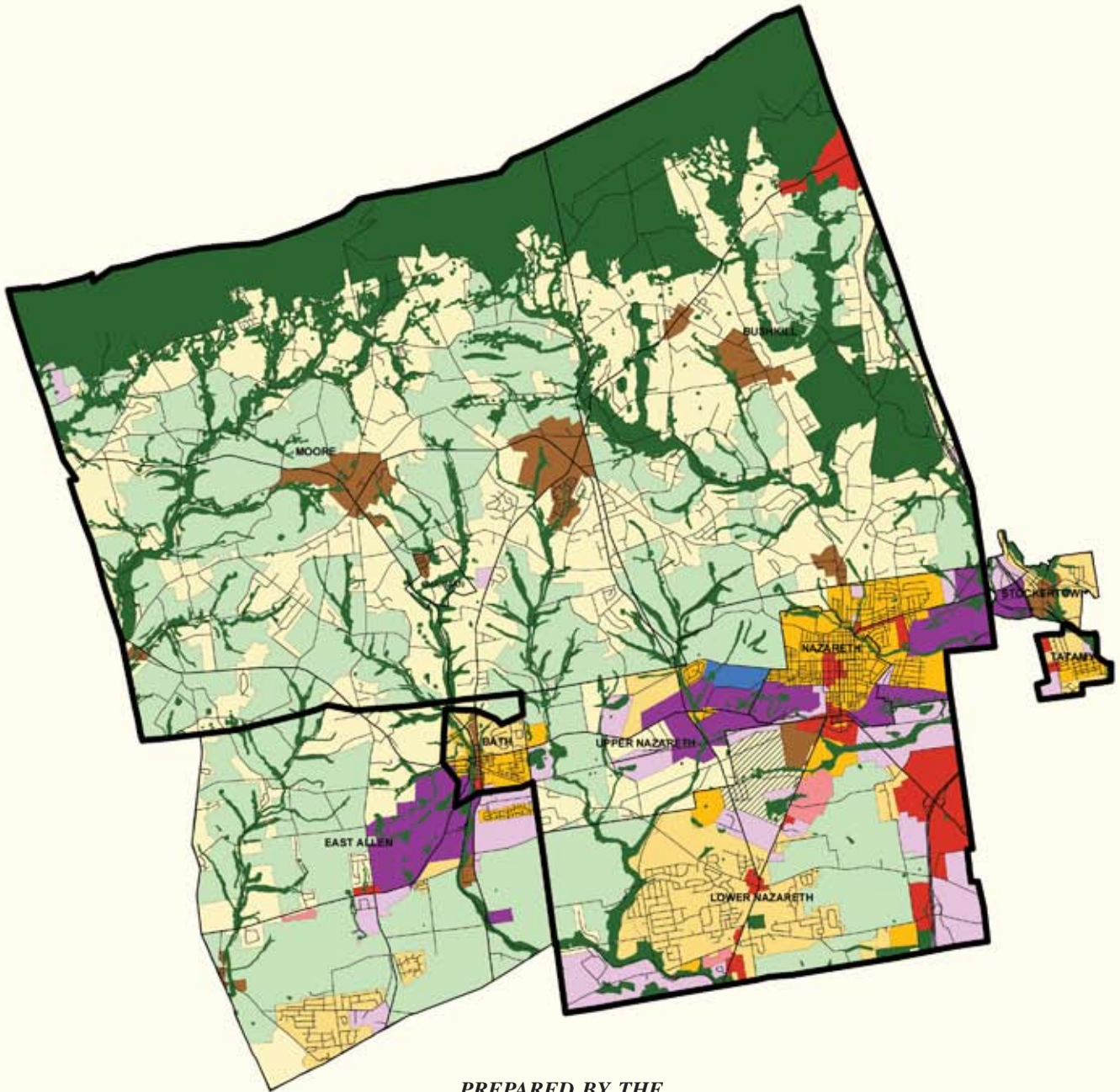


*NAZARETH AREA MULTIMUNICIPAL COMPREHENSIVE PLAN
INTERMUNICIPAL COOPERATIVE IMPLEMENTATION AGREEMENT*

2008 ANNUAL REPORT



*PREPARED BY THE
LEHIGH VALLEY PLANNING COMMISSION
FOR THE
NAZARETH AREA COUNCIL OF GOVERNMENTS*

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March 2009

***NAZARETH AREA MULTIMUNICIPAL COMPREHENSIVE PLAN INTERMUNICIPAL COOPERATIVE
IMPLEMENTATION AGREEMENT***

2008 ANNUAL REPORT

The *Nazareth Area ... 2030 Multimunicipal Comprehensive Plan* presents a vision for the future of the ten municipalities in the Nazareth Area that places special importance on the preservation of natural features, farmland, open space and historic resources. It is a vision that seeks to replace the current scattered pattern of new development with a more deliberate, thoughtful development approach tied to community values and long-term objectives. With this vision in place, the five boroughs of Bath, Chapman, Nazareth, Stockertown and Tatamy and the five townships of Bushkill, East Allen, Lower Nazareth, Moore and Upper Nazareth have a unique opportunity to work together through the Nazareth Area Council of Governments (NAZCOG) to promote orderly and responsible growth throughout the region.

To truly realize the vision outlined in the comprehensive plan, the involved municipalities must adopt and/or amend relevant ordinances, regulations and plans to ensure consistency with the objectives of the comprehensive plan. To date, eight of the ten Nazareth Area municipalities have adopted the *Nazareth Area ... 2030* plan. (East Allen Township and Stockertown Borough have not adopted the comprehensive plan.) The same eight municipalities have also entered into an intermunicipal cooperative implementation agreement focused on implementing the *Nazareth Area ... 2030* plan. This agreement signifies a commitment from each community to follow through with zoning and subdivision ordinance amendments, among other actions, to turn the comprehensive plan into revised practices to achieve a better landscape for the future. By signing this agreement, the boroughs of Bath, Chapman, Nazareth and Tatamy and the townships of Bushkill, Lower Nazareth, Moore and Upper Nazareth have agreed to take the following implementation actions.

