have other bonuses in terms of reductions and floor sized requirements and off street parking requirements for affordable housing and all of these are aimed to get the community to build more affordable housing. Beyond affordable housing they also proposed a number of regulations aimed at increasing housing supply. Most notably, she will say that if you look at some of the city's corridors right now like Union Boulevard and Hanover Avenue. It is actually surprising to learn that these would not allow new multi family development by right. There is a way to get there with some Zoning changes, but by right it will not allow residential. She stated that they think it is room for housing to be above commercial in some of these districts. This ordinance proposes to eliminate commercial zoning and instead call it mixed use zoning. In many of the districts, that way they can now do a combination of mixed use housing and some of the corridors that haven't seen it. She stated that our proposal includes accessory dwelling units and while they are moving forward to the accessory dwelling units they also in doing so are very cautiously so they can manage this use and evaluate it and come back and look at it. Some of the regulations that they put forth are that the owner must live in one of the units. She stated that it is also additional parking if you are going to do one of the units. She stated that they also have additional regulations pertaining whether it will be attached or detached, depending on the building type that you are in and where in the city you are located and all of these are regulations and our goal is with this project is to consistently come back and evaluate the Codes and determine what is working and what doesn't work. With this, they are moving forward in a controlled way that we think that we can manage it and we will reassess the success of this use and come back and determine how it is fitting within Allentown. She asked is it creating a problem or are regulations too strict. They will evaluate it and come back. Lane Houses, these are the houses that we see all over the alleys and in places like Center City Allentown and here is an example of some Lane Houses. She stated many of these lane houses

are too small to meet today's regulations. She stated that they are proposing regulations that manage them based on realistic lot sizes and yards on how they are constructed. She stated that she will say, they have a specific prohibition against creating lane house lots. This means if there is an existing lot, you can build on it with reasonable regulations. Otherwise if there are no lane house and otherwise you can't create new lots on the alleys. She stated that again, they will come back and will evaluate and see how this provision works. This will allow reasonable expectations to homeowners who live on these alleys. Vibrant and walkable - they have again, this type of Code that is called a Form Based Code because it provides regulations based on the building form that you are in. She stated that this is a unique, not unique to Allentown. Allentown is well positioned for this type of Code because they have a traditional street grid and block pattern. This Code is vibrant and walkable and supports transit, supports public health, some of the ways they promote walkable design is by requirements that would push buildings closer to the sidewalk much like what you see in a lot of these images and comes to know what Allentown and the character of Allentown and when these buildings are pushed closer to the sidewalk, the parking can be in the rear and the side making these and continuing on the city's character and ensuring new development that comes in builds upon that character. She stated that they have requirements for building facades. It will stay like with doors and windows and roof types to ensure that buildings that come in would look and feel that they are compatible with the city of Allentown. She stated wherever possible where there is existing corner commercial, they tried to preserve that corner commercial. We have Master Plan requirements on some parcels, particularly when they get extremely large. She stated that they define that as five acres. It would require a little additional attention and for those, we have new Master Plan requirements with guidance on where to put the streets, if you need to build new streets. How to build a sidewalks and how to develop if you are a larger project. She stated our Code is employment friendly. Particularly as it pertains to maintaining the history and identity of the manufacturing economy. She asked what is the specific goals as we creating the Zoning Maps was to preserve as much industrial zone land as possible. In addition to preserving that land, they also attempted to create regulations then that would require you for our industrial nature and commercial so that way we have manufacturing and other industrial jobs for residents. She stated that we have prohibitions on extremely large warehouses. She stated that they do allow in certain locations and particularly if you are a large light industrial, but otherwise some limitations so they don't see so much industrial and go to a low generating, green and heavy and stated to click to the next slide. In most cases they either aim, retained or added regulations for things like solar, wind, community garden, electrical vehicle parking and bike parking and tree preservation. They have added landscape standards and if you are

