

**UPPER NAZARETH TOWNSHIP  
PLANNING COMMISSION  
100 NEWPORT AVENUE  
NAZARETH, PA 18064**

Minutes of January 13, 2022

The reorganization meeting of the Upper Nazareth Township Planning Commission was called to order by Zoning Officer John Soloe at 7:00 p.m. on Thursday, January 13, 2022, in the Township Building.

John Soloe asked for nomination for the 2022 Chairman. Motion to Nominate Scott Sylvainus was made by Pamela Berlew, 2<sup>nd</sup> by Jay Benfield. No other nominations were made. Vote: 4-0.  
Scott Sylvainus assumed the position of Chairman.

Scott Sylvainus asked for nomination for the 2022 Vice- Chairman. Motion to Nominate Pamela Berlew was made by Jay Benfield, 2<sup>nd</sup> by Scott Sylvainus. No other nominations were made. Vote: 4-0.

Scott Sylvainus asked for nomination for the 2022 Secretary. Motion to Nominate Jay Benfield was made by Pamela Berlew, 2<sup>nd</sup> by Jim Campana. No other nominations were made. Vote: 4-0.

Regular business meeting commenced.

**ROLL CALL**

The following members were present: Jay Benfield, Pamela Berlew, Scott Sylvainus, Jim Campana, Zoning Officer John Soloe, and Recording Secretary Deanne Werkheiser. Absent were Kelly-Jo Smith, Township Solicitor Gary Asteak, Township Manager Lisa Klem and Township Engineer Dr. Sean Dooley. Supervisors Kristen Mullen and Brian Sayago were present.

**APPROVAL OF AGENDA**

Motion was made by Pamela Berlew, seconded by Jim Campana to approve the January 13, 2022, meeting agenda. Motion carried. (4-0)

**APPROVAL OF MINUTES**

Motion was made by Jim Campana, seconded Pamela Berlew to approve the November 11, 2021, meeting minutes. Motion carried. (4-0)

**NEWBUSINESS**

DEP Letter- Tadmor 2- Letter was received and emailed to all members for review. The revisions were approved with the requirement of a Water Quality Management permit.

**OLD BUSINESS:**

Multi-municipal Plan review- Scott Sylvainus stated that they are near a final draft. Current draft is much better than previous versions. Proposed map will have changes, i.e., Tadmor. John Soloe stated he believes the Board should be the ones deciding the direction of the Township. The Comprehensive Plan is a guide. A discussion ensued regarding updating Zoning and SALDO ordinances as a group; developed, undeveloped, and potential development areas; legality issues; road usage and Penn DOT; and cement companies. Scott Sylvainus stated more to come on this.

John Soloe stated members have the updated SALDO with the new numbers to use going forward.

### **COURTESY OF THE FLOOR**

John Soloe stated he had several items-

1. At a recent meeting he attended, the discussion revolved around small businesses turning extra space into living areas without permits. Bethlehem is struggling with this issue now. When in commercial zones, all work must meet commercial codes. A brief discussion ensued. Pamela Berlew stated it should boil down to safety and nothing else.
2. John Soloe asked if we had an alternate Planning Commission member. This was discussed previously with Gary Asteak. He gave direction on their voting abilities. Scott Sylvanus stated since the need has not arisen, nothing has been done.
3. John Soloe stated that the Commissions job is to plan. Changes are needed to the 537 plan for Christian Springs. We need to plan for future. A brief discussion ensued regarding sewer lines, sewer authority, and sinkholes in Bushkill Stream.

### **ADJOURNMENT:**

Motion was made by Jay Benfield, seconded by Jim Campana to adjourn the meeting at 8:08 p.m. Motion carried with all voting aye (4-0).

Respectfully submitted,

Deanne Werkheiser, Recording Secretary