Within two years after adoption of the plan, each municipality agrees to implement the plan by adopting, amending, or otherwise conforming its zoning ordinance and subdivision and land development ordinance to be generally consistent with the plan. Additionally, each municipality agrees to undertake a good faith effort to implement the plan by adopting, amending or otherwise conforming its other relevant plans and ordinances as may be necessary to achieve general consistency with the plan. These relevant ordinances and plans include the sewage facilities plan, the official map and other development regulations authorized by the MPC. Further, each municipality agrees to undertake a good faith effort to implement additional recommendations in the plan including, but not necessarily limited to, transportation improvements, park and open space improvements, sewer and water improvements, and historic resources improvements.

To track plan implementation, the implementation agreement requires the preparation of a yearly report concerning the activities carried out during the previous year pursuant to the agreement. This annual report outlines the activities carried out by the participating municipalities, NAZCOG and the Lehigh Valley Planning Commission (LVPC) during the year 2008. Additionally, this report includes information on 2008 development trends in the participating municipalities. Development information is presented to provide a framework from which one can begin to evaluate the extent to which these municipalities provide for all categories of use within the region.

2008 NAZCOG AND LVPC IMPLEMENTATION ACTIONS

Under the Nazareth Area intermunicipal cooperative implementation agreement, NAZCOG is responsible for reviewing proposed municipal ordinances, comprehensive plans, capital improvement plans, sewage facilities plans, official maps, any other development regulations authorized by the MPC and any proposed amendment thereto for consistency with the *Nazareth Area ... 2030 Multimunicipal Comprehensive Plan*. During 2007, NAZCOG and the LVPC reached an agreement in which the LVPC agreed to take on the review responsibilities described above, conduct consistency reviews for developments of regional significance (as defined in the implementation agreement), and prepare annual reports concerning activities carried out pursuant to the implementation agreement.

During 2008, the LVPC reviewed six proposed ordinance amendments (four zoning ordinance amendments and two subdivision and land development ordinance amendments) for consistency with the *Nazareth Area ... 2030* plan. All but

one of the proposed amendments were found to be generally consistent with the multimunicipal plan. (The proposed amendments and review findings are described in more detail in the following section.) No comprehensive plans, capital improvement plans, sewage facilities plans, official maps or other development regulations were proposed which required an LVPC review against the multimunicipal plan.