going to build a parking lot or if you do a new more intense use that perhaps you would be screened from your neighbors. She stated that currently they have regulations in place, but there are somewhat subjective and looking to create as transparent clear regulations as possible. They also incorporated within the subdivision and land development regulations and acknowledgement of complete streets which are streets that are accessible to all users, not just vehicles. Again, the goal is to support more pedestrians and bike use. They are also proposing for the first time park dedication requirements. This exists in many of many other municipalities throughout the Lehigh Valley, but they have not done that within the city of Allentown so with the regulations, the proposal is to require some park space for new development. Either on site or to a dedicated fund specifically for park space. She stated that we reduce more flexible motor vehicle parking standards. This is a bit of a hot topic of debate throughout the community with some going as far to say that we think that there should be no parking requirements and it all should be governed or regulated through the private sector. She stated that this proposal doesn't go as far as to eliminate parking requirements, but we do is what they haven't tried to do is eliminate it in placed where it makes sense and some of those identified areas are if you are adjacent or nearby to high capacity to transit. If you have affordable housing where a number of developments that have accommodated in other ways through car shares and nearby parking lots or perhaps some lots too small or constraints to be able to build it. They have a new bicycle parking requirements. These are both short term and long term for certain uses. She stated with this it is less than a development regulation but predictable and transparent. She stated that they wanted the Code to be easy to understand and administered and give more clarity and certainty. As mentioned previously. She stated that a lot of our design guidelines or a lot of the Code includes vague statements such as consider the consistency with the guidelines or should have rooflines similar to so they translated with those guidelines and turned them into clear standards. She stated that they have illustrations charts throughout to help visually explain concepts and they will use these charts through our engagement and discussions with its residents and businesses and developers. She stated that they also have flow charts to help explain on process. They do have quite a few processes as they go through the land development process and zoning process and these flow charts will help us better explain the nuances of each of those processes. She stated that finally, here they have the new Zoning Map and as you might suspect the denser areas of the city then are located within the downtown core. They have numerous overlay districts including to recognize some of the primary existing overlay districts in the Code. Some of the orange areas of them are residential areas that follow. You will see more in that area of rowhomes, townhomes type development. They grey is our industrial locations and some of the light yellow are single family homes and here is

the adoption process. This started and considered an initial Code. Even though we have an existing Zoning Code. The Code has changed significantly that they are sending this to the approval process if it was the first time. That starts with the Allentown Planning Commission referring this to City Council and that occurred. The next up, number 2 is City Council introduction and thankfully that occurred as well. She stated that the next step was the Lehigh Valley Planning Commission Comprehensive Planning Commission Committee and that step occurred, followed by the Lehigh Valley Planning Commission full commission meeting. She stated that she is going to make one comment from their letter and share one comment from Lehigh Valley Planning Commission. Allentown proposed Zoning Ordinance established the leader in the city as a regional in the modern people centered land use regulation by prioritizing public experience and integrating multiple modes of transportation. She stated in doing so, Allentown positions Zoning as the proactive tool for economic sustainability and quality of life which serves as a model for communities across the Lehigh Valley to manage growth in ways that strengthens both places and people. The next step from the Lehigh Valley Planning Commission was the Allentown City Planning Commission and it went back and commenting on the Bill that was proposed and that occurred two weeks ago. At both times this Bill hits the Allentown Planning Commission and they received recommendations of approval. She stated that if she could say that the Allentown recommendation voted favorably to recommend the Zoning ordinance, the Map and the SALDO. She stated that we got an understanding that future amendments will be encouraged and recommended by the Planning Commission based on community feedback and their merits. She stated following that it is now here and typically it would be a regular CED meeting if there was any other Bill, but it is large enough than to have the committee of the whole and appreciate your time and also hearing this lengthy presentation. She stated that they are at number six in this long road map. The next step would be a Public Hearing and hopeful adoption of this Code and they recognize there are some through this adoption and she will make note that she did went to the Planning Commission two weeks ago and did receive some feedback. She stated that she is just going to point to some of the areas. She stated that she is going to try to speak to the matter as simply as she can and if you see they decided a nice friendly way to call the shape of the school bus. She stated that if you look at the purple school bus in that location and stated that they receive some feedback or concern that they had set regulations that was not consistent with an Ordinance that was adopted in 2022 and so they do feel while the ordinance proposal is very constant with the development patterns in the area including recent construction. She stated that they understand and one of their goal were also to keep any City Council decisions within their recent past consistent. This is one area where they say they can go back and look at that in that area and GXE