The LVPC has also agreed to conduct consistency reviews of developments of regional significance as defined in the intermunicipal cooperative implementation agreement. To be defined as a development of regional significance, a development must be of a certain size (determined by the number of lots/units created, the floor area developed, and/or the number of vehicle trips generated); involve development of one of five specific uses outlined in the agreement (airports, race tracks, trucking terminals, sanitary landfills, and concentrated animal feeding operations); fall within 300 feet of a participating municipal boundary; or have the potential to adversely affect environmental features addressed in the multimunicipal plan. In the implementation agreement, the participating municipalities agreed to amend their subdivision and land development ordinances to create a procedure for the review of such developments of regional significance. To the LVPC's knowledge, none of the participating municipalities have proposed or adopted these amendments since the implementation agreement was signed. Since no procedure for the review of developments of regional significance currently exists at the municipal level, the LVPC has not yet begun to review developments of regional significance against the *Nazareth Area ... 2030* plan. However, the LVPC does review proposed subdivisions and land developments against the County Comprehensive Plan and sends review comments to neighboring municipalities when regional impacts are anticipated.

In 2008, the LVPC also prepared the first annual report concerning activities carried out pursuant to the intermunicipal cooperative implementation agreement. The 2007 Annual Report was prepared and distributed to NAZCOG and the participating municipalities in March of 2008.

2008 MUNICIPAL IMPLEMENTATION ACTIONS

ORDINANCE / PLAN ADOPTIONS & AMENDMENTS

Under the Nazareth Area intermunicipal cooperative implementation agreement, the eight participating municipalities agreed to adopt or amend relevant ordinances (specifically zoning and subdivision and land development ordinances) and plans to achieve general consistency with the *Nazareth Area ... 2030* plan. Six amendments to zoning or subdivision and land development ordinances were proposed within the participating municipalities during 2008. Bath Borough proposed amendments to the steep slope provisions of both its zoning and subdivision and land development ordinances. Moore Township proposed and adopted zoning and subdivision and land development ordinance amendments related to on-lot sewage disposal system requirements. Last, Nazareth Borough proposed two zoning ordinance amendments—one addressing off street parking requirements within the General Commercial District and the other addressing the development of abandoned and dilapidated lots in the High Density Residential and Industrial districts. Nazareth Borough adopted the off street parking amendment during 2008. All of the proposed amendments were found to be consistent with the multimunicipal plan except for the proposed Nazareth Borough amendment related to the development of abandoned and dilapidated lots. The amendment related to the development of abandoned and dilapidated lots was found to be inconsistent with the housing policies of the multimunicipal comprehensive plan because it permits development at densities higher than recommended within the plan. No other relevant ordinances, plans or amendments were proposed or adopted which directly relate to the implementation of the *Nazareth Area ... 2030* plan.

PROGRESS ADDRESSING INFRASTRUCTURE NEEDS & OTHER PLAN RECOMMENDATIONS

The *Nazareth Area ... 2030* plan outlined a number of needed and recommended infrastructure improvements focused on meeting transportation, community utility and park and recreation demands as projected through the year 2030. Over this timeframe, the plan recommends fifty-nine transportation projects to address existing needs and any additional perceived needs through 2030; various actions related to sewer and water allocation, capacity and supply needs; as well as new park acquisitions and improvements to existing parks to meet municipal recreation needs. Table 1 lists each of the specific recommended infrastructure improvements/actions by municipality along with a description of any progress made during 2008. Progress toward making improvements through inclusion in capital improvement plans or placement on the Lehigh Valley's Transportation Improvement Program (TIP) is also noted in Table 1.

**Table 1
2008 Progress on Recommended Infrastructure Improvements/Actions**

Location, Project/Action	2008 Actions/Plans (2007 or Prior Actions)
Bath Borough	
Rt. 987/Barrall Rd - Install 3-way stop signs	
Rt. 512/Barrall Rd. - Signalize	(Completed)
Rt. 512/ Rt. 248 - Signal upgrade	
Rt. 512/Main St. - Widen turning radii on north side	
Improvements to facilities at Carl L. Rehrig Park	Installed backstop and benches at baseball field, upgrades ongoing
Improvements to facilities at Cliff Cowling Field	Constructed new drainage system and reconstructed infield at baseball field, upgrades ongoing
Improvements to facilities at Keystone Park	Upgrades ongoing
Improvements to facilities at Volunteer Firefighters Park	Completed improvements to little league field, upgrades ongoing
Expansion of Monocacy Creek Park	Installed town clock, planning and upgrades ongoing
Bushkill Township	
Jacobsburg Rd./Bushkill Center Rd. - Signalize	
Henrys Woods Bridge - Replace	On Transportation Improvement Program (TIP)
Keller Road Bridge - Replace	Planning ongoing
Complete Bushkill Township Recreation Center	Development ongoing
Chapman Borough	
Rt. 987 - Reduce speed limit	Installed "School Bus Stop Ahead" sign
Further development of Chapman Borough Park	Received approval of grant to purchase an outdoor grill for park
Lower Nazareth Township	
Georgetown Rd./Newburg Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Hanoverville Rd./Twp. Line Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Hanoverville Rd./Keystone Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Georgetown Rd./Steuben Rd. - Add turning lanes	In Township's Transportation Capital Improvements Plan
Hanoverville Rd./Georgetown Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Georgetown Rd. Railroad Grade Crossing - Upgrade crossing	Completed
Hanoverville Rd./Longwood Dr. - Add turning lanes	In Township's Transportation Capital Improvements Plan
Rt. 191/Hanoverville Rd./Hecktown Rd. - Realign, add turning lanes	In Township's Transportation Capital Improvements Plan
Hecktown Rd./Butztown Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Rt. 191/Steuben Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Rt. 191/Butztown Rd. - Realign, add turning lanes	In Township's Transportation Capital Improvements Plan
Rt. 191/Newburg Rd. - Retime signal, add turning lanes	In Township's Transportation Capital Improvements Plan
Rt. 191/Rt. 946 - Add turning lanes, signalize, realign	In Township's Transportation Capital Improvements Plan
Rt. 191 - Mitigation study/improvements	
Rt. 191/Gradwohl Switch Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Rt. 191/Lonat Dr. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Rt. 191/Hollo Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Rt. 191/Christian Springs Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Newburg Rd./Gradwohl Switch Rd. - Signalize	In Township's Transportation Capital Improvements Plan
Newburg Rd./Country Club Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Newburg Rd./Northwood Ave. - Signalize	In Township's Transportation Capital Improvements Plan
Hecktown Rd./Country Club Rd. - Retime signal, add turning lanes	In Township's Transportation Capital Improvements Plan
Rt. 33 S.B. Ramps to/from Hecktown Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Hollo Road Relocation - Relocate from Rt. 248 to Twp. Line	
Rt. 248/Hollo Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Hanoverville Rd./Hecktown Rd. Corridor - Mitigation study/improvements	
Jandy Boulevard - Connector Road	(Completed)
Evaluate allocation needs at Nazareth and Easton sewage treatment plants	Update of Act 537 plan ongoing, obtained additional allocation at Bethlehem plant
Development of the 90-acre tract at Newburg and Georgetown roads	(Site access issues resolved - Portion of Greinar Rd. built and curb cuts installed)
Hahn's Meadow Park - Access road and parking off Hanoverville Rd.	
Moore Township	
Rt. 248/Valley View Dr. - Realign intersection to 90 degrees, signalize	
Rt. 248/W. Beersville Rd. - Reduce speed limit, signage	
Rt. 248/Allen Dr. - Reduce speed limit, signage	
Rt. 248/Dannersville Rd. - Reduce speed limit, signage	
Grouse Dr. - Road realignment	
Rt. 987/Rt. 946 - Install blinking red light	
Rt. 512/Yost Rd. - Improve speed enforcement, signage	Painted white lines on Yost Road to improve speed enforcement
Rt. 946/Cherry Hill Rd. - Realign intersection to 90 degrees	
Rt. 512/Rt. 946 - Warning signs	
Expansion of the Moore Township Recreation Center	(Completed)
Nazareth Borough	
Mauch Chunk St./Green St. - Install 4 way stop	
Walnut St./S. Whitfield St. - Install 4 way stop	
Walnut St./Broad St. - Signalize	Preliminary plans complete
Park maintenance and upgrade	Opened dog park, installed half-pipe at skate park (Opened skate park)
Tatamy Borough	
Main St./Eighth St. - Signalize	Planning ongoing
Tatamy Bridge - Replace	On Transportation Improvement Program (TIP)
Development of a trail along the former railroad R.O.W.	Planning ongoing
Upper Nazareth Township	
Rt. 248/Rt. 946 - Signalize	(Completed)
Obtain additional allocation at the Nazareth sewage treatment plant	Update of Act 537 plan ongoing
Development of 33 acres acquired as part of Eagles Landing development	Development ongoing
Acquire at least 25 acres of land to the east of Nazareth Borough	
Other	
Nazareth Borough Municipal Authority - Obtain additional treatment plant capacity	Update of Act 537 plan ongoing
Penn American Water Company - Develop new water source(s)	