which is to say a general commercial, mixed use residential that allows some height in about four and a half to six and a half stories depending on the regulations that would be most consistent with the 2022 Council adoption in that purple area when they do revisions that is one area that they are going to focus on. They want to wait to do that because as you can see with this road map, it is a long process to get this proposed and adopted. This is just the adoption process. She stated that while we can make minor amendments and they will work with their City Solicitor's office any substantial amendments, including changes to maps and highest types of changes would require them to go back and repeat some of these steps and they do want to give the public, a clear consistent timeline for limitation of this Code which again, they are targeting for January 1st. They will commit to and proud of the Code they can afford. She stated that they think it is a good Code. They worked very hard on it and they will commit to continue during this process to continue to review it and to refine it to make sure that it is representing the city well and it represents the community needs and they will look at this on an annual basis and evaluate it to make sure that it continue to work for the city. She stated that it officially concludes the comments and the presentation that she has. She stated that she knows it is a lot of information, and stated that she is available for questions or comments. Thank you.

Mr. Daryl Hendricks thanked Ms. Gomez. He stated that it was quite a bit of information. He stated that he will begin by opening it up to his colleagues on the dais. He asked if there were any questions or comments, concerns you may have. He stated Ms. Gerlach.

Ms. Ce Ce Gerlach stated sure, she just wanted to see since our last conversation when she asked about the affordable housing to if there have been any official determination, if the affordable housing units must be constructed at the same time or how that will be dealt with. She stated that she knows there was a conversation on oh, yeah, they should, but like officially.

Ms. Jennifer Gomez stated that is a good point. They did not include anything in our Code. She stated that she doesn't believe it is in there currently, but she does think that is a really good point and something they can look into for the future for future revisions to make sure that the affordable component be constructed with non-affordable component. She stated that she can also tell them that as the projects go through, it is up to the Planning Commission to establish reasonable conditions and they would have to evaluate at that time based on the Codes and the feedback on whether they can replace based on the Codes and the feedback on whether they can replace reasonable conditions related to how many affordable units were built, particularly if they got any type of bonus because

she thinks it would be very important.

Ms. Ce Ce Gerlach stated ok, then following up on that so then she know from what her understanding is, it is like a list of these amendments that perhaps might come out in the new year and stated so potentially that could be on the list because if it is not what will happen is what they are don't in State College and knows they don't want to call it inclusionary zoning, but it is in State College, the developers get the density bonus and they get all the incentives and then they just never build the units.

Ms. Jennifer Gomez stated that she thinks that is a really important point and one they should cover. She stated that she agrees with her. and if by chance anything comes in the meantime, she thinks that they would have to have some discussions internally and with the applicant in terms of how they can ensure that takes place. She stated that they will also with anyone who does the affordable housing incentive have deed restrictions placed on the property and legal documents filed so that way they could not be sold off for anything other than what they are represented.

Ms. Ce Ce Gerlach stated ok and then still with the affordable housing and asked Ms. Gomez could you remind me what percentage of the units. She stated first off is there a threshold in which the ability to include affordable units kicks in. She stated that you have to be building 20 units or more and of those units, how many of them must be affordable.

Ms. Jennifer Gomez stated that they don't have any minimum requirements. It is an incentive. She stated that they have an incentive for particularly the height bonus for if you got more than five units because if she did not say this already, it is a 20 percent requirement. She stated under five units, it is hard to build 20 percent of anything.