2008 SUBDIVISION & LAND DEVELOPMENT ACTIVITY

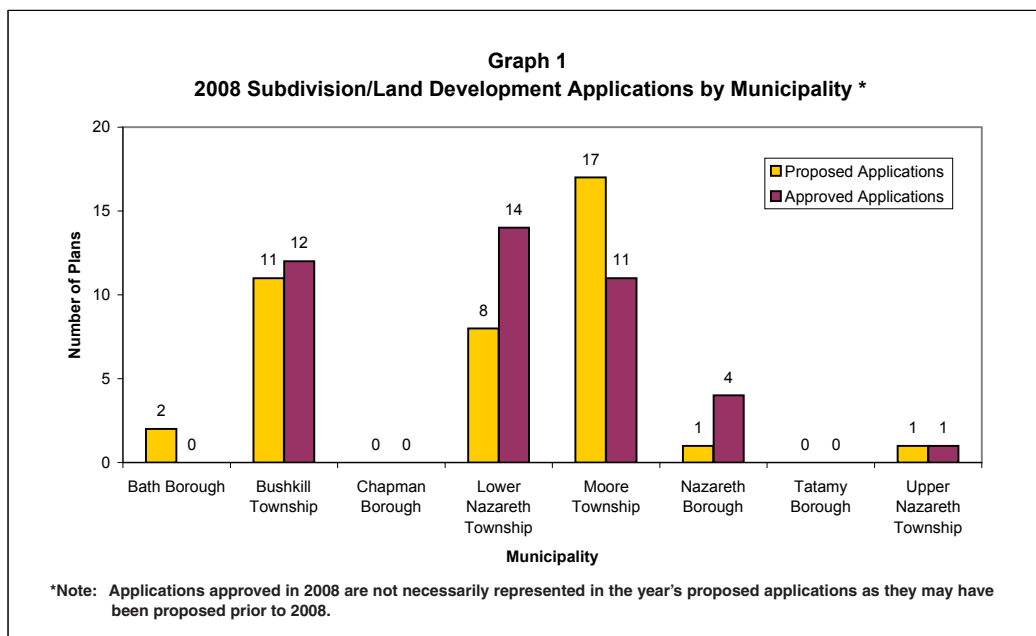
Within the eight participating municipalities, 40 subdivision/land development applications were proposed and 42 subdivision/land development applications received final approval during 2008. Proposed applications represent the total number of sketch and preliminary plans submitted during the year while approved applications represent the total number of resubdivision and final plans that received final approval during the year. Because municipal approval of subdivision/land development applications can be a lengthy process, many of the year's approved applications were first proposed prior to 2008. Since the year's proposed applications represent only those applications that were newly proposed during 2008, this means that many of the year's approved applications are not represented as 2008 proposed applications.

Continuing past trends, the vast majority of both proposed and approved applications were submitted in the four townships. Approximately 90% of the applications were submitted in the townships, with the townships claiming 93% of the proposed applications and 90% of the approved applications. Table 2 and Graph 1 show the distribution of subdivision/land development applications among the eight participating municipalities. As previously mentioned, approved applications are not necessarily included in the year's proposed applications as they may have been proposed prior to 2008. For this reason, Table 2 also lists the total number of distinct and separate applications submitted in each municipality during the year. The number of total different applications ("total different") identifies the number of distinct applications that are represented in the table.

Table 2
2008 Subdivision/Land Development Applications by Municipality *

Municipality	Proposed Applications	Approved Applications	Total Different	Lots/Units Proposed	Lots/Units Approved
Bath Borough	2	0	2	1	0
Bushkill Township	11	12	16	17	22
Chapman Borough	0	0	0	0	0
Lower Nazareth Township	8	14	17	7	14
Moore Township	17	11	23	47	24
Nazareth Borough	1	4	4	0	88
Tatamy Borough	0	0	0	0	0
Upper Nazareth Township	1	1	1	1	1
TOTAL	40	42	63	73	149

*Note: Applications approved in 2008 are not necessarily represented in the year's proposed applications as they may have been proposed prior to 2008. The "Total Different" column lists the number of distinct and separate applications in each municipality during the year.



Another way to understand the impact of these subdivision/land development applications is to examine the number of lots/units and types of use they represent. As shown in Table 2, 73 lots/units were proposed and 149 lots/units were approved within the participating municipalities during 2008. All but one of the proposed lots/units are located in the townships. In contrast, 59% of the approved lots/units are located in Nazareth Borough with the remaining 41% of approved lots/units located in the townships. Nearly all of Nazareth's approved lots/units can be attributed to the expansion of Alexandria Manor's Nazareth Campus. This expansion project accounts for 84 of the Borough's 88 approved lots/units. None of the other boroughs had any lots/units approved during 2008. Table 3 lists the number of lots/units proposed by municipality and type of use. Table 4 lists the number of lots/units approved by municipality and type of use.

Table 3
2008 Proposed Lots/Units by Type of Use

Municipality	AL	APT	COND	MHP	SFD	TOWN	TWIN	COM	IND	OFF	PUB	RET	NONE	TOTAL
Bath Borough	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Bushkill Township	0	0	0	0	7	0	0	0	0	0	0	0	10	17
Chapman Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lower Nazareth Township	0	0	0	0	2	0	0	0	0	2	0	2	1	7
Moore Township	0	0	0	0	41	0	0	1	0	0	1	1	3	47
Nazareth Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tatamy Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Upper Nazareth Township	0	0	0	0	1	0	0	0	0	0	0	0	0	1
TOTAL	0	0	0	0	52	0	0	1	0	2	1	3	14	73
PERCENT OF TOTAL	0.0%	0.0%	0.0%	0.0%	71.2%	0.0%	0.0%	1.4%	0.0%	2.7%	1.4%	4.1%	19.2%	100.0%

LEGEND					
AL	Assisted Living	TOWN	Townhouse	OFF	Office
APT	Apartment	TWIN	Twin/Duplex	PUB	Public/Quasi Public
COND	Condominium	COM	Commercial	RET	Retail
MHP	Mobile Home Park	IND	Industrial	NONE	No construction
SFD	Single Family Detached Dwelling				

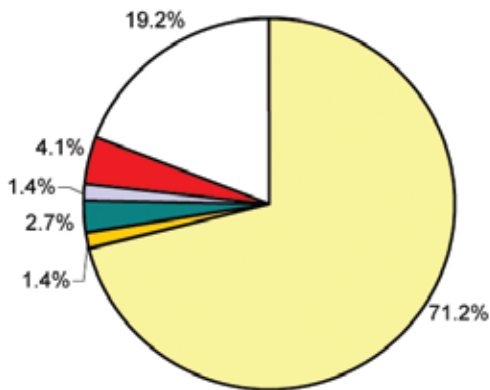
Table 4
2008 Approved Lots/Units by Type of Use