Ms. Ce Ce Gerlach stated right.

Ms. Jennifer Gomez stated that if you are over five units, then that is where the affordable housing bonuses would kick in and stated that they do have other bonuses that would apply if you are four or less and they have additional for four or less or fewer of additional incentives, but not with the height bonus. She stated five or more stating that she is her fact checker.

Ms. Ce Ce Gerlach stated that if you are renovating a home or something and you are going from single family into say apartments and you got four apartments and they all going to be affordable, then obviously the density bonus doesn't apply to you because there is the parking, the something.

Ms. Jennifer Gomez stated that there is parking and floor size

requirements. She stated for an example if the city requires say a one bedroom to be x number of square feet then that can be reduced and can be affordable.

Ms. Ce Ce Gerlach stated got you and stated she also remembers when they had the conversation, she had referenced Bethlehem and she had found it and knew she was right. She stated in the Lehigh Valley Live article she found that was in 2021, it states and stated that she is sorry, she is not subscribed so she has to somehow get around these ads. She stated that it says since 2012, city zoning has allowed developers to build more densely and they include affordable housing. She stated that this is Bethlehem, but none have been built. She stated that Krampsey Smith supports the idea of inclusion and it goes on to something that a Councilperson wanted to introduce. She stated that her question back when they had met is if Bethlehem since 2012 and kind of already had this and no developers took advantage of it she asked what are we going to do that is different that developers won't take advantage of it.

Ms. Jennifer Gomez stated that she is grateful for her question when she asked it on their one of one. She did reach out to Bethlehem Planning staff to find out what their ordinance looks like. Was it successful or was it not successful. What would they do differently and so based on her discussion with the staff there in Bethlehem and what they had said was that they felt that it didn't go far enough. They said that if they were going to do it again that potentially some of the things that they would look at are things like parking reductions or eliminations of or changes in density requirements which they found confusing. They had a number of different instances and things that they thought from the staff anyway that could be done a little bit differently or order to afford more affordable housing. She stated that she is happy that a lot of the elements that they have brought up are actually already folded into their ordinance and she thinks that, they have spoken about it quite a bit and they will look at them in Allentown and see if it is successful. She stated that she thinks it would become a model for other municipalities looking to adopt future ordinances and if, by chance they find it is not successful then they can use their revision and look back process to evaluate why and they got some schedules then to do it and they can have some stakeholder meetings and find out if this is not enough of an incentive. Do we need to go further. She stated that she does feel that they put forward a good package and spoken to developers who said that is enough that maybe they would build it on their own. She stated that she thinks they need to get through their trial period. They will try it out, but luckily a lot of the features in Allentown are some of the elements that the Bethlehem staff would have recommended to them.

Ms. Ce Ce Gerlach stated thank you and stated that her last thing would be

when there are conversations about Pallet Homes or Tiny Homes for the unsheltered, how does this fit into that. She stated just generally.

Mr. Jennifer Gomez stated that they do have a use and Melissa knows this Code much better than she does. She stated that she always keeps her near her so she doesn't say something that is not true. She stated that

Yes: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Enactment No: 16167

[15-7990](#)

PPT Planning Presentation
Letters of Support

Attachments: [Allentown EAC](#)

[Lehigh - Small Cities Lab- Letter of Support.pdf](#)

[Lehigh Conference of Churches - Letter of support.pdf](#)

[Schlossberg - ZONE Allentown letter of support.pdf](#)

[Siegel - ZONE Allentown -letter of support.pdf](#)

[ATN Hearing Presentation- Condensed for Council.pdf](#)

[LANTA Letter of support - City of Allentown-ZONE](#)

[Allentown 10.2.25.pdf](#)

[Schweyer 9.29.25 - ZONE Allentown Letter of Support.pdf](#)

ADJOURNED: 7:03 PM