Municipality	AL	APT	COND	MHP	SFD	TOWN	TWIN	COM	IND	OFF	PUB	RET	NONE	TOTAL
Bath Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bushkill Township	0	0	0	0	12	0	0	0	0	0	0	0	10	22
Chapman Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lower Nazareth Township	0	0	0	0	0	0	0	3	0	0	0	4	7	14
Moore Township	0	0	0	0	20	0	0	0	0	0	0	0	4	24
Nazareth Borough	83	4	0	0	0	0	0	0	0	0	0	0	1	88
Tatamy Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Upper Nazareth Township	0	0	0	0	1	0	0	0	0	0	0	0	0	1
TOTAL	83	4	0	0	33	0	0	3	0	0	0	4	22	149
PERCENT OF TOTAL	55.7%	2.7%	0.0%	0.0%	22.1%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	2.7%	14.8%	100.0%

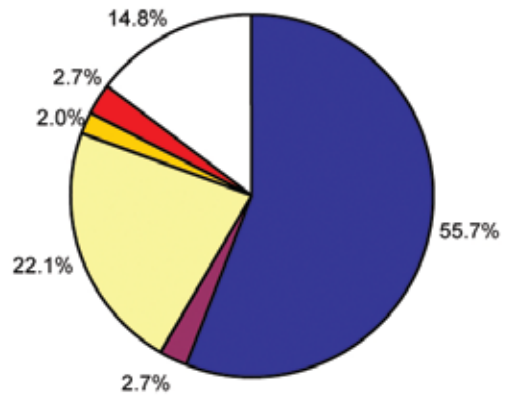
Approximately three-quarters of the year's proposed and approved lots/units (71% of proposed and 81% of approved lots/units) are for residential uses. A total of 52 residential lots/units were proposed and 120 residential lot/units were approved during the year. All of the proposed residential lots/units are proposed for single family detached dwellings. Approved residential lots/units demonstrated a wider variety of housing types with 83 assisted living units, four apartment units and 33 single family detached dwelling lots approved. Both proposed and approved lots for single family detached dwellings are almost entirely located in the townships. No lots/units were proposed or approved for condominiums, mobile home parks, townhouses or twins/duplexes during 2008.

Within the participating municipalities, seven lots were proposed and seven lots were approved for non-residential development during 2008. Proposed lots for non-residential development were about evenly split between Lower Nazareth and Moore townships, with four lots in Lower Nazareth Township and three lots in Moore Township. All of the lots approved for non-residential development are located in Lower Nazareth Township. Additionally, 14 lots were proposed and 22 lots were approved that did not propose any development. Graphs 2 and 3 provide additional information on the percentage of proposed and approved lots/units by type of use.

Graph 2
Percentage of 2008 Proposed Lots/Units
by Type of Use



Graph 3
Percentage of 2008 Approved Lots/Units
by Type of Use



NEXT STEPS

By implementing the *Nazareth Area ... 2030* plan, the Nazareth Area communities can create a more desirable living environment for both the developing townships and the boroughs through a commitment to preservation of natural features and farmland and implementation of a well-reasoned plan for development and redevelopment. The boroughs of Bath, Chapman, Nazareth and Tatamy and the townships of Bushkill, Lower Nazareth, Moore and Upper Nazareth have taken the first steps toward plan implementation by adopting the *Nazareth Area ... 2030* plan and signing the inter-municipal cooperative implementation agreement. The next step for these municipalities is to revisit and revise relevant ordinances to bring them into consistency with the multimunicipal plan.

To assist the municipalities with plan implementation, NAZCOG and the LVPC have developed a proposed work program for the development of model regulations that will implement the *Nazareth Area ... 2030* plan. Under this proposed work program, the LVPC would work with the participating municipalities to draft model regulations relating to environmental protection issues, conservation design and traditional neighborhood development. Municipal officials would then receive training on the model regulations and their use through workshops prepared by the LVPC. To fund this work program, NAZCOG and the LVPC applied to the Pennsylvania Department of Community and Economic Development (DCED) for a Land Use Planning and Technical Assistance Program (LUPTAP) grant in December of 2008. This grant application was supported by seven Nazareth Area municipalities—Bath, Chapman, Nazareth, Stockertown and Tatamy boroughs and Bushkill and Lower Nazareth townships. If the grant is approved, the work program will likely begin in 2009.